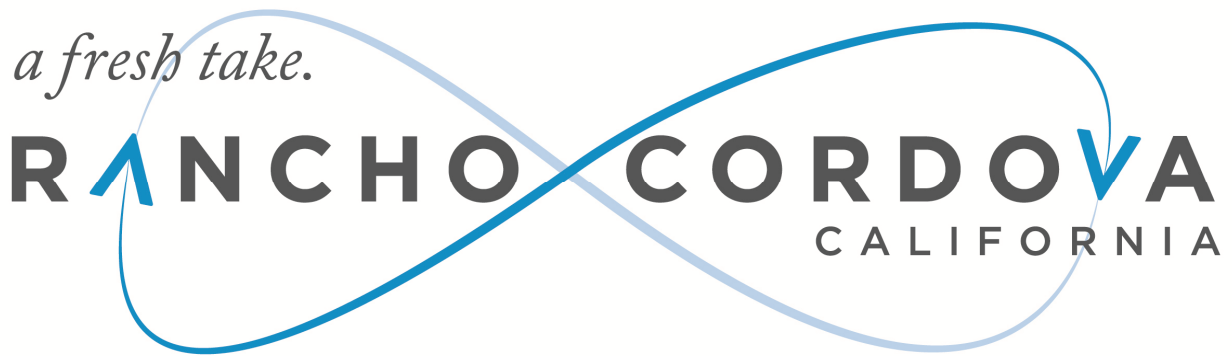


CITY OF RANCHO CORDOVA



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

Monday, August 15, 2016

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Donald Terry, Vice Mayor

Linda Budge, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 15, 2016

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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 Mikki Boughton to lead the Pledge.

4. INVOCATION

David Davidson-Mehot, Chief Priest from St. Clements Episcopal Church of Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation Honoring Peter Maroon for Receiving the 2016 Sacramento County Office of Education's Principal Arts Leadership Award.
- 5.2 Presentation of Proclamation Recognizing the Rancho Cordova Community Golf

Classic Organizers Ronnie Belka, and Julie Hagan-Belka.

- 5.3 Presentation Honoring the Volunteers of the 32nd Annual Fourth of July Celebration at Hagan Park.
- 5.4 10 Year Service Awards Presented by Lisa Brown, Interim Human Resources Manager, and Cyrus Abhar, City Manager.
- 5.5 Introduction of New City Employee Wyatt Peters-Soliz, Building Permit Technician I, by Joe Cuffe, Interim Building Official.

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 unagendized item 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. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of August 1, 2016 Regular Meeting.
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Quarterly Treasurers Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another.
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer.
Advances Goal: 4.
- 8.3 **Subject:** Resolution Authorizing the City Manager to Execute the Second Contract Amendment 148-2013-2 for Professional Services with West Yost Associates to Increase the Contract Amount from \$250,000 to \$350,000 and Extend the Completion Date to June 30, 2018.
Recommendation: Adopt Resolution No. 104-2016.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a second contract amendment no. 148-2013-2 with West Yost Associates. This amendment will increase the contract amount from \$250,000 to \$350,000 and will change the completion date from June 30, 2017 to June 30, 2018. This cost increase and time extension is necessary to cover the on-going work effort

associated with drainage master planning, technical review of drainage studies for development projects, preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11A drainage impact fee program.

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

Advances Goals: 2, 5.

- 8.4 **Subject:** Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the APG Warehouse Project in the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 103-2016 declaring the results of the property owner vote in connection with the annual Stormwater Utility Fee.

Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the APG Warehouse Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the APG Warehouse Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Mural Selection for the Folsom Boulevard Fence Replacement Project.

Recommendation: Staff recommends that Council select the mural for the Folsom Boulevard Fence Replacement Project, provide direction to staff on the mural budget, and authorize the City Manager to negotiate the final mural price and installation details.

Result of Recommended Action: The City Manager will negotiate the final price and installation details, then enter into a contract with the selected artist to perform the work.

Staff Report: Albert Stricker, Public Works Director.

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

- 11.2 **Subject:** Update on Rancho Cordova's Homeless Navigator Outreach to Date.

Recommendation: Receive presentation of an update on the City's Navigator's work to date, and a briefing on the Cleanup and Nuisance Response outreach team by RCPD and Neighborhood Services.

Result of Recommended Action: Council will be updated on our Navigator's work to date, his case load, preliminary findings, current successes and identified challenges. The presentation will also include a briefing on the team formed by RCPD and Neighborhood Services that will provide additional outreach and prevention of nuisances.

Staff Report: Stefan Heisler, Reinvestment Analyst.

Advances Goals: 1, 2, 5.

11.3 **Subject:** Possible “Revised” Ranch at Sunridge Project Discussion.

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

Result of Recommended Action: Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with the City’s goals and vision, then the applicant will be encouraged to proceed with a formal project application which includes a more detailed analysis of project design, environmental review, project infrastructure and financial obligations.

Staff Report: Aaron Busch, Community Development Director.

Advances Goals: 1, 2, 6, 8.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER’S REPORT

14. ADJOURNMENT

Mayor Sander will adjourn the meeting.

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
Tuesday, August 23, 2016	City Council Special Meeting/Work Session (5:30 PM)
Tuesday , September 6, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Friday, September 9, 2016	City Council Special Meeting/Work Session (1-5:00 PM) Topic: Continued Discussion on the Vision and Priorities for the City of Rancho Cordova.
Tuesday, September 13, 2016	City Council Special Meeting/Work Session (5:30 PM)
Monday, September 19, 2016	City Council Regular Meeting (5:30 PM)
Monday, October 3, 2016	City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)
Monday, October 17, 2016	City Council Regular Meeting (5:30 PM)
Tuesday, October 25, 2016	City Council Special Meeting/Work Session (5:30 PM)

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 and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. 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. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

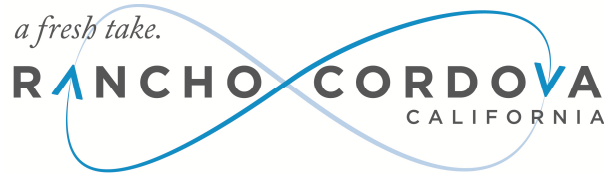
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, August 15, 2016 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, August 12, 2016 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Friday, August 12, 2016 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk



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

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

Monday, August 01, 2016

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:33 PM.

Council Members Present: Budge, McGarvey, Skoglund, Terry

Council Members Absent: Sander

Staff Members Present: Cuppy, Abhar, Haven, Diaz, Downton, Cook, Stricker, Cowles, Adams, Hadley, Ulm, Sosa, Delaney, Harriman, Peek

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Zackary Szabo led the pledge.

4. INVOCATION

Mike Hughes from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Certificates of Recognition to PRO Youth and Families (formerly People Reaching Out) Youth @ City Council and Youth Leadership Academy Students.

5.2 Community Enhancement Fund Grant Check Presentations.

5.3 Recognition of Council Member McGarvey's Birthday.

6. PUBLIC COMMENT

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

- Stephanie Raskin
- Jill Stockinger

Vice Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 8.1 through 8.6, by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

8.1 **Subject:** Meeting Minutes of July 5, 2016 Special and Regular Meeting, July 26 2016 Special Meeting.

Recommendation: Adopt minutes.

8.2 **Subject:** Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision Located on Spoto Drive, Across From Stone Creek Park. The Proposed Project Includes a Rezone From Medium Density to Low Cluster Density, Special Planning Area Amendment, Tentative Subdivision Map and Major Design Review for 163 Single Family Homes.

Recommendation: That Council:

- Waive the second reading and adopt Ordinance No. 5-2016 approving amendments to the Zinfandel Special Planning Area; and
- Waive the second reading and adopt Ordinance No. 6-2016 approving amendments to the Villages of Zinfandel Development Agreement.

Result of Recommended Action: Adoption of the above-referenced ordinances would permit the construction of 163 single-family homes within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed infrastructure and homes.

Staff Report: June Cowles, Senior Planner.

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

8.3 **Subject:** Amendment to the General Plan Natural Resources and Safety Element, Municipal Code, and Zoning Code to Address Changes in State Law Regarding Urban Level of Flood Protection (Senate Bill 5).

Recommendation: Waive the second reading and adopt Ordinance No. 7-2016.

Result of Recommended Action: Adoption of ordinance would bring the City into compliance with recent changes in State law that require local jurisdictions to amend their development standards and define potential flood risks associated with the 200-

year floodplain. No physical changes are proposed with this amendment, as regulations will be amended to incorporate a new 200-year floodplain map and ensure review of development within the floodplain during the entitlement and building permit review process.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

- 8.4 **Subject:** Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 99-2016.

Result of Recommended Action: Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 3.2%.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.5 **Subject:** Approval of the Annexation Boundary Map for the APG Warehouse Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 96-2016.

Result of Recommended Action: Adoption of Resolution No. 96-2016 approves the Annexation Boundary Map. No. 18 for the APG Warehouse Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter “CFD No. 2008-1”). There is no financial impact to existing residents.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 8.6 **Subject:** Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2014-15 Development Impact Fee Report for the AB1600 Development Fees.

Recommendation: Adopt Resolution No. 97-2016.

Result of Recommended Action: Adoption of this resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

Council Member Skoglund asked that item 9.3 be pulled for further discussion.

Vice Mayor Terry closed the public hearing on items 9.1, 9.2 and 9.4.

ACTION: Motion to approve items 9.1, 9.2, 9.4, by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

Vice Mayor Terry closed the public hearing on item 9.3.

ACTION: Motion to approve item 9.3, by Skoglund second by Budge;
Carried by a 4:0 roll call vote. (Sander absent)

- 9.1 **Subject:** KP International Rear Storage Addition Major Design Review; Project No. DD9603 – Located at 10971 Olson Drive.
Recommendation: Adopt Resolution No. 100-2016.
Result of Recommended Action: Adoption of Resolution No. 100-2016 would grant the applicant's request for a Major Design Review application to construct an 8,520 square foot storage building in the rear of the KP International Shopping Center. This approval will allow the applicant to submit for building permits for the project and proceed with requirements by other departments.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, 6.
- 9.2 **Subject:** Monier Circle Warehouses Major Design Review Permit; Project No. DD9655 – Located at 3287 Monier Circle.
Recommendation: Adopt Resolution No. 101-2016.
Result of Recommended Action: Approval of Resolution No. 101-2016 would allow construction of two new 9,400 square feet warehouses (18,800 square feet total) with new lighting, landscaping, security fencing, and parking area on an existing outdoor storage yard within a heavy industrial zone located at 3287 Monier Circle. Future tenants would require Planning and Building review prior to occupancy as well as a business license to conduct operations within the City limits.
Staff Report: Matthew Diaz, Associate Planner.
- 9.3 **Subject:** Trinity Gardens Estate Tentative Subdivision Map Extension; Project No. DD9651 – Located at the Northeast Corner of Trinity River Drive and Coloma Road.
Recommendation: Adopt Resolution No. 102-2016.
Result of Recommended Action: Adoption of the above resolution would extend the expiration date the tentative subdivision map for an additional 3-years. No other modifications to the project are proposed with this request.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 5.
- 9.4 **Subject:** Resolution Declaring Results of a Property Owner Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for APG Warehouse Project.
Recommendation: Adopt Resolution No. 98-2016.
Result of Recommended Action: Action on this item will declare the results of the property owner protest, and if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for APG Warehouse Project, and sets 5:30 p.m. on August 15, 2016 as the time and date for the public hearing for the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Update on One of the Fiscal Year 2015/2016 Community Enhancement Fund Projects Including Discussion and Direction on the Sunriver Neighborhood Association – Physical Fitness Par Course; this May Result in a Budget Adjustment Being Made.

Recommendation: Staff to provide a status update on one of the fiscal year 2015/2016 Community Enhancement Fund projects that require City Council input and direction.

Result of Recommended Action: Staff will receive and incorporate Council direction to possibly modify a fiscal year 2015/2016 Community Enhancement Fund project and budget amount. This may result in a budget adjustment being made.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

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

ACTION: Motion to approve budget increase, not to exceed \$49,000, by Budge second by Skoglund; Carried by a 4:0 roll call vote. (Sander absent)

ACTION: Motion to reorder agenda to take item 11.3 prior to 11.2, by Budge second by Skoglund; carried by a 4:0 vote. (Sander absent)

- 11.2 **Subject:** Discuss a Proposed Relocation of an Existing Cardroom to a General Commercial (GC) Zone Within the Convention Overlay.

Recommendation: Provide preliminary direction to staff regarding the proposed project.

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

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

The applicant, Reuben Marquez made brief comments and answered council questions. Property owner Tom Urick answered council questions.

ACTION: Discussion item only; no action taken.

- 11.3 **Subject:** Proposed Terms for a Contract Extension With Republic Services for Residential Waste Collection and Recycling Services and Presentation of Options for Continued Service.

Recommendation: Staff recommends that the City Council receive a presentation on the proposed terms of a contract extension with Republic Services for residential waste collection and recycling services and direct staff on how to proceed.

Result of Recommended Action: The staff recommendation will allow staff to proceed with the necessary steps to execute a contract for residential waste collection and recycling services beginning January 1, 2018.

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

Advances Goals: 1, 2, 5.

