



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

Monday, September 16, 2013

5:30 PM – Regular Meeting

AMENDED AGENDA

Linda Budge, Mayor

Dan Skoglund, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Donald Terry, Council Member

Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.
If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg

CANCELLED MTG

City Council Special Mtg

CANCELLED MTG

CITY HALL CLOSED

2013

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CITY HALL CLOSURE DATES

Tue, Jan 1 - New Year's Day
Mon, Jan 21 - Martin Luther King Jr. Day
Mon, Feb 18 - President's Day
Mon, May 27 - Memorial Day
Thu, Jul 4 - Independence Day
Mon, Sep 2 - Labor Day
Mon, Nov 11 - Veterans Day
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Thurs, Dec 26 - Tues, Dec 31 Winter Break

2014 - Proposed

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Thu, Nov 27 - Thanksgiving Day
Fri, Nov 28 - Day After Thanksgiving Day
Wed, Dec 24 - Christmas Eve
Thu, Dec 25 - Christmas Day
Fri, Dec 26 - Day After Christmas Day
Tue, Dec 31 - New Year's Eve

2015 - Proposed

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

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

Monday, September 16, 2013

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

AMENDED AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

A Representative from United Methodist of Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamations in Recognition of Constitution Week to Frances Johnson of the Daughters of the American Revolution Sacramento Chapter and Susan Broderick of the Daughters of the American Revolution General John A. Sutter Chapter.
- 5.2 Presentation of Proclamation for Prostate Cancer Awareness Month Presented to Richard Montgomery.
- 5.3 Presentation of Proclamation for Pollution Prevention Week Presented to Sacramento County Business Environmental Resource Center (BERC).
- 5.4 Presentation of Proclamation to Denise Reese, Event Chair in Support of Relay For Life on September 21 and 22, 2013.
- 5.5 Presentation Regarding the California Capitol Airshow on October 5-6, 2013 by Executive Director Darcy Brewer.
- 5.6 Rancho Cordova Police Department Bike Safety Program Presentation by Chief of Police Rosanne Richeal.
- 5.7 Building & Safety Annual Report to Council.
- 5.8 Recognition of Dan Skoglund's Birthday on September 16th.

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.

Note, 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 30, 2013 Special Meeting, September 3, 2013 Special and Regular Meeting, September 4, 2013 Special Meeting and September 10, 2013 Special Meeting.
Recommendation: Adopt Minutes.

- 8.2 **Subject:** Second Reading of Ordinance No. 28-2013, Approving the First Amendment to the Development Agreement by and between the City of Rancho Cordova and Lennar Homes of California, Inc. and Lennar Renaissance, Inc. Relative to Certain Lots of Anatolia III.
 Recommendation: Waive the second reading and adopt Ordinance No. 28-2013.
 Result of Recommended Action: Adoption of Ordinance 28-2013 would extend the term of the existing Development Agreement with Lennar Homes for certain lots in the Anatolia III project for an additional five (5) years. This would allow Lennar to complete construction of homes consistent with vested rights of the original approval. The current Development Agreement is set to expire on November 20, 2013.
 Staff Report: William Campbell, Principal Planner.
 Advances Goals: 2.
- 8.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment 98-2011-1 for On-call Construction Management Services with Salaber Associates Inc. to Extend the Term of the Contract to December 1, 2015 and Increase the Contract Amount from \$600,000 to \$1,200,000.
 Recommendation: Adopt Resolution No. 109-2013.
 Result of Recommended Action: Adoption of Resolution No. 109-2013 will authorize the City Manager to execute contract amendment 98-2011-1 with Salaber Associates, Inc. to extend the contract term to December 1, 2015 and increase the contract amount from \$600,000 to \$1,200,000.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goals: 2, 5.
- 8.4 **Subject:** Resolution Amending the Fiscal Year 2012/2013 Adopted Budget for the City of Rancho Cordova.
 Recommendation: Adopt Resolution No. 112-2013.
 Result of Recommended Action: The 2012/2013 Adopted Budget will be amended to reflect variances in expenses not originally anticipated in the budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific items.
 Staff Report: Liisa Behrends, Finance Department.
 Advances Goals: 5.
- 8.5 **Subject:** Appointment of Real Property Negotiators.
 Recommendation: Appoint Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, and Adam Lindgren as Real Property Negotiators.
 Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at Data and Disk Drives, APN: 072-0680-072.
 Staff Report: Joe Chinn, Assistant City Manager.
 Advances Goal: 5.
- 8.6 **Subject:** Resolution Authorizing the City Manager and City Attorney to Execute a Contract for Prosecution Services with the Sacramento City Attorney's Office and to Execute a Memorandum of Understanding with the Sacramento County District Attorney's Office Regarding the Same.
 Recommendation: Approve Resolution No. 113-2013.
 Result of Recommended Action: The approval of this Resolution will authorize the City Manager and City Attorney to execute the agreements necessary for the Sacramento City Attorney's office to complete necessary groundwork and then commence providing Rancho Cordova with a prosecutor to prosecute misdemeanor

violations of the Rancho Cordova Municipal Code, which currently are not being prosecuted by the County District Attorney due to budgetary constraints.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Richmond American Homes (Anatolia III Village 18, 19 & 24) Residential Design Review; Project No. DD8087 – Located at Kavala Ranch Subdivision (Anatolia III), east of Sunrise Boulevard and north of Keifer Road.

Recommendation: Adopt Resolution No. 111-2013.

Result of Recommended Action: Adoption of this resolution would allow the applicant to proceed with the development of the presented design package, which proposes three two story and one single story medium sized homes that range from 2,490 to 3,342 square feet, which is an increase in average size from previous submittals by other builders. The proposed plans are consistent with the City's adopted Design Guidelines and are consistent with the high quality of the other designs in Anatolia III development.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 2.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Community Development Block Grant (CDBG) Consolidated Annual Program Evaluation Report (CAPER) Submission to Housing and Urban Development (HUD).

Recommendation: Approve CAPER for submittal to HUD.

Result of Recommended Action: Approval of the CAPER will allow the City to make timely submittal of the annual CDBG reporting to HUD.

Staff Report: Jessica Hayes, Housing and Community Development Specialist.

Advances Goals: 2, 5.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Bicycle Plan for Development East of Sunrise Boulevard.

Recommendation: This item is an informational presentation which includes the findings of the 2011 City of Rancho Cordova Bicycle Master Plan process. The 2011 plan will provide a platform to discuss potential updates to the Bicycle Plan and assure that the City's current thinking on bicycle planning meets the policy recommendations of the Council.