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

- Carol Wilfley

- Beatrix Speierer
- Kris McCall
- Becky Gunvordahl
- Rob Sharratt
- Brett Schreiner
- Sharon Stone Smith
- Dashawn Ervin
- Greg Rozler
- Sandy Econome
- Lisa Jones
- Luba Chosenko
- Joyce Rosenberg
- Jim Oswald
- Jason Fleming
- Josh Wood
- Nick Sikich
- Tony Cincotta

Vice Mayor Terry closed the public comment period.

ACTION: Motion to approve option number one with a term of seven years, by Budge second by McGarvey; carried by a 3:1 roll call vote. (Sander absent, Skoglund dissenting)

AT THIS POINT: Council took a break at 7:58 PM and resumed at 8:08 PM.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

14. ADJOURNMENT

Mayor Sander adjourned the meeting at 8:38 PM in memory of:

- Mrs. Dova "Ann" Johnson, Ross Johnson's Mother
- Judge Michael J. Virga
- Marie Florence Mendonca Lowery
- Russell Henry Menke

Mindy Cuppy, MMC, City Clerk

MEMORANDUM

DATE: August 15, 2016
TO: Honorable Mayor and Council Members
FROM: Kim Juran-Karageorgiou, Chief Financial Officer
SUBJECT: TREASURER'S REPORT – JUNE 30, 2016.



RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the June 2016 Treasurer's Report.

RESULT OF RECOMMENDED ACTION

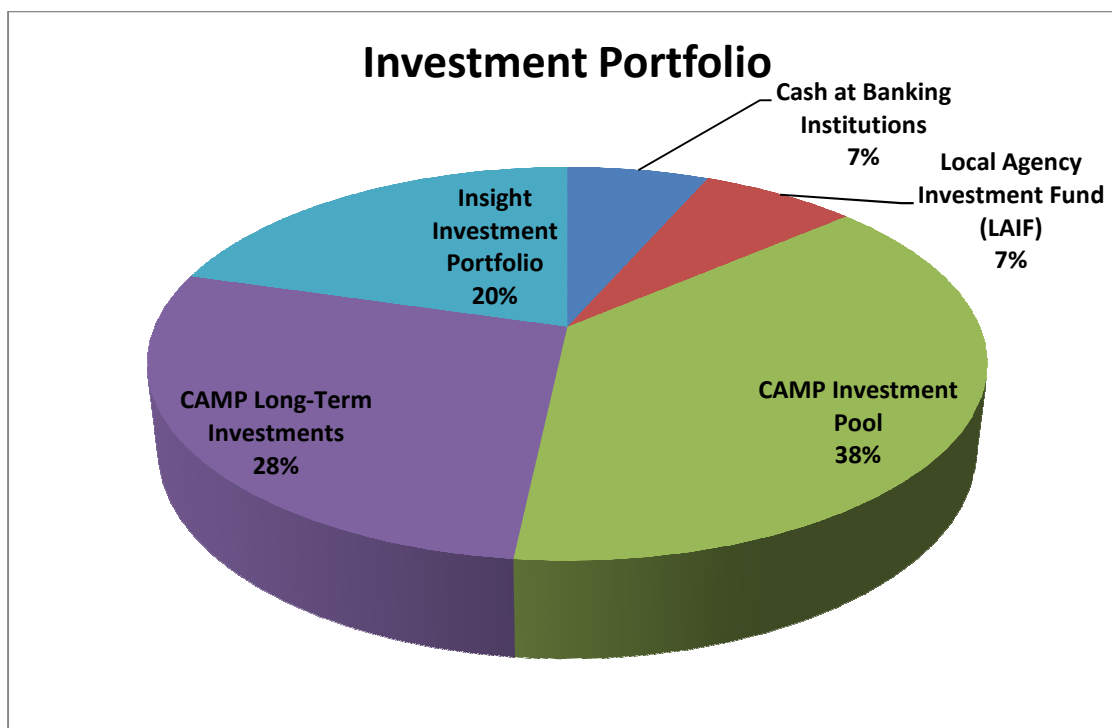
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of calendar year 2016, ending June 30, 2016 and is in compliance with the State's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's report for the period ending June 30, 2016. Treasurer's reports are provided to Council on a quarterly basis.

At March 31, 2016 the value of the City's total portfolio was \$119.1 million. Since that time, the balances increased by \$11.4 million with an ending balance of \$130.5 million as of June 30, 2016. The funds are held as follows:

Cash at Banking Institutions	\$ 8,444,333	\$ 8,444,333
Local Agency Investment Fund (LAIF)	9,267,614	9,267,614
CAMP Investment Pool	49,153,189	49,153,189
CAMP Long-Term Investments	35,985,000	36,790,246
Insight Investment Portfolio	26,500,000	26,821,253
Total	\$ 129,350,136	\$ 130,476,635



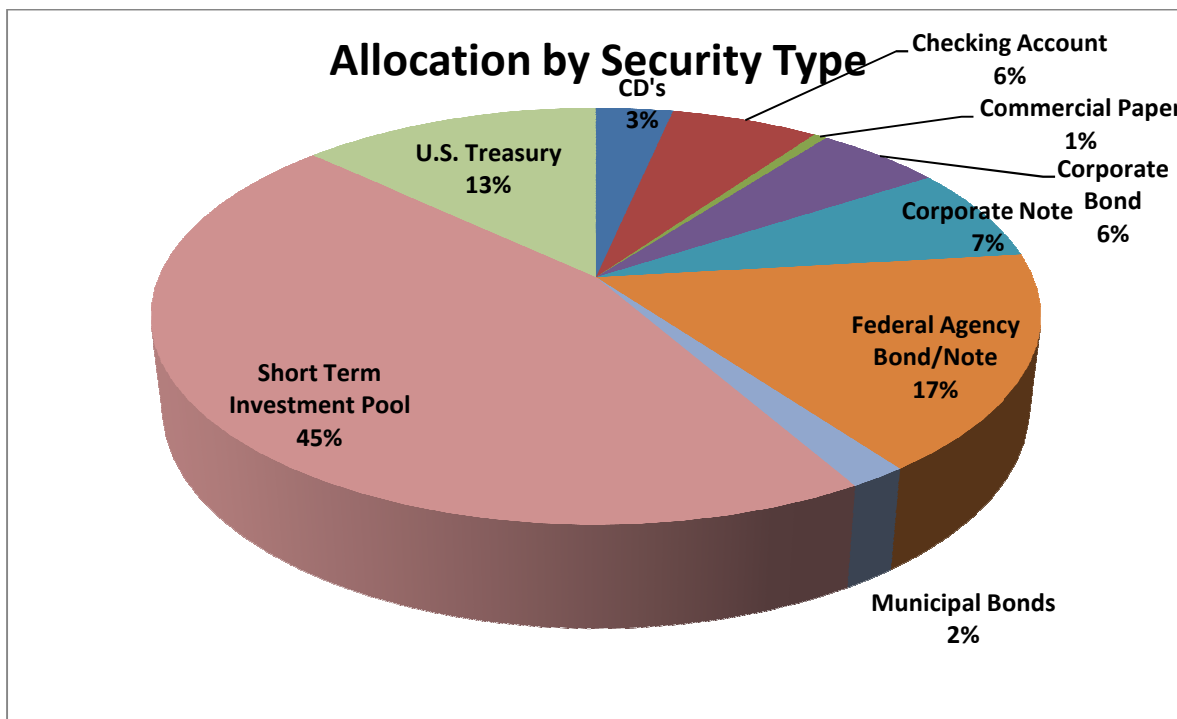
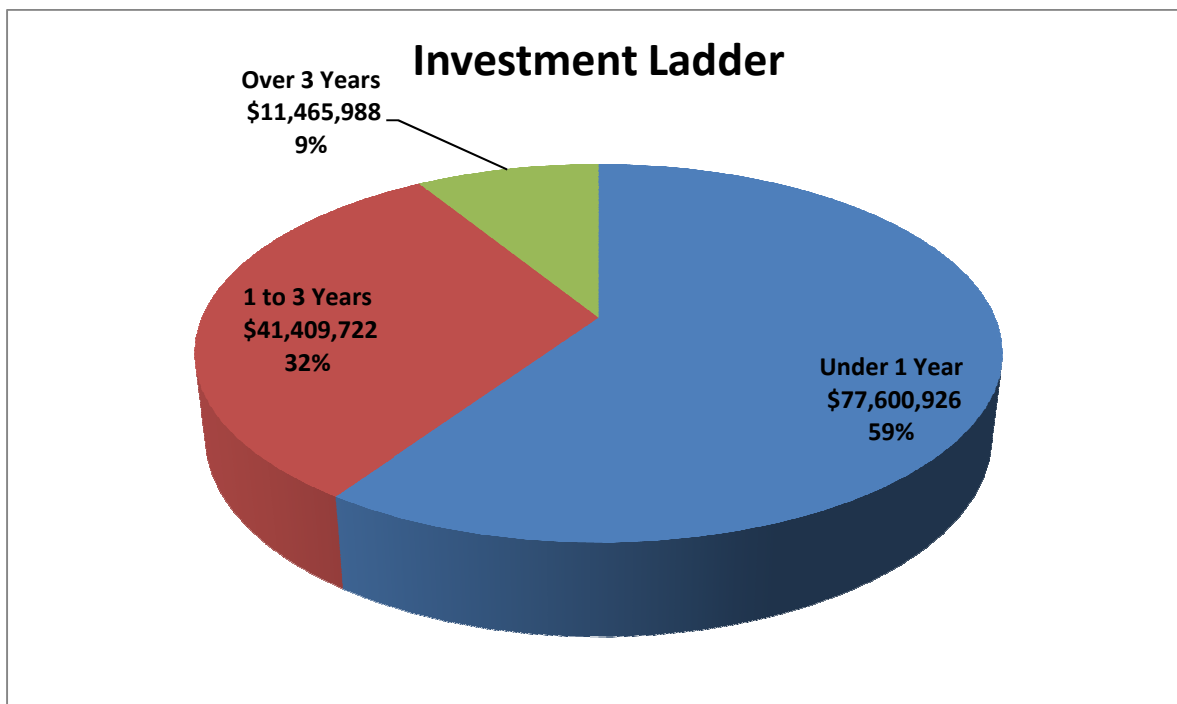
At June 30, 2016 the General Fund Cash and Investments balance was \$27.4 million, while the remaining \$103.1 million were restricted to specific activities and were recorded in Special Revenue, Enterprise, Internal Service or Agency Funds.

The overall portfolio is well diversified with \$63.6 million invested in marketable securities. \$58 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets). Another \$8.4 million is on deposit with our banks. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

Cash and short-term investments increased \$11.4 million while long-term investments remained the same. The increase in cash is typical for this time of year due to the May/June property tax distribution.

Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in investment policy options in accordance with California State Government Code. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

The distributions of investments are displayed in the following charts:



ATTACHMENT

Treasurer's Report – June 30, 2016.

City of Rancho Cordova
Treasurer's Report June 30, 2016

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value	Maturity Date
Wells Fargo Checking		\$ 8,301,943	\$ 8,301,943	\$ 8,301,943	6/30/2016
Bank of Sacramento Certificate of Deposit		50,797	50,797	50,797	6/30/2016
		8,352,740	8,352,740	8,352,740	
Wells Fargo Adv Treasury Plus MMF		\$ 91,593	\$ 91,593	\$ 91,593	6/30/2016
Local Agency Investment Fund (LAIF)	0.57	\$ 9,267,614	\$ 9,267,614	\$ 9,267,614	6/30/2016
California Asset Management Program (CAMP)	0.51%	\$ 49,153,189	\$ 49,153,189	\$ 49,153,189	6/30/2016
Insight Investment Portfolio					
Apple Inc.	1	400,000	396,704	400,984	5/3/2018
Berkshire Hathaway	1.6	400,000	409,253	403,318	5/15/2017
Coca Cola Co	1.8	500,000	513,440	500,919	9/1/2016
Colgate-Palm Co	1.3	500,000	503,540	501,971	1/15/2017
General Electric Co	5.625	850,000	995,195	921,487	5/1/2018
IBM Corp	1.25	750,000	755,655	751,675	2/6/2017
JP Morgan Chase	6	400,000	474,708	427,789	1/15/2018
PEPSICO Inc	1.25	500,000	498,965	502,299	8/13/2017
Pfizer Inc	1.1	1,000,000	1,004,140	1,002,305	5/15/2017
Toyota Motor Credit Corp	2.1	500,000	510,390	511,725	1/17/2019
Wal-Mart	5.8	400,000	480,332	431,591	2/15/2018
Wells Fargo	1.49	400,000	400,124	402,240	1/16/2018
PNC Bank NA	1.3	500,000	504,690	500,517	10/3/2016
Fannie Mae	0.875	1,500,000	1,494,165	1,504,143	8/28/2017
Federal Farm Credit Bank	2.5	900,000	931,779	923,562	12/1/2017
Federal Farm Credit Bank	2.58	750,000	780,645	775,072	6/8/2018
Federal Farm Credit Bank	1.29	1,000,000	1,008,840	1,011,770	11/19/2018
Federal Farm Credit Bank	1.16	1,000,000	1,001,870	1,008,860	3/21/2019
Federal Home Loan Bank	1.125	750,000	754,133	756,698	9/14/2018
Federal Home Loan Bank Notes	1.125	1,000,000	1,006,580	1,007,010	2/28/2018
Federal Home Loan Bank Notes	1.05	750,000	748,748	754,553	5/30/2018
Federal Home Loan Bank	1.75	900,000	919,710	921,479	12/14/2018
Freddie Mac	1.25	1,100,000	1,111,748	1,106,326	5/12/2017
Freddie Mac	1	2,000,000	2,003,280	2,008,558	7/28/2017
Freddie Mac	0.85	1,000,000	1,000,500	1,003,370	1/29/2018
Fannie Mae	1.1	1,000,000	1,004,830	1,008,680	3/12/2018
Fannie Mae Notes	1	500,000	501,350	502,357	9/20/2017
U.S. Treasury Notes	1.5	500,000	512,461	500,540	7/31/2016
U.S. Treasury Notes	0.63	500,000	500,000	500,512	12/15/2016
U.S. Treasury Notes	0.875	750,000	752,461	751,934	2/28/2017
U.S. Treasury Notes	0.875	1,000,000	1,000,781	1,004,648	1/31/2018
U.S. Treasury Notes	1	750,000	751,348	755,156	3/15/2018
U.S. Treasury Notes	0.875	1,000,000	997,813	1,005,391	7/15/2018
USA Treasury	0.75	750,000	747,393	751,817	10/31/2017
		26,500,000	26,977,568	26,821,253	
CAMP Long-Term Investments					
Goldman Sachs Bank USA CD	0.9	500,000	500,000	499,956	8/12/2016
HSBC Bank USA NA Floating Cert	1.218	200,000	200,000	200,373	11/17/2017
Rabobank Nederland NV Cert Depos	1.07	600,000	600,000	599,928	4/21/2017

City of Rancho Cordova
Treasurer's Report June 30, 2016

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value	Maturity Date
Royal Bank of Canada NY CD	1.7	750,000	750,000	755,846	3/9/2018
Skandinaviska Enskilda Banken NY CD	1.48	550,000	550,000	550,583	11/16/2017
Svenska Handelsbanken NY FLT Cert	1.11	575,000	575,000	575,288	8/24/2017
Toronto Dominion Bank NY YCD	1.24	550,000	550,000	551,491	6/16/2017
US Bank NA Cincinnati (Callable) CD	1.375	550,000	549,115	551,841	9/11/2017
Bank of Tokyo Mitsubishi Comm Paper	0.59	750,000	746,607	748,684	10/4/2016
Wells Fargo & Co.	1.25	360,000	359,654	360,082	7/20/2016
Berkshire Hathaway Fin Global Notes	0.95	330,000	329,825	330,116	8/15/2016
John Deere Capital Corp Notes	1.125	435,000	434,796	435,857	6/12/2017
HSBC USA Inc	1.3	190,000	189,711	189,661	6/23/2017
Wells Fargo & Co.	1.4	300,000	299,703	300,923	9/8/2017
IBM Corp Notes	5.7	600,000	693,852	633,831	9/14/2017
American Express Credit Corp Notes	1.55	200,000	199,732	200,887	9/22/2017
HSBC USA Inc Notes	1.5	200,000	199,964	199,586	11/13/2017
IBM Corp Notes	1.125	300,000	299,085	301,291	2/6/2018
JP Morgan Chase Corp Notes (Callable)	1.7	275,000	274,929	276,523	3/1/2018
Chevron Corp Notes	1.365	100,000	100,000	100,549	3/2/2018
Exxon Mobil Corporate Notes	1.305	600,000	600,000	604,682	3/6/2018
American Honda Finance Corp Notes	1.5	225,000	224,699	227,203	3/13/2018
General Elec CAP Corp Global Notes	1.625	600,000	601,338	608,515	4/2/2018
Toyota Motor Credit Corp	1.2	400,000	399,904	401,567	4/6/2018
PEPSICO, Inc Corp Notes	1.25	250,000	249,970	251,337	4/30/2018
Microsoft Corp Global Notes	1.01	145,000	144,909	145,578	5/1/2018
Apple Inc Global Notes	1.08	265,000	264,022	265,652	5/3/2018
Berkshire Hathaway Notes	1.31	210,000	209,878	211,321	5/15/2018
Cisco Systems Inc Corp Note	1.66	475,000	474,919	481,176	6/15/2018
Chevron Corp Global Notes	1.72	380,000	380,000	384,439	6/24/2018
Citigroup Inc. Corporate Notes	2.05	550,000	549,923	554,371	12/7/2018
John Deere Capital Corp Notes	1.95	130,000	129,992	132,882	1/8/2019
Toyota Motor Credit Corp	1.7	300,000	299,964	303,835	2/19/2019
American Honda Finance Corp Notes	1.7	110,000	109,978	111,902	2/22/2019
Berkshire Hathaway Inc. Notes	1.7	80,000	79,939	81,307	3/15/2019
Goldman Sachs Grp Inc	2	415,000	414,734	419,257	4/25/2019
Goldman Sachs Grp Inc	2	85,000	84,764	85,872	4/25/2019
Citigroup Inc. Corporate Notes	2.05	80,000	79,958	80,551	6/7/2019
Burlington Nth Corp	4.7	400,000	441,560	442,292	10/1/2019
American Express Credit Corp Notes	2.25	500,000	502,735	508,870	5/5/2021
Fannie Mae Global Notes	0.875	250,000	246,213	250,990	5/21/2018
Fannie Mae Global Notes	0.875	500,000	495,775	501,979	5/21/2018
Fannie Mae Global Notes	1.625	300,000	300,009	306,386	11/27/2018
FNMA Benchmark Note	1	600,000	598,584	602,952	2/26/2019
Freddie Mac Global Notes	0.875	200,000	199,472	200,368	3/7/2018
Tennessee Valley Authority Notes	5.5	3,000,000	3,224,370	3,151,581	7/18/2017
Tennessee Valley Authority Notes	6.25	550,000	609,070	593,308	12/15/2017
Tennessee Valley Authority Notes	6.25	1,230,000	1,360,675	1,326,853	12/15/2017
Fannie Mae Series 2015-M13	1.646	250,000	252,503	252,690	9/1/2019
FHLMC Series KP03 A2	1.78	700,000	706,983	710,552	7/1/2019
CA Earthquake Auth Txbl Rev Bonds	1.82	150,000	150,000	151,199	7/1/2017
CA ST TXBL GO Bonds	1.75	510,000	511,821	515,967	11/1/2017
Calleguas Wtr Dist, CA Rev Bonds	1.418	500,000	500,000	500,000	7/1/2016
OR State Taxable Go bonds	1.14	200,000	200,000	201,106	8/1/2017

City of Rancho Cordova
Treasurer's Report June 30, 2016

ATTACHMENT 1

Security Held	Coupon	Par Value	Cost	Market Value	Maturity Date
Palo Alto USD, CA GO Bonds	1.402	550,000	550,000	554,505	8/1/2017
Univ of Cal Taxable Rev Bonds	2.054	385,000	385,000	394,051	5/15/2018
U.S. Treasury Notes	1.5	945,000	947,473	962,829	8/31/2018
U.S. Treasury Notes	1.25	170,000	169,422	172,357	10/31/2018
U.S. Treasury Notes	1.25	300,000	297,902	304,277	11/30/2018
U.S. Treasury Notes	1.5	435,000	432,978	444,091	1/31/2019
U.S. Treasury Notes	1.5	465,000	464,201	474,718	1/31/2019
U.S. Treasury Notes	1	80,000	78,934	80,597	9/30/2019
U.S. Treasury Notes	1	525,000	515,710	528,917	9/30/2019
U.S. Treasury Notes	1.5	350,000	351,805	358,148	10/31/2019
U.S. Treasury Notes	1.4	650,000	652,641	665,133	10/31/2019
U.S. Treasury Notes	1.25	275,000	274,248	279,104	2/29/2020
U.S. Treasury Notes	1.25	450,000	444,076	456,715	2/29/2020
U.S. Treasury Notes	1.25	1,500,000	1,481,191	1,522,383	2/29/2020
U.S. Treasury Notes	2	150,000	152,461	156,545	7/31/2020
U.S. Treasury Notes	2	425,000	437,368	443,544	7/31/2020
U.S. Treasury Notes	2	600,000	619,523	626,180	7/31/2020
U.S. Treasury Notes	2	800,000	810,094	834,906	7/31/2020
U.S. Treasury Notes	2	900,000	925,453	939,270	7/31/2020
U.S. Treasury Notes	2	1,500,000	1,551,328	1,565,450	7/31/2020
U.S. Treasury Notes	1.375	275,000	280,027	280,038	8/31/2020
U.S. Treasury Notes	1.375	800,000	801,156	814,656	8/31/2020
		35,985,000	36,623,626	36,790,246	
TOTAL		129,350,136	130,466,331	130,476,635	

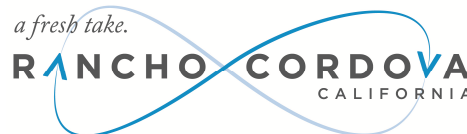
MEMORANDUM

DATE: August 15, 2016

TO: Honorable Mayor and Council Members

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

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 148-2013-2 WITH WEST YOST ASSOCIATES TO INCREASE THE CONTRACT AMOUNT FROM \$250,000 TO \$350,000 AND EXTEND THE COMPLETION DATE TO JUNE 30, 2018.**



RECOMMENDATION

Adopt Resolution No. 104-2016.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute contract amendment no. 148-2013-2 with West Yost Associates. This amendment will increase the contract amount from \$250,000 to \$350,000 and will change the completion date from June 30, 2017 to June 30, 2018.

BACKGROUND

On July 1, 2014, the City began providing drainage maintenance and operations services previously provided by Sacramento County. In January 2014, the City hired West Yost Associates (Contract 146-2013) to provide engineering services to include drainage master planning, technical review of drainage plans and reports, preparation of floodplain mapping, and assistance with the establishment of the Zone 11A drainage impact fee program.

The City is seeking to execute a second contract amendment with West Yost Associates to increase the contract amount from \$250,000 to \$350,000 and to extend the time of completion from June 30, 2017 to June 30, 2018. This cost increase and time extension is necessary to cover the on-going work effort associated with drainage master planning, technical review of drainage studies for development projects, preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11A drainage impact fee program.

FISCAL IMPACT

Funding for the contract will be from the City's Stormwater Utility Fee and future Stormwater Impact Fee program.

ATTACHMENT

Resolution No. 104-2016, including Exhibit 1, Contract No. 148-2013-2.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 104-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO.
148-2013-2 WITH WEST YOST ASSOCIATES TO INCREASE THE CONTRACT AMOUNT
FROM \$250,000 TO \$350,000 AND EXTEND THE COMPLETION DATE TO JUNE 30, 2018**

WHEREAS, on January 1, 2014, the City of Rancho Cordova executed contract no. 148-2013 with West Yost Associates in the amount of \$100,000 for the purpose of providing storm drainage engineering services; and

WHEREAS, on September 15, 2014, the City of Rancho Cordova executed contract amendment no. 148-2013-1 with West Yost Associates to increase the contract amount from \$100,000 to \$250,000 and extend the term of the contract to June 30, 2017; and

WHEREAS, the City desires to increase the maximum compensation amount to \$350,000 and extend the term of the contract to June 30, 2018; 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 contract amendment no. 148-2013-2 attached as **Exhibit 1**, with West Yost Associates to increase the contract amount from \$250,000 to \$350,000, and to extend the completion date to June 30th, 2018.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2016 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT 1
CONTRACT NO. 148-2013-2

**SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND WEST YOST ASSOCIATES**

This Second Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and West Yost Associates ("Professional") as of August 15, 2016. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated January 1, 2014 for the purpose of providing storm drainage engineering services; and

WHEREAS, this Second Amendment will increase the total compensation amount to cover the continued costs of providing drainage master planning, technical review of drainage studies, preparation of floodplain mapping, and assistance with the establishment of the City's Zone 11 drainage fee program; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the amended PSA from June 30, 2017, to June 30, 2018. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

"The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2018, and 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 in Section 8."

2. Section 2 of the amended PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$250,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Three Hundred Fifty Thousand Dollars (\$350,000), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
4. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

EXHIBIT 1
CONTRACT NO. 148-2013-2

5. **Contract Administration.** This Agreement shall be administered by Allen Quynn ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

West Yost Associates, Inc.

2020 Research Park Drive, Suite 100

Davis, CA 95618

Email Address (for Insurance Update Requests): dgravetten@westyost.com

Any written notice to City shall be sent to:

City of Rancho Cordova

2729 Prospect Park Drive

Rancho Cordova, CA 95670

Attn: Allen Quynn

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Jeffrey D. Pelz, Vice President

Date: _____

Date: _____

Attest:

Mindy Cuppy, MMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

MEMORANDUM

DATE: August 15, 2016

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Engineering Manager



SUBJECT: RESOLUTION DECLARING THE RESULTS OF THE MAIL BALLOT ELECTION RELATING TO THE IMPOSITION OF THE STORMWATER UTILITY FEE ON THE APG WAREHOUSE PROJECT IN THE CITY OF RANCHO CORDOVA.

RECOMMENDATION

Adopt Resolution No. 103-2016 declaring the results of the mail ballot election relating to the imposition of the Stormwater Utility Fee on the APG Warehouse Project.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

The City Council previously adopted Resolution No. 80-2016 on July 5, 2016 declaring its intention to impose the Annual Stormwater Utility Fee ("Fee") pursuant to Ordinance No. 7-2014 on the APG Warehouse Project. A protest hearing was conducted on August 1, 2016 at which time no written protests were received from property owner representing a majority of the parcel subject to the Fee. Council then adopted Resolution No. 98-2016 authorizing the mailing of a property owner ballot for the purpose of submitting the Fee to a vote of the owners subject to the Fee. Only one parcel is subject to the fee. The balloting period ended at 1:00 pm on August 11, 2016.