Result of Recommended Action: Staff will gather input from the Council and prepare a periodic update of the Bicycle Master Plan.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 1, 2.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Budge will adjourn the meeting to closed session in the Community Board Room.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

16. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.

Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.

Negotiating parties: Stonecreek Industrial LLC

Under negotiation: Price and terms of payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: Data and Disk Drives, APN: 072-0680-072.

Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, and Adam Lindgren.

Negotiating parties: Beazer Homes Holding.

Under negotiation: Price and terms of payment.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Government Code section 54956.9: (1 potential case).

PUBLIC EMPLOYEE APPOINTMENT (if needed)

Title: City Manager

Pursuant to Government Code Section 54957.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
<i>Tuesday, September 24, 2013</i>	<i>City Council Special Meeting – Work Session (5:30 PM) on Folsom Boulevard Specific Plan Update and Plastic Bag Options</i>
<i>Monday, October 7, 2013</i>	<i>City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Tuesday, October 15, 2013</i>	<i>City Council Special Meeting – Work Session (5:30 PM) on Purple Pipe and Local Purchasing Preference Options</i>
<i>Monday, October 21, 2013</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, October 29, 2013</i>	<i>City Council Special Meeting – Closed Session (5:30 PM)</i>
<i>Monday, November 4, 2013</i>	<i>City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>November 11, 2013 – Veteran's Day Holiday – City Hall Closed</i>	
<i>November 18, 2013</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>November 28-29, 2013 – Thanksgiving Holiday – City Hall Closed</i>	

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, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, September 16, 2013 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, September 13, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Friday, September 13, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

The background of the slide features a light green architectural drawing of a building floor plan, showing various rooms, corridors, and structural elements. The drawing is centered and occupies most of the slide area.

Building & Safety Division
Annual Update
September 16, 2013



Building & Safety Team

TOPICS

- ✓ **Building and Construction Activity**
- ✓ **Streamlining Efforts**
- ✓ **Customer Feedback**
- ✓ **New Outreach Efforts**

BUILDING ACTIVITY

Permit Type	No. of Permits by Fiscal Year		
	2011 – 2012	2012 – 2013	2013 – 2014*
Commercial	525	554	140
Multi-Family	0	0	0
Residential	1,263	1,472	351
Production Homes	163	296	99
TOTALS	1,951	2,323	590

**Data for FY 2013 – 2014 is through September 12*

Stats by permit type – comparison of previous two fiscal years plus what activity we've seen to date for FY 13-14.

Approx. 5% commercial increase between 11-12 and 12 – 13

Approx. 14% residential increase between 11-12 and 12-13

Approx. 45% production home increase between 11-12 and 12-13

On track for FY 13-14 projections (280 SFD)

BUILDING ACTIVITY

- ✓ Walgreen's
- ✓ Starbucks
- ✓ Panda Express
- ✓ Panera
- ✓ Vision Service Plan (VSP)
- ✓ Somerset Assisted Living
- ✓ Marshall's
- ✓ Koreana Plaza
- ✓ Dignity Health
- Continued...*

Commercial projects over the last year

BUILDING ACTIVITY

- ✓ **California Health Benefits Exchange (Covered California)**
- ✓ **California Department of Industrial Relations**
- ✓ **Rancho Cordova Events Center**

Commercial Activity Continued...

BUILDING ACTIVITY

Builder	Production Homes Issued		
	2011 – 2012	2012 – 2013	2013 – 2014*
Beazer Homes (Sunridge Park)	29	6	0
Elliott Homes (Villages of Zinfandel)	4	53	38
K Hovnanian Homes (Sunridge Park)	24	6	0
Lennar Homes (Anatolia III)	28	117	35
Woodside Homes (Sunridge Park)	78	114	26
<u>TOTALS</u>	163	296	99

**Data for FY 2013 – 2014 is through September 12*

Woodside and Lennar Homes have been the most active over the last 2.5 years

Beazer: 35

Elliott: 95

K Hov: 30

Lennar: 180

Woodside: 218

BUILDING ACTIVITY

Subdivision	Available Lots		
	Finished Lots	Bldg Permits Issued	Remaining Finished Lots
Anatolia I	1049	947	102
Anatolia II	980	976	4
Anatolia III	798	547	251
Capital Village	458	456	2
North Douglas	603	0	603
Sunridge Park	909	856	53
Villages of Zinfandel	1,494	1,345	149
<u>TOTALS</u>	6,291	5,127	1,164

Anatolia I: Lots available in Anatolia I are for Anthology

Current Finished Lot inventory 1,164

BUILDING ACTIVITY

SFD Square Footage	FY 2011 - 2012	FY 2012 - 2013	FY 2013 - 2014
1,500 and under	5	23	10
1,501 – 2,000	82	111	36
2,001 – 2,500	51	77	23
2,501 – 3,000	25	82	23
3,001 – 4,000	1	3	7
4,001 and over	0	0	0
Averages	2,057	2,155	2,176

**Data for FY 2013 – 2014 is through September 12*

Sizes of homes have increased over the last 2.5 years

5% from 11 – 12 to 12 – 13

6% from 11-12 to current

STREAMLINING

- ✓ **Electronic Plan Review**
- ✓ **Infor Public Sector Software**
- ✓ **Public Workstation**
- ✓ **Simplifying Forms and Handouts**
- ✓ **Long Term Accessibility Program**

Electronic Plan review was implemented in the Spring of 2013. The service has been utilized by companies such as VSP, Famous Footwear, and Dollar Tree

Infor Public Sector – online permitting software which will give us the platform to offer online permitting, scheduling, status of permits, etc.

Public Workstation located in the first floor lobby allows customers to search for permit records, plans, microfiche and certificates of occupancy. Eliminates some records requests and allows customer to review our records at their convenience.

LTAP was developed to address the intent of property owners to address the California Building Code Chapter 11B accessibility upgrade requirements for a property over an extended period of time. This would help them to achieve full compliance for the site, lessen the financial burden of such requirements, and not impede individual tenant improvement permits, while still achieving compliance with all applicable code requirements. VSP also has utilized this program.



President from Nor-Cal Casp: “The Building industry certainly desires more customer service oriented professionals like Mr. Twist to assist with a better built environment. Chevron Corporation and their consultants appreciate the professional approach performed by the City of Rancho Cordova. It was a pleasure working with Steve while experiencing his professional approach for resolve and we look forward to future experiences with Mr. Twist. “

Construction Company for Dignity Health: “The one thing that made this project able to build at the speed we did, were the inspections with Craig Buttermore. Very Professional, pleasant attitude every day. He never slowed us down and was here every day. The experience here in Rancho Cordova was one of which I would like to repeat.”