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

Tonight's Council action is to adopt Resolution No. 103-2016 declaring the results of the mail ballot election.

ATTACHMENT

Resolution No. 103-2016.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 103-2016

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DECLARING THE RESULTS OF A MAIL BALLOT ELECTION RELATING TO THE
IMPOSITION OF THE STORMWATER UTILITY FEE ON THE APG WAREHOUSE PROJECT
IN THE CITY OF RANCHO CORDOVA**

WHEREAS, on July 5, 2016 City Council adopted Resolution No. 80-2016 declaring its intention to impose the annual Stormwater Utility Fee ("Fee") for APG Warehouse Project; and

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

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

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

WHEREAS, in accordance with Proposition 218 the City Council held a duly noticed public hearing on the matter of the Written Report and the proposed Fee on August 1, 2016 and took testimony, both written and oral; and

WHEREAS, having determined a written protest was not received from property owner representing a majority of the parcels subject to the Fee, the City Council adopted Resolution No. 98-2016 authorizing the mailing of a property owner ballot (the "Ballot Measure") for the purpose of submitting the Fee to a vote of the owner of parcel subject to the Fee, and subject to approval by a majority vote of the owner of parcel subject to the Fee; and

WHEREAS, pursuant to the terms of Resolution No. 98-2016 and the unanimous consent of the property owner, the Property Owner Balloting was conducted and completed at 1:00 p.m. on August 11, 2016 and the City Clerk has on file a Certificate of the City Clerk as to the Results of the Canvass of the Ballot Return in Connection with the Proposed Stormwater Utility Fee (the "Certificate"), a copy of which is attached hereto as Exhibit B and by this reference incorporated herein.

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

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova the ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, MMC, City Clerk

EXHIBIT A**BALLOT MEASURE**

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

YES I support the proposed annual Stormwater Utility Fee

NO I oppose the proposed annual Stormwater Utility Fee

EXHIBIT B

**CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE ELECTION RETURNS
IN CONNECTION WITH THE PROPOSED STORMWATER UTILITY FEE
IN THE CITY OF RANCHO CORDOVA**

I, Mindy Cuppy, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election in connection with the imposition of an annual stormwater utility fee, that the last day for the return of mailed ballot was August 11, 2016, that the election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: 1

Total "Yes" Ballots: 1

Total "No" Ballots: 0

MEMORANDUM

DATE: August 15, 2016

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director

SUBJECT: MURAL SELECTION FOR THE FOLSOM BOULEVARD FENCE REPLACEMENT PROJECT.



RECOMMENDATION

Staff recommends that Council select the mural for the Folsom Boulevard Fence Replacement Project, provide direction to staff on the mural budget, and authorize the City Manager to negotiate the final mural price and installation details.

RESULT OF RECOMMENDED ACTION

The City Manager will negotiate the final price and installation details, then enter into a contract with the selected artist to perform the work.

BACKGROUND

Council originally approved a Community Enhancement Fund project in fiscal year 2015/2016 to remove and replace dilapidated fence. The initial funding amount was \$100,000 and the location of the project was not specified.

Council subsequently approved a project to replace approximately 400 feet of fence on Folsom Boulevard near Los Nogales, directed staff to include a mural, and increased the total funding amount to \$270,000. Of the total project cost, \$30,000 was budgeted for the mural.

Staff advertised a request for proposals and received nine proposals from local and regional artists. The proposed concept, construction and cost for each mural are included as attachment 1, and are sorted alphabetically by first name. The medium listed for each concept is as originally proposed by the artist. Other media may be considered including glazed tile which could be more weather and graffiti resistant than paint. Costs will vary depending on the final media selected and therefore, staff requests that Council authorize the City Manager to negotiate the final price and installation details with the artist.

All of the proposals are beautiful representations of the talent we have in Rancho Cordova and the region. Staff's top selections for Council consideration are the proposals by Cathy Rowe and Sid Wellman.

FISCAL IMPACT

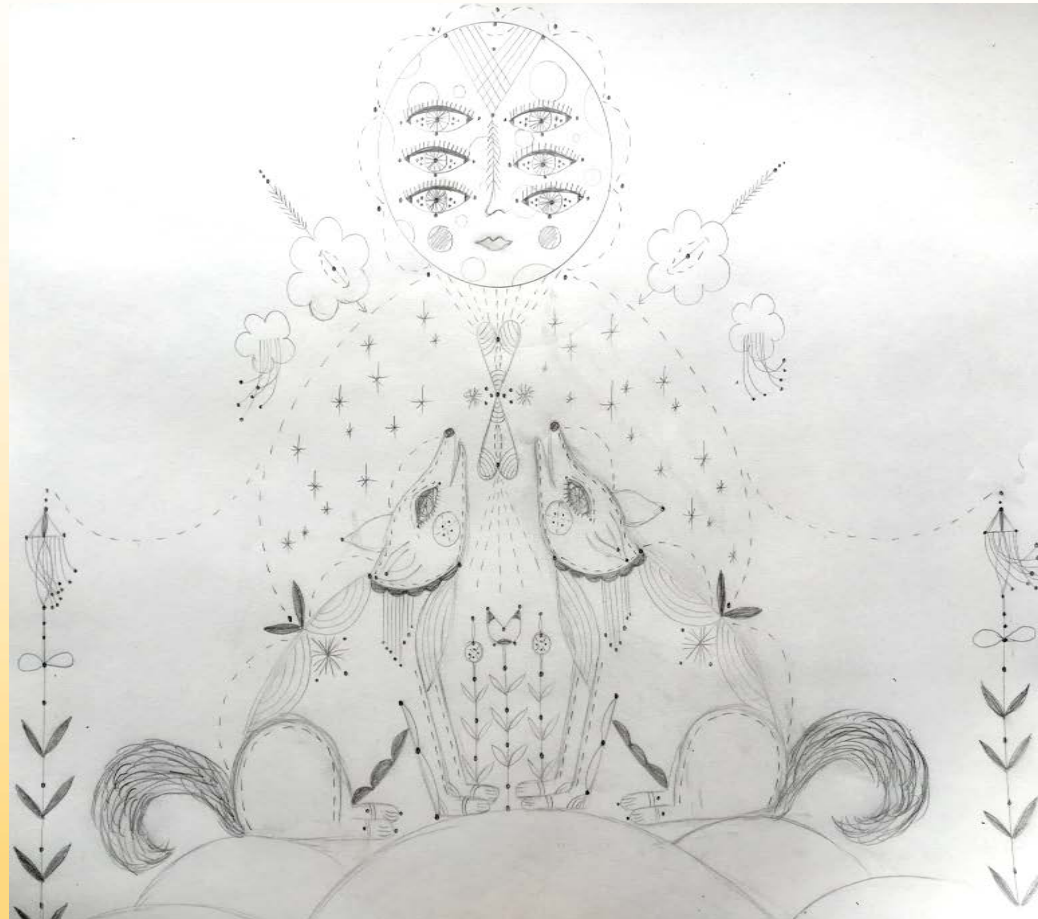
The contract will be paid through the Community Enhancement Fund.

ATTACHMENT

Mural proposals.

Bunny Reiss

- Surreal Coyotes
- Paint
- \$6,160



Cathy Rowe

- State Flowers of the Lincoln Memorial Highway
- Exterior latex paint
- \$5,800



Charla McKenna

ATTACHMENT 1

- Butterfly or Birds on a Wire
- Paint
- \$11,800



Rancho Cordova Mural Team

Charla McKenna
Design 2

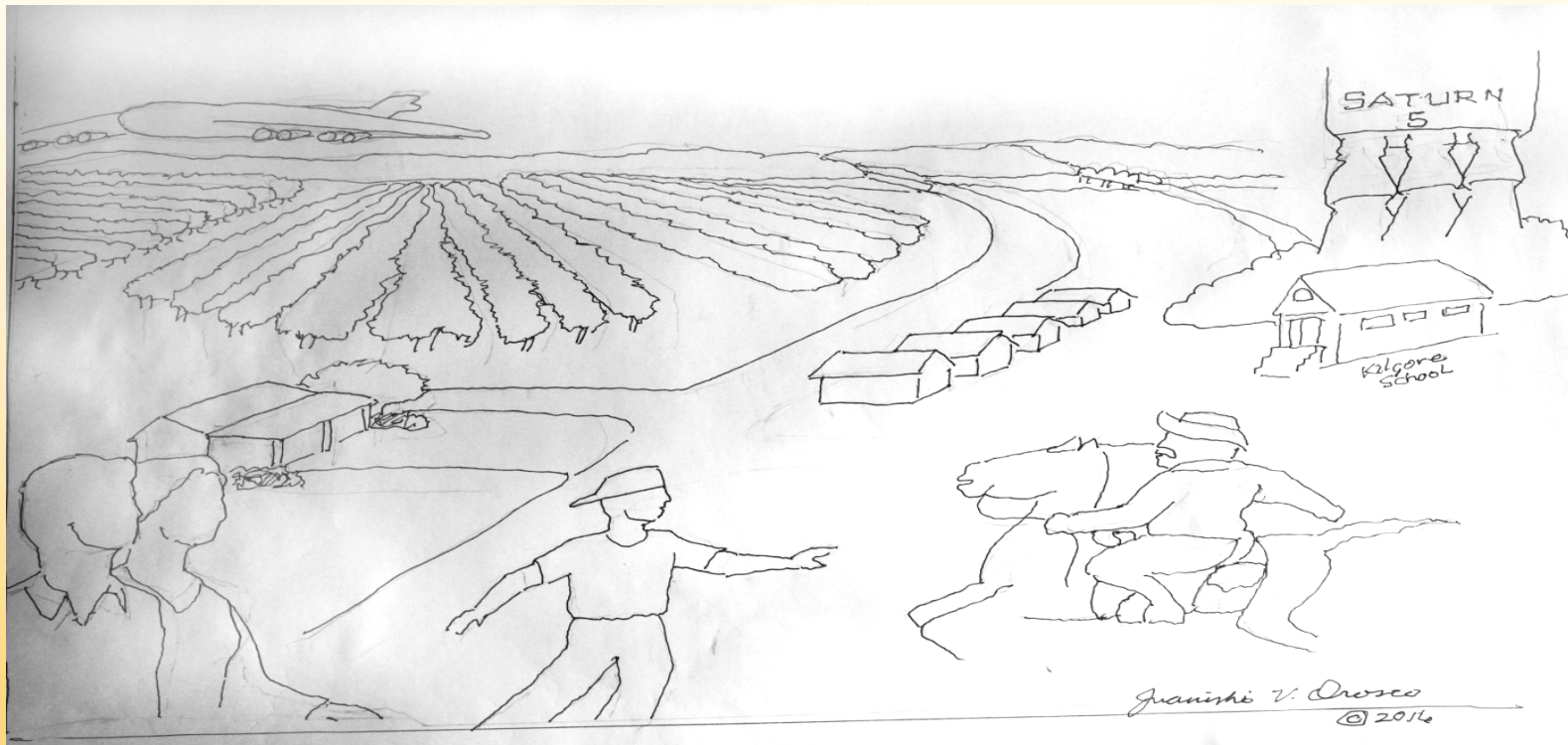


Rancho Cordova Mural Team

Charla McKenna
Design 1

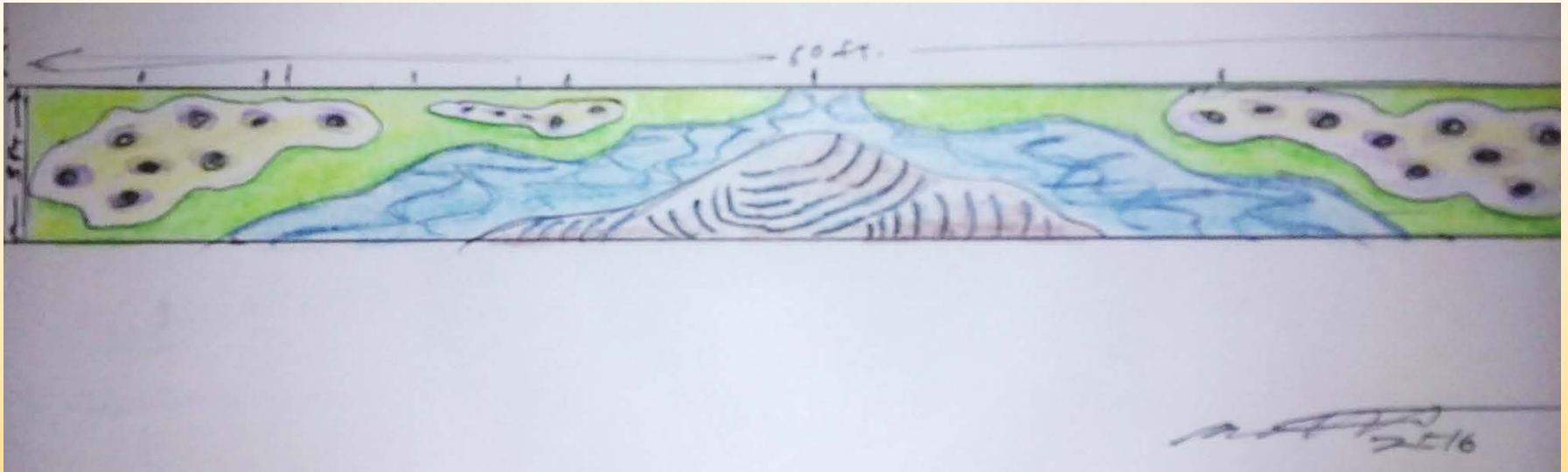
Juanishi Orosco

- Historic Rancho Cordova
- Ceramic Tile
- \$20,000



Richard Herrera

- Native American theme
- Paint
- \$6,300



Sid Wellman

- Historic Lincoln Highway
- Enamel Paint on Aluminum Sheets
- \$9,500



Susie Bell

- Timeline and Highlights of Rancho Cordova
- Mixed Materials, Tile, Glass, Metal, Mosaic
- \$88,536



Victoria Smith

- Woman on Swing
- Acrylic paint
- \$11,660



Warren Dayton

- Various Historical Activities
- Paint
- \$21,650



rough sketch for proposed mural for city of Rancho Cordova various historical activities mingled with large letters ©2016 warren l dayton

MURAL SELECTION FOR THE FOLSOM BOULEVARD FENCE REPLACEMENT PROJECT

Presentation to City Council
August 15, 2016

Goals

- **Update Council on project background and current status**
- **Select preferred mural and budget**

Neighborhood Fence Replacement Project

Council Approvals & Direction to Date

- Project location: Los Nogales Way
- Approx. 400 feet of fence
- 15/16 Approved Budget \$270k
- Include a mural in the project

Folsom Boulevard



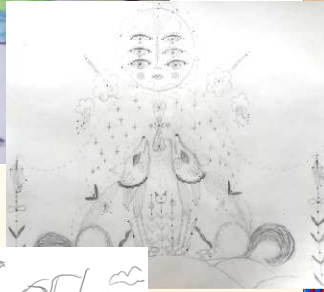
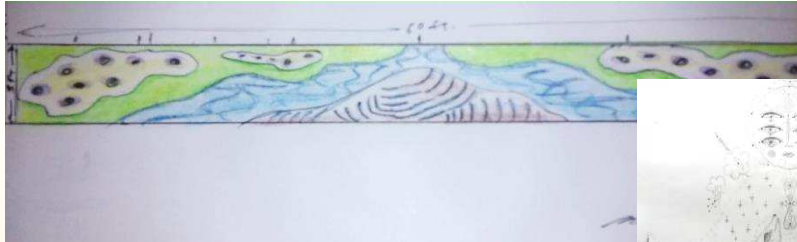
Current Project Status

- Caltrans permit complete
- Homeowner construction easements complete
- Wall design complete pending selection of the Mural
- We have received nine proposals

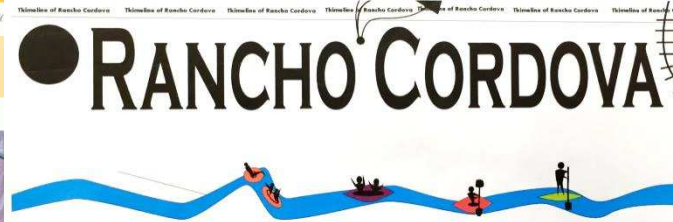
Folsom Boulevard



The Murals



● RANCHO CORDOVA

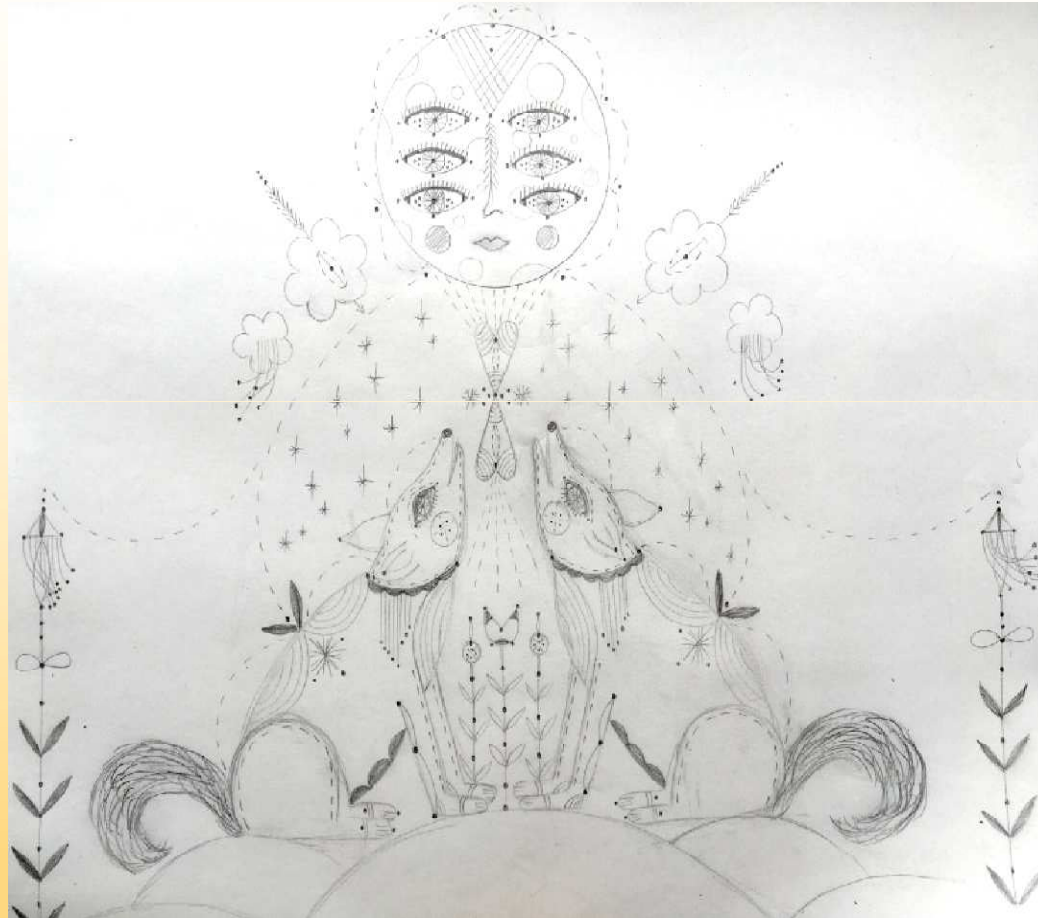


a fresh take.
RANCHO CORDOVA
CALIFORNIA

aFreshTake.org

Bunny Reiss

- Surreal Coyotes
- Paint
- \$6,160



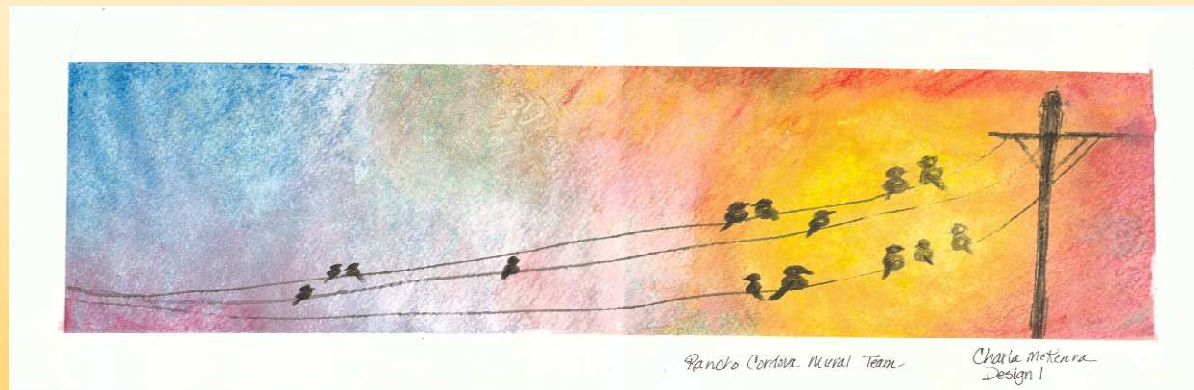
Cathy Rowe

- State Flowers of the Lincoln Memorial Highway
- Exterior latex paint
- \$5,800



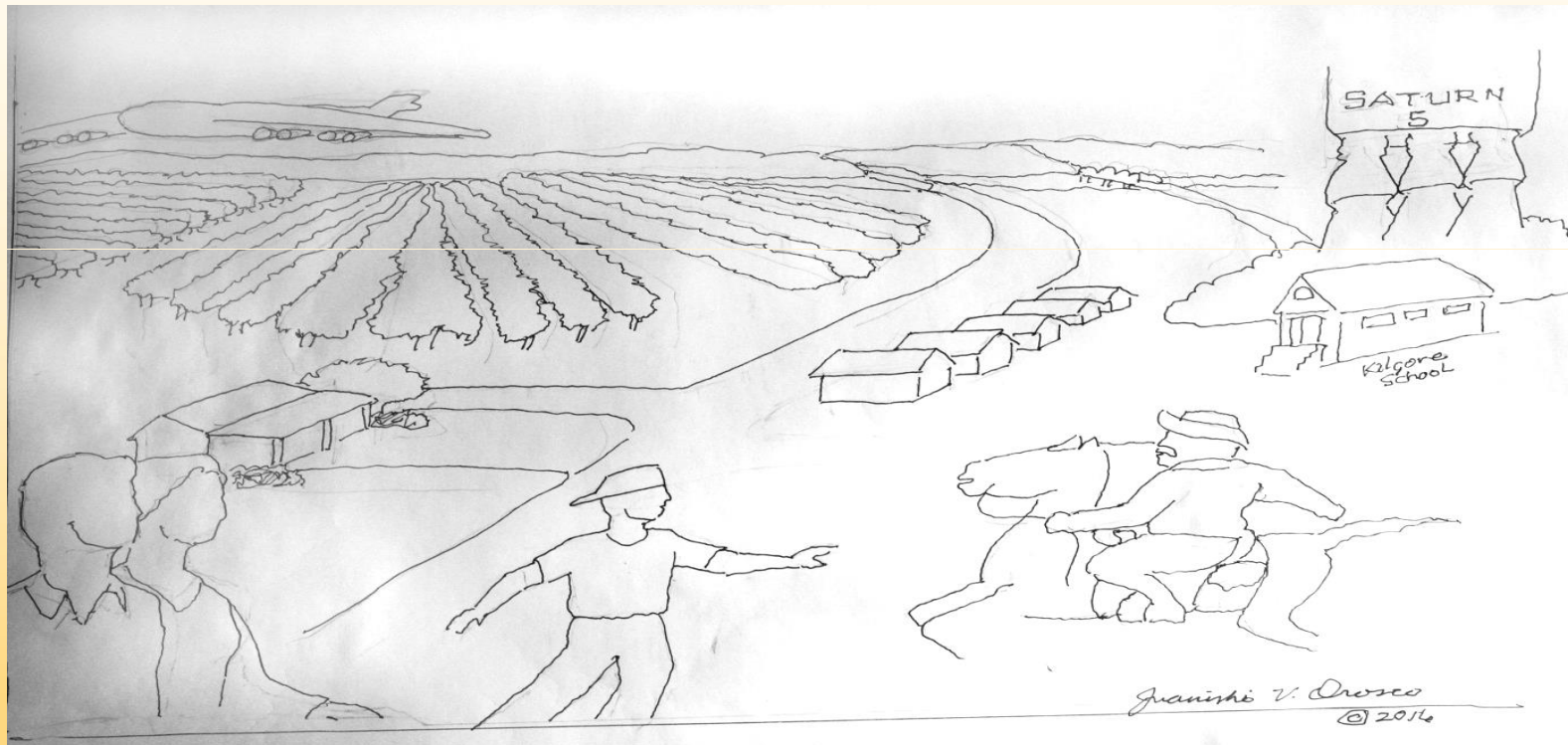
Charla McKenna

- Butterfly or Birds on a Wire
- Paint
- \$11,800



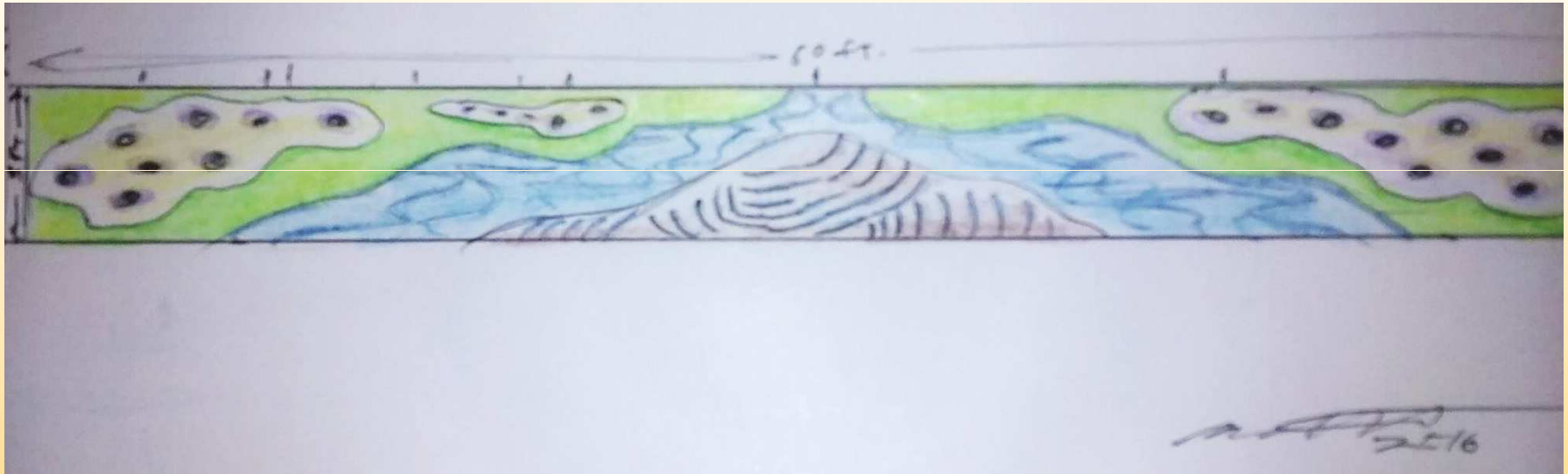
Juanishi Orosco

- Historic Rancho Cordova
- Ceramic Tile
- \$20,000



Richard Herrera

- Native American theme
- Paint
- \$6,300



Sid Wellman

- Historic Lincoln Highway
- Enamel Paint on Aluminum Sheets
- \$9,500



Susie Bell

- Timeline and Highlights of Rancho Cordova
- Mixed Materials, Tile, Glass, Metal, Mosaic
- \$88,536