CEO from Mr. Pickles: “Your City has treated us very professional and friendly. I have never worked with a jurisdiction that was so pro business and did everything possible to simplify the process in opening my new store in Rancho Cordova. It was a pleasure to work with everyone. You definitely have a can do attitude and are not your typical government operation.”

Staff from Big Mountain Air: “I was having such a bad day before talking with you.

You were understanding and very kind. Thanks again for the copy of the permit.”
Nick Wynkoop

OUTREACH

- ✓ **Building Quarterly Newsletter**
 - Code updates and interpretations, new programs/policies, information on hot topic items
- ✓ **Quarterly Public Meetings**
 - Public meetings for residents and local contractors at City Hall
 - Open forum for Q&A, information sharing, code changes, etc.

New outreach efforts to implement

Great example to use for new outreach efforts is the 2013 Code Update to take effect January 1, 2014

Back to City Council in November for code update



Concludes presentation



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Friday, August 30, 2013

1:00 PM – Special Meeting
Community Board Room

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 1:08 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry.

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson.

2. PUBLIC COMMENT

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

3. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code section 54957.

ACTION: Discussion item only; no action taken.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action.

5. ADJOURNMENT

Mayor Budge adjourned the meeting at 3:48 PM.

Mindy Cuppy, CMC, 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**

Tuesday, September 03, 2013

**4:00 PM – Special Meeting
Community Board Room**

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

Special Meeting/Work Session to Follow the Regular Meeting

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry.

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson.

Mayor Budge called the special meeting to order in the Community Board Room at 4:14 PM.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM / CLOSED SESSION

- 3.1 PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code section 54957.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Budge adjourned the meeting at 4:57 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry.
Council Members Absent: None.
Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chan, Chinn, Gassaway, Hadley, Holt, Lee, Nichols, Rodriguez, Simpson, Taylor, George, Peterson, Snipes, Haven, Mauch, Davis, Samuelson, Sparks, Arnold, Silva, Blair.

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:32 PM.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Conrade Mayer led the pledge.

8. INVOCATION

Linda Smith from Law Enforcement Chaplaincy gave the invocation.

9. PRESENTATIONS

Mayor Budge reordered the agenda and asked for the City Manager's Report item, Neighborhood Services: Code Enforcement and Animal Services Report to Council at this time.

- 9.1 Presentation by Rancho Cordova Historical Society President Gary Parker.
9.2 Presentation of Honorary Rotary Memberships to City Council Members by Jerry Foote.

Mayor Budge added an item and presented City Attorney Adam Lindgren with a proclamation honoring the 10th Anniversary of the Meyers Nave Sacramento offices.

10. PUBLIC COMMENT

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

- Daniel Llyod regarding taxis in Rancho Cordova

Mayor Budge closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve 12.1, 12.2, and 12.4 by Skoglund second by McGarvey;
Carried by a 5:0 roll call vote.

ACTION: Motion to approve 12.3 by Skoglund second by Sander;
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of August 16, 2013 Special Meeting, August 19, 2013 Regular Meeting and August 27, 2013 Special Meeting.

Recommendation: Adopt minutes.

12.2 **Subject:** Second Reading of Ordinance No. 26-2013, Approving a Zone Change for 3.1 acres of "O" Open Space to RD-5 Single Family Residential and an Amendment to the Existing Development Agreement for the Douglas 98 Project.

Recommendation: Waive the second reading and adopt Ordinance No. 26-2013.

Result of Recommended Action: Approval of the proposed action would adjust the original plan adopted in 2006, wherein the new plan includes 528 single family dwelling lots, a reduction of 165 lots less than the original approval of 693. The reduction in lots is attributed to increasing the lot sizes in portions of the project. Some street sections have been reduced due to changes in development standards, along with minor reduction in parks and open space. The proposed actions would amend various obligations and rights noted within the current Development Agreement for Douglas 98.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 6.

12.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Adopting the Sacramento County Multi-Hazard Mitigation Plan.

Recommendation: Adopt Resolution 107-2013.

Result of Recommended Action: Adoption of the Sacramento County Multi-Hazard Mitigation Plan is necessary for the City of Rancho Cordova to be in compliance with the Disaster Mitigation Act of 2000, enabling the City to receive Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation and Hazard Mitigation Grants.

Staff Report: Cyrus Abhar.

Advances Goals: 1, 2, 3, 4, 5.

12.4 **Subject:** Second Amendment to the Collection Services Contract with Republic Services Inc.

Recommendation: Adopt Resolution No. 106-2013.

Result of Recommended Action: Adoption of this Resolution will provide the City Manager with the authority to execute a Second Amendment to the Agreement with Republic Services Inc. (formerly Allied Waste) related to its residential franchise.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by McGarvey second by Terry;
Carried by a 5:0 roll call vote.

13.1 **Subject:** An Ordinance Approving the First Amendment to the Development Agreement by and between the City of Rancho Cordova and Lennar Homes of California, Inc. and Lennar Renaissance, Inc. Relative to Certain Lots of Anatolia III.

Recommendation: Waive first reading and introduce Ordinance 28-2013.

Result of Recommended Action: Adoption of Ordinance No. 28-2013 would extend the term of the existing Development Agreement with Lennar Homes for certain lots in the Anatolia III project for an additional five (5) years. This would allow Lennar to complete construction of homes consistent with vested rights of the original approval. The current Development Agreement is set to expire on November 20, 2013.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 2.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Adding Chapter 12.32 to the Rancho Cordova Municipal Code Establishing Adjacent Property Owner Responsibility for Sidewalk Repair, Maintenance, and Liability.

Recommendation:

1. Waive the first reading and introduce Ordinance 27-2013; and
2. Adopt Resolution No. 108-2013.

Result of Recommended Action: Adoption of Ordinance 27-2013 will add Chapter 12.32 to the Rancho Cordova Municipal Code, titled "Sidewalk Repair, Maintenance, and Liability." The purpose of the addition of codified language is to ensure that citywide sidewalks are equitably maintained in a safe and non-hazardous manner. Adoption of Resolution No. 108-2013 will authorize the creation of a Residential Sidewalk Maintenance Assistance Program to provide financial assistance to residential property owners unable to afford costs of necessary sidewalk repairs and maintenance.

Staff Report: Cyrus Abhar & David Gassaway, Public Works.

Advances Goals: 1, 2, 3.

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

- Amanda Connolly in opposition.
- Scott Hurkens in opposition.
- Madeline Holdren in opposition.
- Jerome Brown in opposition.
- Jim Compton in opposition.
- Ann Richardson in opposition.
- Susan Foulk in opposition.