Victoria Smith

- Woman on Swing
- Acrylic paint
- \$11,660



Warren Dayton

- Various Historical Activities
- Paint
- \$21,650



OTHER CONSIDERATIONS

- Weather
- Vandalism
 - Anti-graffiti coatings
- Options for media
 - Paint
 - Tile
 - Etc.
- Prices will vary depending on final selections

STAFF RECOMMENDATION

- **Select preferred mural**
 - Staff recommendation: Cathy Rowe or Sid Wellman mural
- **Provide direction to staff on budget**
- **Authorize the City Manager to negotiate final price and installation details**

Next steps: Finalize wall design to accommodate mural and advertise for wall construction

MEMORANDUM

DATE: August 15, 2016

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Reinvestment Analyst

SUBJECT: UPDATE ON RANCHO CORDOVA'S HOMELESS NAVIGATOR OUTREACH TO DATE.



RECOMMENDATION

Receive presentation of an update on the City's Navigator's work to date, and a briefing on the Cleanup and Nuisance Response outreach team by RCPD and Neighborhood Services.

RESULT OF RECOMMENDED ACTION

Council will be updated on our Navigator's work to date, his case load, preliminary findings, current successes and identified challenges. The presentation will also include a briefing on the team formed by RCPD and Neighborhood Services that will provide additional outreach and prevention of nuisances.

BACKGROUND

On January 26, 2016, Council held a Homelessness Workshop and directed the City Manager to contract for a Homeless Outreach Navigator with Sacramento Steps Forward (SSF) to begin data collection of the City's homeless and provide a connection point with the County of Sacramento's regional homelessness coordinated effort and services through SSF. At this meeting it was recognized that contracting for a Navigator would only be one of the first steps in creating a citywide strategy that would be developed following data gathering.

A contract was executed with SSF and the City's first Navigator, Eddie Yanez, began working specifically in Rancho Cordova in May, 2016. The Navigator's primary roles are to contact the homeless, establish a relationship, gather information, survey the homeless and input their data into the County Homeless Management Information System (HMIS), provide assistance in obtaining legal documents, sources of income, and ultimately housing or shelter. Our Navigator receives calls for service from many different sources, the main ones being: SSF, RCPD and Neighborhood Services, the Veterans Resource Center, the Veterans Administration, Volunteers of America, and by walking the streets.

Our Navigator's current case load level is about 35 individuals.

So far, only two full months of data have been collected (June and July) but the data are beginning to show certain findings within the homeless population in Rancho Cordova. Most of our homeless are male, middle-aged, and resided in this City prior to becoming homeless. Many already have a small source of income, typically ranging from \$600 - \$1,300 per month. Some are mentally ill, some have drug abuse problems. So far, our Navigator's emphasis has been on veterans and the chronically homeless (greater than 2 years on the streets), so these populations are more pronounced in the data. Further data is needed to better understand the proportions of these demographics.

In just two months Eddie our Navigator has already been able to connect 9 individuals with housing or shelter. One of these individuals is now living in Phase 1 of Mather Veterans Village. However the challenge remains of finding open beds for more homeless to be placed. Other challenges have surfaced as well. As expected, one Navigator is not sufficient to provide outreach to the entire City's homeless population. Also, homelessness is a regional issue with porous borders. Our Navigator has reported at least two instances where the homeless were sent, or told to go, to Rancho Cordova. Furthermore, there are some individuals who refuse services. Typically these cases are due to substance abuse and/or mental illness.

The next steps in tackling the issue are to continue collecting data. Staff will then develop an overall strategy for continued outreach and creating housing to bring to the City Council for discussion and recommendations at the September 6 Council Study Session. Meanwhile, RCPD and Neighborhood Services are formalizing a Cleanup and Nuisance Response Team to help our Navigator, provide cleanup support, and work on up to five of the toughest homeless cases in the City to reduce public nuisances.

FISCAL ANALYSIS

No additional fiscal impact at this time.

ATTACHMENTS

1. Navigator Data Table.
2. Navigator Update PowerPoint.

District Outreach Navigator Report - 2016

Name of Contract: Rancho Cordova		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Unduplicated contacts						6	29							35
Duplicated contacts						31	118							149
Number of VISPDAT administered						3	15							18
Gender	Male					3	10							13
	Female					0	5							5
	Transgender					0	0							0
Age	18-24					0	0							0
	25-34					1	3							4
	35-44					0	4							4
	45-54					0	4							4
	55-61					2	3							5
	62+					0	1							1
Race	White					1	8							9
	Black or African-American					2	5							7
	Asian					0	0							0
	American Indian or Alaska Native					0	1							1
	Native Hawaiian or Other Pacific Islander					0	1							1
	Multi Race					0	0							0
Ethnicity	Non-Hispanic Non -Latino					3	14							17
	Hispanic/Latino					0	1							1
Sub-Population	Veteran					2	6							8
	Transition Age Youth (TAY)					0	0							0
	Chronically Homeless					1	11							12
Income Source	Employment					0	1							1
	GA/TANF					1	0							1
	SS/SSI					0	7							7
	Unemployment					0	0							0
	Disability (Private, Vet, SSDI)					1	3							4
	Retirement/Pension (SSA / Vet)					0	0							0
	Other					0	1							1
	No income					2	4							6
Identified Cause of Homelessness	Credit Problems					0	0							0
	Developmental Disability					0	0							0
	Domestic Violence					0	1							1
	Drug Problems and/or Alcohol					0	4							4
	Eviction					0	2							2
	Financial / No Income					1	1							2
	Incarceration/Legal/Outstanding warrants					0	3							3
	Kicked Out By Family/Friends					0	0							0
	Left Foster care					0	0							0
	Lost Job / Unemployment					1	0							1
	Medical Health/Chronic Disease					0	1							1
	Mental Health					1	3							4
	New to the Area (Sac. County)					0	0							0
	Release from Hospital/Jail/Prison within 30 days					0	0							0
	Other					0	0							0
Prior to Becoming Homeless	This City					3	13							16
	This Region					0	0							0
	Other part of the state					0	1							1
	Somewhere else					0	1							1
Length of time Homeless	0-3 months					1	0							1
	4-11 months					1	1							2
	1 to 2 years					0	7							7
	2+ years					1	7							8
Successful Linkages	Housing					0	1							1
	Shelter					0	8							8
	MH Treatment/placement					1	0							1
	AOD Treatment/ DTOX					0	0							0
	Return to Residence					0	0							0
	TB Test					2	4							6
	SS Card					3	1							4
	Health Insurance					2	1							3
	Primary Care					4	1							5
	Income					1	4							5
	ID					4	12							16
	Birth Certificate					0	2							2
	Free Cell Phone					0	0							0
	Bus Pass					0	0							0
	DD214					0	2							2

ATTACHMENT 1

District Outreach Navigator Report - 2015

Name of Contract: City of Sacramento		Jan	Feb	Mar	Apr	May
Unduplicated contacts				66	103	90
Duplicated contacts				0	19	155
Number of VISPDAT administered				54	82	64
Gender	Male			39	55	45
	Female			15	27	19
	Transgender			0	0	0
Age	18-24			1	2	2
	25-34			7	10	11
	35-44			14	11	14
	45-54			14	32	15
	55-61			13	13	15
	62+			5	14	7
Race	White			36	46	34
	Black or African-American			13	32	21
	Asian			3	1	1
	American Indian or Alaska Native			1	0	6
	Native Hawaiian or Other Pacific Islander			0	1	1
	Multi Race			1	2	1
Ethnicity	Non-Hispanic Non -Latino			48	6	58
	Hispanic/Latino			6	76	6
Sub-Population	Veteran			10	19	12
	Transition Age Youth (TAY)			1	2	2
	Chronically Homeless			32	49	47
Income Source	Employment			1	4	0
	GA/TANF			8	10	11
	SS/SSI			12	23	16
	Unemployment			2	1	0
	Disability (Private, Vet, SSDI)			6	12	4
	Retirement/Pension (SSA / Vet)			2	0	0
	Other			0	5	1
	No income			28	33	33
Identified Cause of Homelessness	Medical Health/Chronic Disease			4	4	1
	Mental Health			7	4	12
	Release from ER/MH Hospital within 30days			0	0	0
	Drug Problems and/or Alcohol			8	14	11
	Lack of Education/Skills (No High school completed)			0	0	0
	Incarceration/Legal/Outstanding warrants			0	0	3
	Release from Jail/Prison within 30 days			5	4	0
	Developmental Disability			0	0	0
	No Income / Financial			19	23	22
	Domestic Violence			0	4	3
	Eviction			2	10	2
	New to the Area (Sac. County)			0	4	1
	Left Foster care			0	0	0

ATTACHMENT 1

	Unemployment			0	2	1
	Other (credit problems,Kicked out by Family/Friends,etc.)			9	13	8
Prior to Becoming Homeless	This City			25	46	31
	This Region			5	9	3
	Other part of the state			5	14	12
	Somehwere else			19	13	18
Length of time Homeless	1-3 months			6	11	8
	4-11 months			3	10	4
	1 to 2 years			21	28	30
	3-5 years			24	30	17
	6-10 years			0	3	5
	11 + years			0	0	0
Successful Linkages	Housing			1	4	3
	Shelter			10	8	5
	MH Treatment/placement			17	28	24
	AOD Treatment/ DTOX			1	15	11
	Return to Residence			0	0	7
	TB Test			10	6	0
	SS Card			0	2	0
	Health Insurance			4	14	3
	Primary Care			4	7	1
	Income			13	11	5
	ID			10	9	2
	Birth Certificate			0	2	0
	Free Cell Phone			5	3	2
	Bus Pass			0	1	0
	DD214			2	1	2
Blight	Abandoned Car					
	Abandoned Building					
	Excessive Trash					
	Dangerous Envirnoment					
	Poor Lighting					
	Graffiti					

ATTACHMENT 1

Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
110	42	58	78	15	93	121	776
183	107	107	118	128	128	218	1163
96	25	50	67	117	87	101	743
63	15	24	44	74	67	62	488
33	10	26	23	43	20	39	255
0	0	0	0	0	0	0	0
6	1	1	1	4	6	5	29
21	1	10	9	12	12	19	112
23	3	7	8	22	24	21	147
26	11	13	21	39	28	37	236
10	5	14	22	27	10	13	142
10	4	5	6	13	7	6	77
63	14	28	29	63	50	61	424
28	9	17	33	47	29	32	261
0	1	0	1	1	2	3	13
4	1	2	3	1	3	2	23
0	0	1	0	1	0	2	6
1	0	2	1	4	3	1	16
80	22	41	58	105	75	84	577
16	3	9	9	12	12	17	166
8	6	6	14	19	13	7	114
6	1	1	1	4	6	5	29
55	19	46	58	87	60	77	530
1	0	1	3	16	7	7	40
12	6	6	7	26	24	18	128
16	9	26	36	39	21	21	219
0	0	0	0	1	1	2	7
9	4	7	7	10	5	8	72
8	3	0	4	7	6	6	36
3	0	0	0	1	2	2	14
55	6	15	14	23	25	46	278
5	1	0	4	9	5	6	39
19	7	16	18	47	22	26	178
0	0	0	0	0	0	0	0
16	3	3	9	6	17	21	108
0	0	0	0	0	0	0	0
6	1	1	3	2	9	11	36
0	0	0	0	0	0	0	9
0	0	0	0	0	0	0	0
19	7	17	22	25	6	8	168
7	1	1	3	3	4	2	28
5	2	4	3	8	7	4	47
0	1	0	0	1	2	2	11
1	0	0	0	0	1	0	2

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101

ATTACHMENT 1

3	0	0	0	9	5	5	25
15	2	8	5	7	9	16	92
50	18	27	33	61	58	54	403
9	0	1	2	1	5	8	43
16	5	12	12	28	15	29	148
21	2	10	20	27	9	10	149
19	4	11	8	9	16	7	99
7	4	8	8	10	10	13	77
39	12	21	32	55	39	35	312
25	3	9	18	35	17	32	210
4	0	1	1	5	4	9	32
2	2	0	0	3	1	5	13
0	3	19	0	0	0	2	32
11	8	12	2	3	4	16	79
50	20	28	32	22	28	24	273
21	8	4	4	11	14	31	120
1	1	0	0	1	0	1	11
14	2	2	0	4	9	2	49
0	10	7	4	3	2	22	50
1	1	1	3	2	2	3	34
1	2	4	2	1	0	3	25
2	14	12	9	4	2	11	83
10	2	7	3	2	2	16	63
1	0	2	0	0	0	1	6
2	2	0	0	6	4	8	32
1	0	0	0	2	0	1	5
6	5	3	0	6	1	1	27

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Rancho Cordova Homeless Outreach Update

August 15, 2016

Presentation Outline

- Introduce Navigator, Eddie Yanez
- City's Navigator Strategy to Date
- What our Navigator is Doing
- Findings so Far
 - Successes
 - Challenges
- Briefing on Cleanup and Nuisance Response Team
- Next Steps

City Navigator Strategy to Date

- Council Homelessness Workshop held on January 26, 2016
- Sacramento Steps Forward Navigator contracted in May, 2016
- Currently 2 months of data collected
- Staff is developing plan for further steps
- Presentation and discussion of next steps set for September 6, 2016 Council study session

Navigator Method

- Receive a call for service
- Make contact, establish relationship
- Survey, gather information
- Input into County HMIS (Homeless Management Information System)
- Assist clients in obtaining legal documents, income, housing
- Ultimate goal is obtaining shelter

Initial Findings

- Caseload of about 35 individuals
- Emphasis has been on veterans, and the chronically homeless
- Many have a small amount of income (\$600 - \$1,300 per month)

Successes and Challenges

- 9 Individuals placed into shelter
 - 1 Veteran housed at Mather Veterans Village
 - 6 Veterans sheltered at Veterans Resource Center
 - 2 (1 couple) sheltered at another area shelter
- 1 Navigator is not enough to cover entire City
- Homelessness is regional, borders are porous
- Some refuse services, mainly due to substance abuse or mental illness

Cleanup and Nuisance Response

- Team consists of:
 - Rancho Cordova POP
 - Code Enforcement
 - Navigator
 - Community Prosecutor
- Postings on Tuesdays (mandatory 48 hour notice)
- Cleanups on Thursdays
- Emergency cleanups as required for Health and Safety Issues
- Real property must be stored for at least 60 days

Next Steps

- Staff is developing ideas for the next steps, including housing and additional outreach strategies
- Presentation of staff recommendations set for September 6, 2016 Council study session



MEMORANDUM

DATE: August 15, 2016

TO: Honorable Mayor and Council Members

FROM: Aaron M. Busch, Community Development Director

SUBJECT: NEW PROPOSED “THE RANCH AT SUNRIDGE PROJECT”.



PROPERTY OWNER: K. Hovnanian Homes Northern Inc. 1375 Exposition Boulevard, Suite 300 Sacramento, CA 95815 Contact: Richard Alexander	Applicant The True Life Companies (TTLC) 12657 Alcosta Boulevard, Suite 470 San Ramon, CA 94583 Contact: Leah Dreger
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PROJECT: FILE: LOCATION: APN: PLANNER:	The Ranch at Sunridge, previously known as the Sunridge 530 and The Preserve Formerly referenced as DD6624 South of Douglas Road, east of Rancho Cordova Parkway 067-0040-008 Aaron M. Busch, Community Development Director
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RECOMMENDATION

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

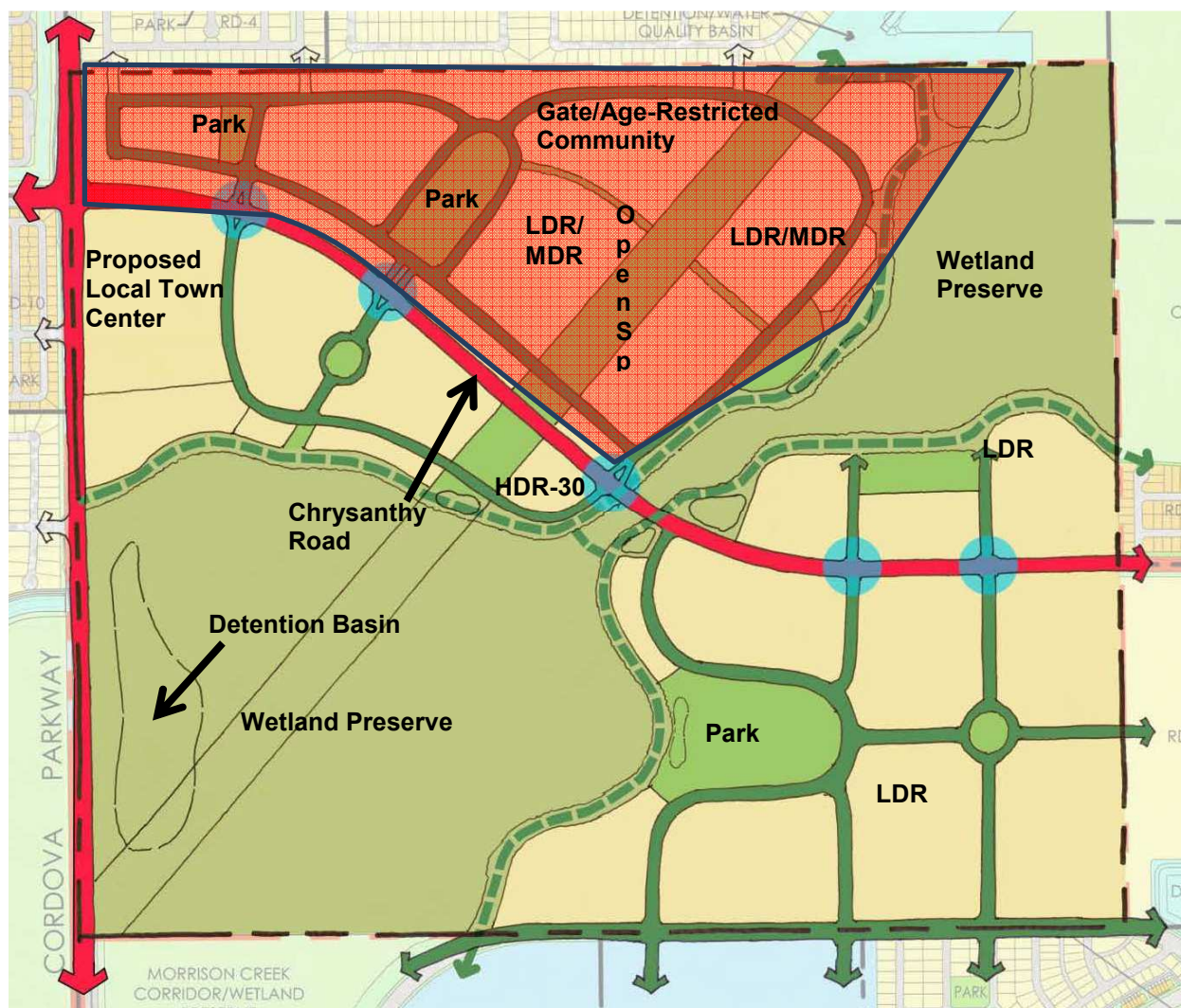
RESULT OF RECOMMENDED ACTION

Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with the City's goals and vision, then the project review will proceed to more detailed analysis of project design, environmental review, project infrastructure and financial obligations.

BACKGROUND

The applicant has not filed a preliminary review application at this time; however in August of 2009 this project was reviewed and approved by the City under the project title “The Preserve.” The preliminary review included two City Council study sessions that resulted in a formal submittal on November 1, 2010. Although progress had been made in the review of the project, due to the economic downturn in the housing market the project was placed on hold at the applicant's request. Although the project was briefly revisited in 2012, 2013, and, 2014 a formal resubmittal was never made. On July 15, 2016 staff met with a new potential applicant, The True Life Companies (TTLC), to discuss revisions to the project which is a proposal for the City's first 100% age targeted gated community (typically 55 years and older). Provided below in Figure 1 is the Conceptual Land Use Plan for the 2014 version of the proposed project.

Figure 1: 2014 Conceptual Land Use Plan



At this time, the applicant and staff both concur that presenting the current conceptual land use plan to the City Council for early review and comment would be prudent before initiating a detailed land plan, planning documents, and environmental studies. This Council meeting is an opportunity for the applicant to present the project as they envision and elaborate on how the proposed gated community can function within the overall land plan.

During the Council meeting, staff will ask the Council for comments and direction, especially regarding their support and/or reservations about a wholly age targeted, gated community. If the Council finds the project's revisions are generally agreeable, then staff will direct the applicants to resubmit formal plans.

REQUIRED PERMITS AND REGULATORY BASIS

City approvals and actions associated with this project will include: General Plan amendment; Zoning amendment; Special Planning Area adoption; Tentative Subdivision Map approval; and certification of environmental documents that satisfy the requirements of the California

Environmental Quality Act (CEQA). Additionally, the applicants will require certification of environmental documents that satisfy the requirements of the National Environmental Policy Act (NEPA) and issuance of federal permits related to wetland and biological resources located within the project site.

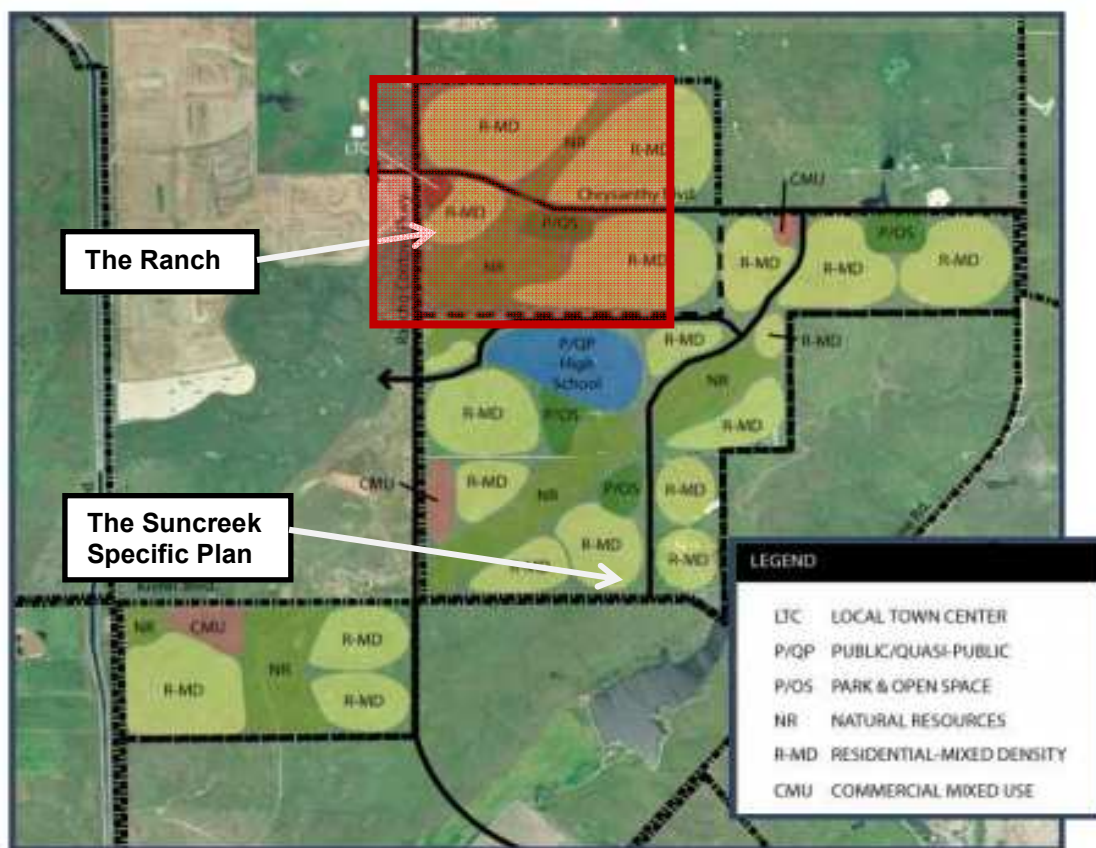
ANALYSIS

General Plan: The project is 530 acres of undeveloped land within the 1,762 acre Suncreek/Preserve Planning Area, as defined by the City's General Plan (Figure 2). Both projects are based on the "City's building blocks" concepts that would contain a mix of low, medium and high density residential units in a series of approximately 12 walkable neighborhoods served by local and community parks, neighborhoods, local town center, schools and other public/quasi-public uses. The General Plan anticipates approximately 9,263 units at an average density of 9.20 units per acre. When complete the entire planning area would accommodate an estimated 21,236 new residences and 1,331 new jobs from commercial properties.

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

Chrysanthy Boulevard extends east/west in the northern portion of the Planning Area while Rancho Cordova Parkway runs north-south within the Planning Area. The Planning Area will include various recreational trails, the most notable is the major recreation trail running from the south-west to north-east across the Planning Area. Additionally, the City's Signature transit service runs down Rancho Cordova Parkway adjacent to the Planning Area. Commercial, educational, and higher-density uses are oriented towards the transit corridors to promote transit ridership.

Figure 2: General Plan: Suncreek/Preserve Planning Area Concept Plan



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

PROJECT NARRATIVE

The True Life Companies (TTLC) is proposing a 100% age targeted/age restricted gated community within the 530 acres of Jaeger Ranch. Building from past activities such as previous City Council Study Sessions, environmental review, the Native Plant Society Settlement Agreement and meetings with the Army Corps of Engineers, TTLC has produced an overall land plan that has been responsive to these influencers. Below is a table comparing the previous iteration of the development which was studied by City Council in June of 2014 and TTLC's 2016 version being presented tonight.