- Terri Welch in opposition.
- Wendy Reed in opposition.
- Susan Blound in opposition.
- Rod Klingler in opposition.
- Bonnie Penrose in opposition.
- Conrade Mayer in opposition.
- Craig Osborn in opposition.
- Robert Towns to offer an alternative funding idea.
- Wayne Hart in opposition.
- Ken Spencer in opposition.
- Sharon Benbrook in opposition.
- Mary McKinnon in opposition.
- Jackie Kelly in opposition.
- Derald Langwell in opposition.
- Doniell Cummings in opposition.
- Sharon Larkin in opposition.

Mayor Budge closed the public comment period.

AT THIS POINT: Council took a recess at 8:39 PM. The full Council resumed at 8:58 PM.

ACTION: Motion to continue item 14.1 to a date uncertain by McGarvey;
McGarvey withdrew Motion.

Motion to table item 14.1 by Terry second by Skoglund.
Carried by a 5:0 roll call vote

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:51 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 9:48 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry.

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Junker, Chinn, Gassaway.

20. CLOSED SESSION

ACTION: This item was not discussed.

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code Section 54957.

ACTION: Discussion item only; no action taken.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d)
of Government Code section 54956.9: (1 potential case).

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that the first item, Public Employee Appointment was not discussed.

City Attorney Adam Lindgren reported that regarding the second item, Conference with Legal Counsel – Anticipated Litigation there was no reportable action.

22. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:12 PM.

Mindy Cuppy, CMC, 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, September 04, 2013

5:00 PM – Special Meeting
Community Board Room

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 5:05 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry.

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson.

2. PUBLIC COMMENT

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

3. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code section 54957.

ACTION: Discussion item only; no action taken.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action.

5. ADJOURNMENT

Mayor Budge adjourned the meeting at 6:50 PM.

Mindy Cuppy, CMC, 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 10, 2013

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

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 5:47 PM.

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

Council Members Absent: Skoglund.

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Silva, Campbell, Flory, Gassaway, Junker, Thomas, Haven, Sparkman.

2. PUBLIC COMMENT

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

3. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that at the closed session on September 4, 2013 Council chose to engage the recruitment firm of Colin Baenziger & Associates for the City Manager recruitment.

4. SPECIAL MEETING ITEM

- 4.1 **Subject:** Preliminary Review of the Suncreek Specific Plan.
Recommendation: Receive applicant and staff information and provide preliminary review and comments.
Result of Recommended Action: This briefing will assist with updating Council on the upcoming Suncreek Specific Plan formal presentation and approval before the City Council.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 6.

ACTION: Discussion item only; no action taken.

AT THIS POINT: Council took a recess at 7:10 PM. The full Council resumed at 7:25 PM.

- 4.2 **Subject:** Sacramento County Project – White Rock Road Industrial Yard Uses.
Recommendation: Provide project update to Council and request general direction.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 2, 4.

ACTION: Discussion item only; no action taken.

5. ADJOURNMENT

The City Council did not adjourn to closed session.

6. CLOSED SESSION - CALL TO ORDER/ROLL CALL

7. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT
 Title: City Manager
 Pursuant to Government Code section 54957.

8. OPEN SESSION - REPORT FROM CLOSED SESSION

9. ADJOURNMENT

Mayor Budge adjourned the meeting at 7:57 PM.

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 28-2013

**AN ORDINANCE OF THE CITY COUNCIL OF RANCHO CORDOVA
APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF RANCHO CORDOVA,
LENNAR HOMES OF CALIFORNIA, INC. AND LENNAR RENAISSANCE, INC.
RELATIVE TO CERTAIN LOTS OF ANATOLIA III
(Village 17 Lots 1-5, 10 and 91,
Village 19 Lots 1-29, 34-47 and 61-82,
Village 21 Lots 1-92, Village 22 Lots 1-37, 71-96
Village 24 Lots 1, 2, 5, 12, 19, 50-55 and 60-65)**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Recitals.**

- A. 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.
- B. On November 20, 2003, the City of Rancho Cordova and Sun Ridge, LLC, a California limited liability company ("Sun Ridge") entered into that certain agreement entitled Development Agreement by and between the City of Rancho Cordova and Sun Ridge, LLC Relative to Anatolia III (the "Development Agreement"). Pursuant to the Development Agreement, Sun Ridge agreed to develop certain property, more particularly described in the Development Agreement (the "Anatolia III Development"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on December 5, 2003, in Book 20031205, Page 1484.
- C. Sun Ridge conveyed portions of the Anatolia III Development to several landowners, including the property that is subject to the Development Agreement amendment ("First Amendment"), attached hereto as **Attachment 2**. The Subject Property was split and conveyed to several landowners since the Development Agreement was entered into.
- D. Lennar Homes of California, Inc. acquired Village 19 Lots 1-29, 34-47 and 61-82; Village 21 Lots 1-92, Village 22 Lots 1-37, 71-96 Village 24 Lots 1, 2, 5, 19, 50-55 and 60-65. Lennar Homes of California, Inc. assumed the rights and obligations of the Development Agreement relative to Village 19 Lots 1-29, 34-47 and 61-82 and Village 24 Lots 50-55, by entering into an Assignment and Assumption Agreement dated December 29, 2010 with Sankey 380, LLC. Lennar Homes of California, Inc. assumed the rights and obligations of the Development Agreement relative to Village 21 Lots 1-92 and Village 24 Lots 60-65 by entering into an Assignment and Assumption Agreement dated December 12, 2012 with 7777 Greenback Lane, LLC. Lennar Homes of California, Inc. assumed the rights and

obligations of the Development Agreement relative to Village 22 Lots 1-37 and 71-96 and Village 24 Lots 1, 2, 5, and 19; and Village 22 Lots 71-96, by entering into an Assignment and Assumption Agreement dated July 28, 2013 with Rancho Cordova LP.

- E. Lennar Renaissance, Inc. acquired Village 17 Lots 1-5, 10 and 91; Village 24 Lot 12. Lennar Renaissance, Inc. assumed the rights and obligations of the Development Agreement for these Lots by entering into an Assignment and Assumption Agreement dated February 23, 2005 with Sun Ridge, LLC.
- F. Lennar Homes of California, Inc. and Lennar Renaissance, Inc., known as Landowner for purposes of the attached First Amendment, have the same ownership. Both parties desire to enter into the attached First Amendment together to extend the Development Agreement for the Subject Property.
- G. The Development Agreement is set to expire on November 20, 2013. Pursuant to the Landowner's request, and pursuant to Government Code section 65868, the attached First Amendment will amend the Development Agreement extending the term an additional five (5) years as it relates to the Subject Property.
- H. All environmental impacts have been reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 17-2003, which adopted the Development Agreement on October 20, 2003, are still accurate and relevant to the attached First Amendment.
- I. The Anatolia III Development is within the Sunrise Douglas Community Plan and 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. 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. No impacts beyond those previously considered were identified.
- J. On September 3, 2013, the City Council, as the legislative body for purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

Section 2: Findings.

Therefore, on the basis of: (a) the foregoing recitals, which are hereby incorporated herein; (b) the City of Rancho Cordova's General Plan and General Plan EIR at the time the Development Agreement was approved; (c) the SDCP/SRSP EIR; (d) subsequent review and certification of the SDCP/SRSP EIR; and (e) the Anatolia III MND, the City Council finds and determines that:

- A. The attached First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in effect on the date the Development Agreement was approved in that: (a) the development planned under the Development Agreement ("**Project**") remains predominantly low-density residential; (b) the Project remains consistent with the fiscal

policies of the General Plan in effect at the time the Development Agreement was approved with respect to provisions of infrastructure and public services; and, (c) the Development Agreement includes provisions relating to financing public services, construction and maintenance of public facilities, park development fees. The First Amendment is also consistent with the land use designations in the City's current General Plan.

- B. The First Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Project will implement land use guidelines set forth in the General Plan at the time the Development Agreement was approved.
- C. The First Amendment to the Development Agreement will not be detrimental to the health, safety and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan in effect at the time the Development Agreement was adopted. The impacts of the development on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.
- D. The First Amendment to the Development Agreement will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan at the time the Development Agreement was approved.
- E. The First Amendment to the Development Agreement is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

Section 3. Approval of Development Agreement.

- A. The City Council hereby approves the First Amendment to the Anatolia III Development Agreement, attached to this Ordinance and incorporated herein by reference as **Attachment 2**, and authorizes the City Manager to sign the First Amendment to the Development Agreement after the effective date of this Ordinance.

Section 4. Recordation

Within ten (10) days after the First Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the Agreements to the County Recorder for recordation.

Section 5. Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6. Publication and 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 this ____ day of _____ 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

2117183.1

ATTACHMENT 2

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
Attention: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF RANCHO CORDOVA,
LENNAR HOMES OF CALIFORNIA, INC. AND LENNAR RENAISSANCE, INC.**

**RELATIVE TO CERTAIN LOTS OF ANATOLIA III
(Village 17 Lots 1-5, 10 and 91,
Village 19 Lots 1-29, 34-47 and 61-82,
Village 21 Lots 1-92, Village 22 Lots 1-37, 71-96
Village 24 Lots 1, 2, 5, 12, 19, 50-55 and 60-65)**

This First Amendment ("**First Amendment**") to Development Agreement is entered into this ____ day of _____ 2013, by and between the CITY OF RANCHO CORDOVA, a California municipal corporation ("**City**"), LENNAR HOMES OF CALIFORNIA, INC., a California corporation and LENNAR RENAISSANCE, INC., a California corporation (Lennar Homes of California and Lennar Renaissance shall be collectively referred to as "**Landowner**"). City and Landowner are hereinafter collectively referred to as the "Parties," and singularly as a "Party."

RECITALS

A. On November 20, 2003, the City of Rancho Cordova and Sun Ridge, LLC, a California limited liability company ("**Sun Ridge**") entered into that certain agreement entitled Development Agreement by and between the City of Rancho Cordova and Sun Ridge, LLC Relative to Anatolia III (the "**Development Agreement**"). Pursuant to the Development Agreement, Sun Ridge agreed to develop certain property, more particularly described in the Development Agreement (the "**Anatolia III Development**"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on December 5, 2003, in Book 20031205, Page 1484.

B. Sun Ridge conveyed portions of the Anatolia III Development to several landowners, including the portions of Anatolia III subject to this First Amendment ("**Subject Property**"), as shown in **Exhibit A**. The Subject Property was split and conveyed to several landowners since the Development Agreement was entered into.

C. Lennar Homes of California, Inc. acquired Village 19 Lots 1-29, 34-47 and 61-82; Village 21 Lots 1-92, Village 22 Lots 1-37, 71-96 Village 24 Lots 1, 2, 5, 19, 50-55 and 60-65. Lennar Homes of California, Inc. assumed the rights and obligations of the Development Agreement relative to Village 19 Lots 1-29, 34-47 and 61-82 and Village 24 Lots 50-55, by entering into an Assignment and Assumption Agreement dated December 29, 2010 with Sankey

ATTACHMENT 2

380, LLC. Lennar Homes of California, Inc. assumed the rights and obligations of the Development Agreement relative to Village 21 Lots 1-92 and Village 24 Lots 60-65 by entering into an Assignment and Assumption Agreement dated December 12, 2012 with 7777 Greenback Lane, LLC. Lennar Homes of California, Inc. assumed the rights and obligations of the Development Agreement relative to Village 22 Lots 1-37 and 71-96 and Village 24 Lots 1, 2, 5, and 19; and Village 22 Lots 71-96, by entering into an Assignment and Assumption Agreement dated July 28, 2013 with Rancho Cordova 75 LP.

D. Lennar Renaissance, Inc. acquired Village 17 Lots 1-5, 10 and 91; Village 24 Lot 12. Lennar Renaissance, Inc. assumed the rights and obligations of the Development Agreement for these Lots by entering into an Assignment and Assumption Agreement dated February 23, 2005 with Sun Ridge, LLC.

E. Lennar Homes of California, Inc. and Lennar Renaissance, Inc., known as Landowner for purposes of this First Amendment, have the same ownership. Both parties desire to enter into this First Amendment together to extend the Development Agreement for the Subject Property.

F. The Development Agreement is set to expire on November 20, 2013. Pursuant to the Landowner's request, and pursuant to Government Code section 65868, this First Amendment will amend the Development Agreement extending the term an additional five (5) years as it relates to the Subject Property

G. All environmental impacts have been reviewed and addressed at the time the project was approved. All recitals and findings of determination in Ordinance 17-2003, which adopted the Development Agreement on October 20, 2003, are still accurate and relevant to this First Amendment.

H. The Anatolia III Development is within the Sunrise Douglas Community Plan and 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. 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. No impacts beyond those previously considered were identified.

I. This First Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in effect on the date the Development Agreement was approved. This First Amendment is also consistent with the land use designations in the City's current General Plan.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the Parties hereby agree to amend the Agreement as follows:

AGREEMENT

1. Term. Section 5.2 of the Development Agreement is amended to read as follows:

ATTACHMENT 2

5.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and shall continue in force until November 20, 2018, unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect; provided, however, 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.

2. Scope of Amendment. This First Amendment shall only apply to the Subject Property more particularly described in the attached **Exhibit A**.