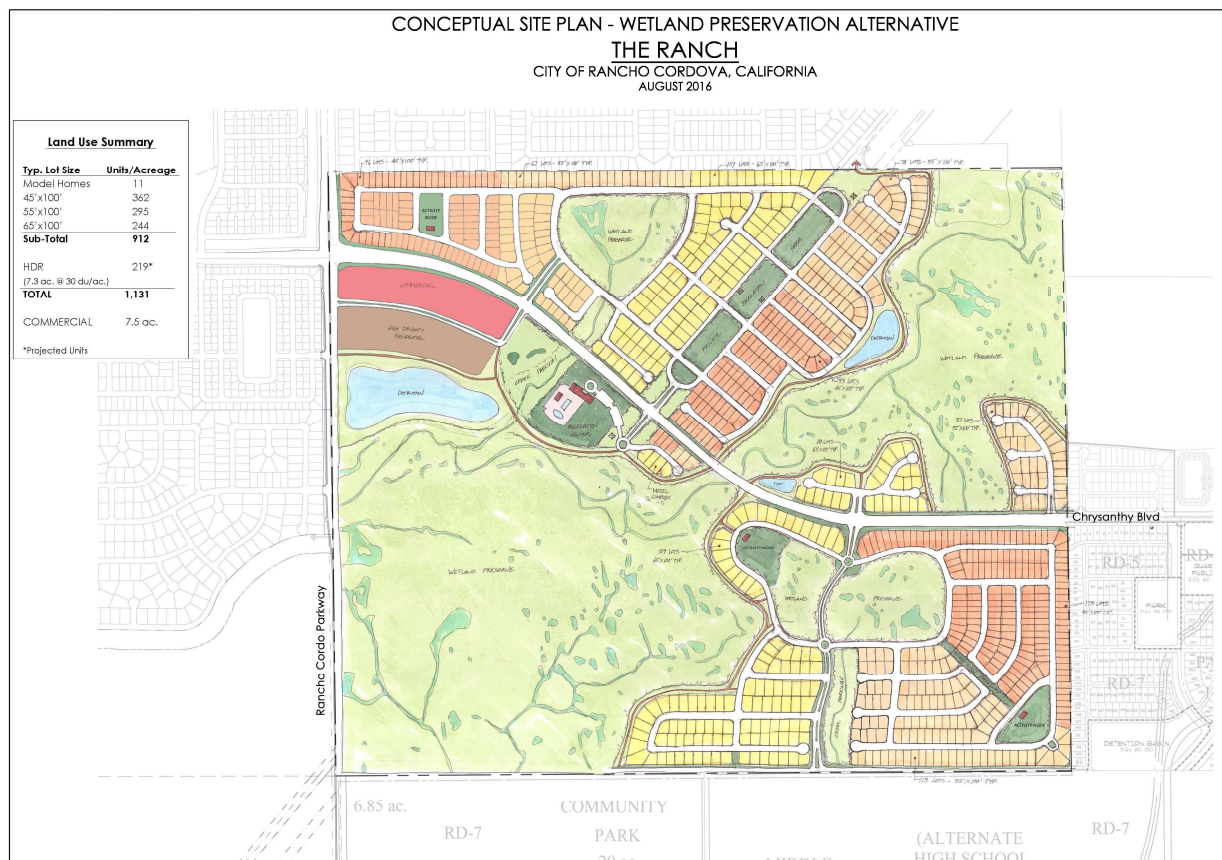
Land Use Summary Comparison

Within 530 acres	K. Hovnanian 2014 Land Plan	TTLC 2016 Land Plan (preliminary)
Total Lots	1610 lots of medium density residential	1,131
Single Family	735	
Multi Family	375	
Active Adult	500	912
Preserve	175.3 acres (33%) of site	247.6 acres (46% of site)
Commercial		7.5 acres
High Density		219

As you can see when comparing the prior 2014 land use plan with the 2016 version of the land use plan (Figure 3), additional alterations include moving the detention basins out of critical vernal pool habitat and treating them as beneficial landscape elements contributing functional and aesthetic value to the land plan as a whole. The plan maintains the bicycle and pedestrian connections throughout by only restricting vehicular traffic via gates at neighborhood entry points.

The age targeted market is showing trends toward dispersing recreational activities and creating a network of destinations this plan is calling out as 'activity nodes'. Instead of creating one large club house building, a series of smaller buildings and gardens will be spread throughout the overall community to provide different experiences which may include, but are not limited to; swimming, yoga, weight lifting, billiards, bocce ball and gardening. These activity nodes can accommodate, wine and beer tasting, small group educational seminars, card rooms or any small social event desired.

Figure 3: TTLC's Conceptual Land Use Plan



DESIGN ANALYSIS

The overall design of the project has not been finalized. As discussed in the background section of this report, the applicants have requested a study session like review to assess the Council's support of the gated community concept as well as the overall conceptual land use plan prior to making a formal resubmittal.

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

Rancho Cordova's First Gated Community

The True Life Companies' project proposes to include the first 100% age targeted /age restricted gated community in Rancho Cordova. While the City does not have any specific requirements or guidelines regarding the design of gated communities, there are policies regarding adequate access and circulation which could be impacted by the proposed community. Other gated communities in the Sacramento region have required the gated communities to convert all internal streets into private streets which are maintained by the private community. While the streets would be constructed to City standards, property owners within the gated community would be responsible for maintaining those private streets.

A revised traffic study will be required to assess the impacts of the proposed design. Certain issues to be addressed include:

- Access from/to the gated community.
 - Will the general public have access (bike and walkways) through the gated portion of the site? If not this would cause the Bike Master Plan trails to be realigned around the gated community along the wetland preserve instead of along the transmission line corridor to the Sunridge Park connection.
 - Possible stacking issues at the main entrances if Chrysanthy Road becomes a congested street.
 - The plan indicates access to the Sunridge Lot J and Sunridge Park project to the north of the project.
- Safety/Fire access
- Parkland Requirements: While parks, bicycle and pedestrian trails will be required within the gated community, it is unknown whether these amenities would be accessible to the public. Therefore, the project may not receive credit towards meeting their park and open space requirements for lands within the gated community. While neighborhood parks may serve the gate neighborhood, community park requirements would have to be met in other areas of the plan.
- Schools. An elementary school had been planned for the southern portion of this project site. The applicant has informed staff that based on the initial outreach to EGUSD, this school may not be necessary since a large portion of the project would accommodate seniors.

Housing

The project is proposing the City's first age restricted community within the gated area mentioned above. While the age-restricted housing is not specifically regulated by the current General Plan or Municipal code, the proposal must be designed to address meeting the housing needs while complying with its fair share of affordable housing. Although previous "Ranch" designs had a majority of the units as lower density single family detached housing, some multi-family housing (HDR30-HDR60) had been proposed adjacent to the commercial area along Chrysanthy Road. A portion of the proposal includes 7.3 acres designated for high density housing.

The project will also be required to provide the following upon resubmittal:

- Minimum five (5) percent of the total project's residential developable acreage (net) must be for residential uses of 30-units per acre or higher while 5 percent must be for residential uses 10-units per acre or greater. Higher densities will be offset by reduced percentage requirements (Action H.1.2.1).
- The project must have an Affordable Housing Plan (Policy H.1.5)
- Adherence to the Local Town Center guidelines for proper integration of housing and commercial uses along Rancho Cordova Parkway and Chrysanthy Road.

Parks/Open Space and Circulation

As mentioned above, the inclusion of the gated community may effect credit for the community parks, open space, and trails requirement to other areas of the Ranch plan if public access to these facilities is not be allowed. The long range vision of the City's Bicycle Master Plan for this area is to have a class one bike path from Anatolia II connect from Rancho Cordova Parkway and move north through the transmission lines corridor, connecting to Sunridge Park. With the

addition of the gated community the bike path might need to be relocated or the public would have to be allowed access to this pathway through the gated community.

Other issues associated with the project include, but are not limited to, the following:

- Provision of grade separated crossings for pedestrian and bicycle crossing (Rancho Cordova Parkway, Chrysanthy Road).
- Treatment and improvement of lands within the powerline corridor.
- Ensuring a highly functional system of trails adjacent to preserves and throughout the project area.
- The design of the detention basin in a manner that is aesthetically pleasing and maintains the integrity of vernal pool resources within the project.

Commercial

The size of the commercial is proposed as 5.8 acres at this time but is still not finalized. The Planning Area does require the development to establish a “Local Town Center” at the southeast corner of Rancho Cordova Parkway and Chrysanthy Blvd. While the previous “Preserve/Ranch” plans seem to include less commercial and high density housing as suggested by the General Plan guidelines, due to the current plans lack of detail it is unclear how the commercial center will support social activity while providing retail business to the surrounding sites in accordance with the General Plan.

ATTACHMENT

The Ranch at Sunridge Conceptual Land Use Plan (2016 version).

CONCEPTUAL SITE PLAN - WETLAND PRESERVATION ALTERNATIVE

THE RANCH

CITY OF RANCHO CORDOVA, CALIFORNIA
AUGUST 2016

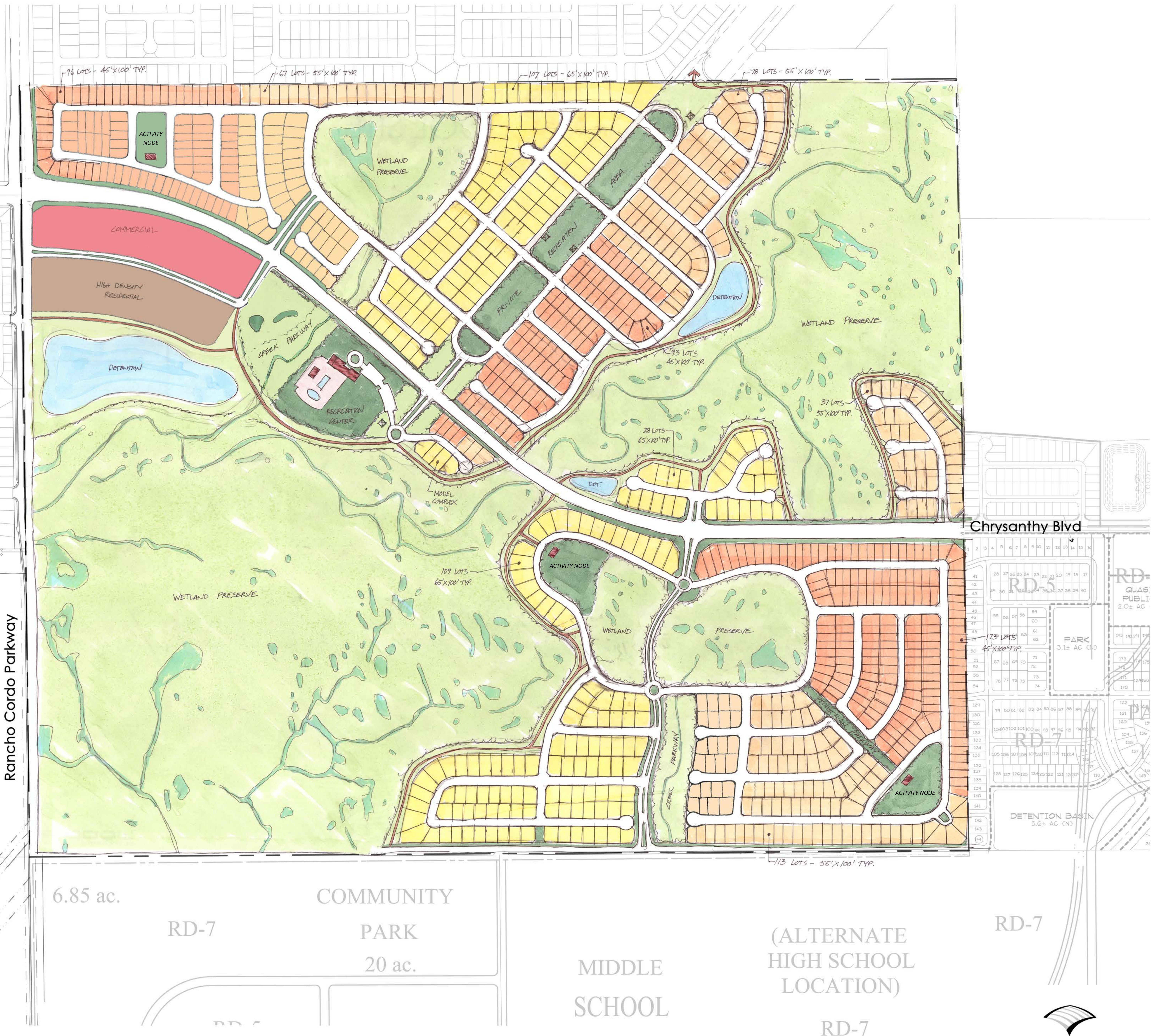
Land Use Summary

Typ. Lot Size	Units/Acreage
Model Homes	11
45'x100'	362
55'x100'	295
65'x100'	244
Sub-Total	912

HDR	219*
(7.3 ac. @ 30 du/ac.)	
TOTAL	1,131

COMMERCIAL 7.5 ac.

*Projected Units



AGENDA ITEM 11.3