3. All Other Terms Remain in Force. Except as amended by this First Amendment, all terms and conditions of the Agreement remain in full force and effect.

4. Effective Date. This First Amendment takes effect on the effective date of the ordinance that approves it (the "Effective Date") (Gov. Code, § 65868).

5. Recording. Within ten (10) days after the Effective Date, City shall record this First Amendment with the Sacramento County Recorder's Office.

6. 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.

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this First Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. ____-2013, adopted by the Council of the City on this ____ day of _____ 2013, and Landowner has caused this First Amendment to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: _____

Its: _____

Date: _____

ATTEST:

City Clerk

"LANDOWNER"

LENNAR HOMES, INC.
a California Corporation

By: _____

Name: _____

Title: _____

Date: _____

LENNAR RENAISSANCE, INC.
a California Corporation

By: _____

Name: _____

Title: _____

Date: _____

ATTACHMENT 2

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

Date: _____

ATTACHMENT 2**EXHIBIT A****Legal Description of the Subject Property**

Legal Description for Lennar Anatolia III Lots covered by the Development Agreement Extension

Lots 1 through 37, inclusive and Lots 71 through 96 inclusive as shown on that certain Final Map entitled "Anatolia III, Village 22", filed for record in Book 333 of Maps, at Page 9, Sacramento County Records.

and

Lots 1, 2, 5 and Lot 19, as shown on that certain Final Map of "Anatolia III, Village 24", filed for record in Book 332 of Maps, at Page 4, Sacramento County Records, and as amended by Certificate of Correction recorded October 19, 2005 in Book 200510-19, Page 163, Sacramento County Records.

and

Lots 50 through 55, inclusive, as shown on that certain Final Map of Anatolia III, Village 24", filed for record in Book 332 of Maps, at Page 4, Sacramento County Records, and as amended by Certificate of Correction recorded October 19, 2005 in Book 20051019, Page 163, Sacramento County Records.

and

Lots 1 through 29, inclusive, Lots 34 through 47, inclusive and Lots 61 through 82, inclusive, as shown on that certain Final Map of "Anatolia III, Village 19", filed for record in Book 333 of Maps, at Page 7, Sacramento County Records.

and

Lots 1 through 92, inclusive, as shown on that certain Final Map of "Anatolia III, Village 21", filed for record in Book 332 of Maps, at Page 3, Sacramento County Records.

and

Lots 60 through 65, inclusive, as shown on that certain Final Map of "Anatolia III, Village 24", filed for record in Book 332 of Maps, at Page 4, Sacramento County Records, and as amended by Certificate of Correction recorded October 19, 2005 in Book 200510-19, Page 163, Sacramento County Records.

and

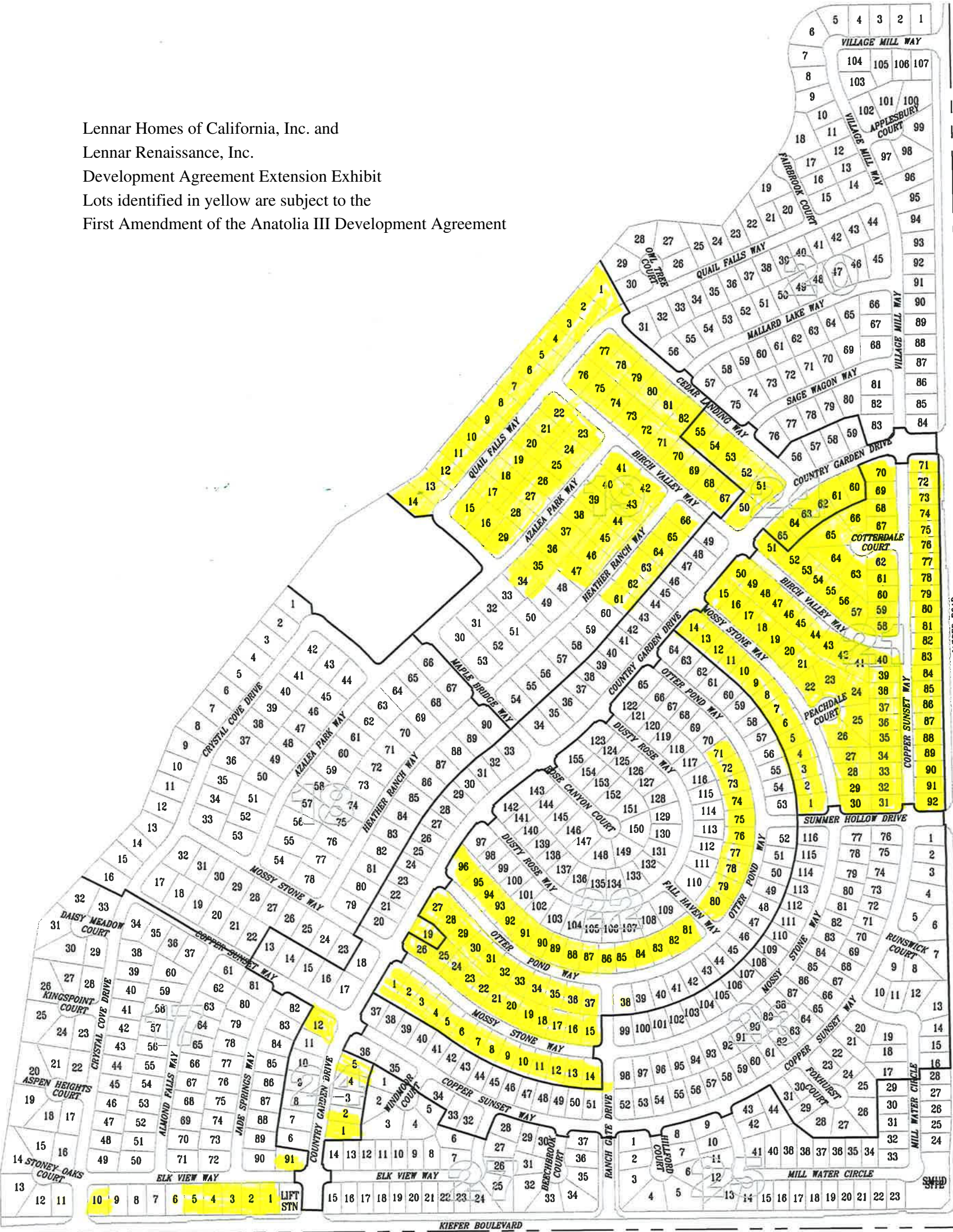
Lot 12, as shown on that certain Final Map of "Anatolia III, Village 24", filed for record in Book 332 of Maps, at Page 4, Sacramento County Records, and as amended by Certificate of Correction recorded October 19, 2005 in Book 200510-19, Page 163, Sacramento County Records.

and

Lots 1 through 5, inclusive, Lot 10 and Lot 91, as shown on that certain Final Map of "Anatolia III, Village 17", filed for record in Book 333 of Maps, at Page 5, Sacramento County Records.

ANATOLIA III
DEVELOPMENT AGREEMENT EXHIBIT
CITY OF RANCHO CORDOVA, CA

Lennar Homes of California, Inc. and
Lennar Renaissance, Inc.
Development Agreement Extension Exhibit
Lots identified in yellow are subject to the
First Amendment of the Anatolia III Development Agreement



NOT TO SCALE

MEMORANDUM

DATE: September 16, 2013
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director



SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 98-2011-1 FOR ON-CALL CONSTRUCTION MANAGEMENT SERVICES WITH SALABER ASSOCIATES, INC. TO EXTEND THE CONTRACT TERM TO DECEMBER 1, 2015 AND INCREASE THE CONTRACT AMOUNT FROM \$600,000 TO \$1,200,000.

RECOMMENDATION

Adopt Resolution 109-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute contract amendment 98-2011-1 for on-call construction management services with Salaber Associates, Inc. to extend the contract term to December 1, 2015 and increase the contract amount from \$600,000 to \$1,200,000.

BACKGROUND

In order to provide flexibility to adapt to a variable construction market, the Public Works Department employs the assistance of qualified consultants for construction management services. This is an on-call contract that allows the City to draw upon greater resources, thus increasing the ability to handle workload peaks and maintain efficient response times. Salaber Associates, Inc. was shortlisted as the top ranked candidate based on a competitive proposal and interview process. The shortlist is valid through 2015.

The City previously entered into consultant services agreement 98-2011 with Salaber Associates, Inc. to provide construction management services. The original contract amount has been largely expended through their services on City capital improvement projects. This first amendment will provide extended contract duration and compensation to allow Salaber Associates, Inc. to continue to provide construction management services to the City on an on-call basis.

FISCAL IMPACT

Construction management of capital improvement projects is paid through various funding sources earmarked for the projects. These services do not impact the general fund.

ATTACHMENT

Resolution 109-2013 including Exhibit A – Contract 98-2011-1

City Council Staff Report
 September 16, 2013

1 of 1

Salaber Associates, Inc.
 Contract 98-2011-1

AGENDA ITEM 8.3

CITY OF RANCHO CORDOVA

RESOLUTION NO. 109-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT 98-2011-1
FOR ON-CALL CONSTRUCTION MANAGEMENT SERVICES WITH SALABER
ASSOCIATES, INC. TO EXTEND THE CONTRACT TERM TO DECEMBER 1, 2015 AND
INCREASE THE ON-CALL CONTRACT AMOUNT FROM \$600,000 TO \$1,200,000**

WHEREAS, on October 17, 2011, the City of Rancho Cordova executed Contract No. 98-2011 with Salaber Associates, Inc. in the amount of \$600,000 to provide on-call construction management services; and

WHEREAS, the City wishes to extend the maximum compensation amount to \$1,200,000; and

WHEREAS, the City wishes to extend the contract term to December 1, 2015; and

WHEREAS, the contract will be paid through various funding sources earmarked for the projects and the contract does not impact the general fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the City Council authorizes the City Manager or his designee to execute contract amendment 98-2011-1 with Salaber Associates, Inc. to extend the contract term to December 1, 2015 and increase the contract amount from \$600,000 to \$1,200,000.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the -
____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk, CMC

EXHIBIT A
CONTRACT NO. 98-2011-01

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND SALABER ASSOCIATES, INC. FOR ON-
CALL CONSTRUCTION MANAGEMENT SERVICES**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Salaber Associates, Inc. ("Professional") as of September 16, 2013. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated October 17, 2011 for the purpose of providing On-Call Construction Management Services; and

WHEREAS, this Amendment will extend the term of service and increase the compensation amount of the PSA; 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 PSA from July 1, 2014, to December 1, 2015. 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 December 1, 2015, unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed Six Hundred Thousand Dollars (\$600,000). 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 One Million, Two Hundred Thousand Dollars (\$1,200,000) on a time and materials basis, 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.

Last Revised August 1, 2012

EXHIBIT A
CONTRACT NO. 98-2011-01

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.

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

CITY OF RANCHO CORDOVA

SALABER ASSOCIATES, INC.

Ted A. Gaebler, City Manager

Robert LoRusso, Vice President

Date:_____

Date:_____

Attest:

Mindy Cuppy, CMC, City Clerk

Date:_____

Approved as to Form:

Adam Lindgren, City Attorney

Date:_____

1208092.2

Last Revised August 1, 2012

MEMORANDUM



DATE: September 16, 2013

TO: Honorable Mayor and Council Members

FROM: Liisa Behrends, Senior Accountant

SUBJECT: RESOLUTION AMENDING THE FISCAL YEAR 2012/13 ADOPTED BUDGET FOR THE CITY OF RANCHO CORDOVA

RECOMMENDATION

Adopt Resolution No 112-2013 (**Attachment 1**) amending the Fiscal Year 2012/13 Adopted Budget for the General Fund, various Special Revenue Funds, Internal Service Funds, and certain Agency Funds.

RESULT OF RECOMMENDED ACTION

The 2012/13 Adopted Budget will be amended to reflect variances in expenses not presented in the previous budget amendment. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific funds.

BACKGROUND

The City operates on a fiscal year that begins July 1 and ends June 30 of each year. The City financial operations are governed by a "budget document". The City Manager is required to submit a proposed budget to the Council by May 31 of each year. The Fiscal Year 2012/13 Proposed Budget was first submitted to Council in a workshop on May 21, 2012 and was adopted by the City Council on June 18, 2012.

In conjunction with the Finance Director and the City Manager, the departments monitor their budgets very closely throughout the year. On June 17, 2013 a budget amendment was brought to the City Council to account for changes that had occurred in the projected expenditures presented in the original budget. Since the appropriations set the legal spending limit, the Finance Department is requesting an amendment to the budget to adjust for these variations. The attached schedule illustrates the funds in question and highlights the proposed amendments.

EXPLANATION OF ADJUSTMENTS

It is the City's policy that transfers between funds must be approved by the City Council. This approval is required even if the fund is not going to exceed its total expenditure budget. In these instances, an adjustment is made between line items within the Fund's budget, with no impact on the total expenditures.

In the General Fund, a transfer is needed to the Folsom Mather Field Enhancement Project to pay for improvements denied as enforceable obligations of the Redevelopment Agency.

A similar adjustment is required in the Park Renovation Fund to allow for the transfer of administrative monies to the General Fund.

Additional CDBG funds were made available to our sidewalk projects, requiring an increase in our transfers out to the CIP Fund.

The Infrastructure ISF is funding part of the Folsom Mather Field Enhancements being recorded in the CIP Fund.

Special Revenue Funds

As previously reported, actual revenues in some of the Special Revenue Funds are expected to be greater than budgeted, as are expenses. Such is the case in the Rancho Cordova Lighting District, where the expenditure budget was constrained by the anticipated revenues. As revenues have outperformed the budget, an adjustment is needed to allow the additional expenditures in the Fund.

As part of the changes to the Community Facilities Fee (CFF) Program, we incurred some consulting expenditures in the CFF Admin Impact Fee Fund that was not anticipated at the time of the budget.

The pass through of administrative monies to the Cordova Parks and Recreation District requires an adjustment in the Sunrise Douglas (SD) Park Impact Fee Fund.

We typically do not budget for impact fee credits that may be issued throughout the year. The requested adjustment to the SD Traffic Mitigation Fund will allow the credits to be recorded.

Transfers Out from the Transit Related Benefit Districts to the CIP Fund are necessary to pay for the installation of the solar street light at Zinfandel Plaza.

The budget amendments to the State Grants Fund and the New Measure A Construction Fund are a timing issue, related to when we receive the reimbursement monies from the grantor or Sacramento Transportation Authority. As these reimbursements for FY 11/12 were not received within our policy's timeframe of 60 days after year end, we recorded the funds as a receivable due to us last year and are recognizing the revenue in this fiscal year.

Internal Service Funds

The City sets aside funds in Internal Service Funds to ensure monies are available when capital facilities and infrastructure needs arise. The final costs of replacing our Animal Services trucks are requiring a small adjustment to the Vehicle & Equipment Replacement Fund budget.

Agency Funds

In May of 2012, Council dedicated the revenues generated from the Very Low Income Housing Fee to the Local Housing Trust Fund, a new fund. In the original budget, staff anticipated the closing of the Very Low Income Housing Fund and projected what expenditures would then roll to the new Local Housing Trust Fund. The requested adjustment captures those expenditures that were not originally included in the original adopted budget.

ATTACHMENT

Resolution No. 112-2013 including **(Exhibit A)** Schedule of Proposed Budget Adjustments by Fund.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 112-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2012 THROUGH
JUNE 30, 2013, AND PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF
ALL SUMS SET FORTH THEREIN**

RECITALS

WHEREAS, the City Manager has submitted to the City Council of Rancho Cordova a Fiscal Year 2012/2013 Proposed Budget; and

WHEREAS, after examination, deliberation and due consideration, the City Council has approved the same with the passage of Resolution No. 47-2012; and

WHEREAS, the fiscal years 2013/15 Proposed Budget was submitted to the City Council at a workshop on May 21, 2012; and

WHEREAS, the Proposed Budget included "Estimated Actuals" for fiscal year 2012/13 in the various funds; and

WHEREAS, after examination, deliberation and due consideration, the City Council has approved the same with the passage of Resolution No. 77-2013 on June 17, 2013; and

WHEREAS, certain estimated actual expenditures are in excess of the Adopted Budget (Exhibit A):

DECISION

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Rancho Cordova as follows:

1. The Fiscal Year 2012/13 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 _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, City Clerk

**City of Rancho Cordova
Proposed Expenditure Budget Adjustments
Fiscal Year 2012-2013**

Fund Number	Fund Name	Original Adopted Expenditure Budget	Proposed Adjustment	Proposed Final Expenditure Budget
General Fund:				
1000	General Fund	\$ 40,257,300	-	\$ 40,257,300
Special Revenue Funds:				
2200	Community Facilities Impact Fee	\$ 20,000	7,000	\$ 27,000
2208	Administration Impact Fees	\$ 131,000	3,000	\$ 134,000
2225	Park Renovation Impact Fees	\$ 489,900	-	\$ 489,900
2244	SD Park Impact Fees	\$ 48,700	47,000	\$ 95,700
2246	SD Traffic Mitigation Impact Fees	\$ 1,466,700	1,800,000	\$ 3,266,700
2320	State Grants	\$ 1,737,600	750,000	\$ 2,487,600
2340	CDBG	\$ 803,000	-	\$ 803,000
2423	New Measure A Construction	\$ 2,607,600	250,000	\$ 2,857,600
2510	CSA 10 Zone 1	\$ 92,800	7,000	\$ 99,800
2511	CSA 10 Zone 2	\$ 238,200	-	\$ 238,200
2540	Transit Services Tax	\$ 65,400	6,000	\$ 71,400
2560	Rancho Cordova Lighting District	\$ 315,000	45,000	\$ 360,000
Internal Service Funds:				
7600	Infrastructure ISF	\$ 323,000	-	\$ 323,000
7800	Vehicle & Equipment Replacement ISF	\$ 110,000	5,000	\$ 115,000
Agency Funds:				
8110	Local Housing Trust Fund	\$ 92,800	40,000	\$ 132,800

MEMORANDUM

DATE: September 16, 2013

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney

SUBJECT: RESOLUTION AUTHORIZING EXECUTION OF PROSECUTION SERVICES AGREEMENTS



RECOMMENDATION

Approve Resolution No. 113-2013.

RESULT OF RECOMMENDED ACTION

The City Council previously approved a plan to obtain community prosecution services.

Approval of Resolution No. 113-2013 will authorize the City Manager and City Attorney to execute the agreements necessary for the Sacramento City Attorney's office to start providing prosecution services to the City of Rancho Cordova to prosecute misdemeanor violations of the Rancho Cordova Municipal Code. These include a memorandum of understanding with the Sacramento County District Attorney's office related to case distribution and prosecution authority, and a contract for prosecution services with the City of Sacramento whereby Rancho Cordova will pay Sacramento a sum not exceed \$65,997.00 in the first year and \$55,497.00 in the subsequent year to provide prosecution services.

BACKGROUND

Proposal to add code enforcement tools

At the May 3, 2013 workshop, City Council reviewed staff's proposal to add additional code enforcement tools within the City to improve quality of life in the community, as well as to prevent health and safety issues related to code violations.

The Council directed staff to commence with Stage One of this proposal – securing prosecution services through a contract with the Sacramento City Attorney's office. The Council also directed staff to amend the 2013-2014 budget in the amount of \$75,000 to allow for the implementation of Stage One (covering contract development and negotiations, the groundwork phase, and prosecution services for the first year).

Stage Two of the proposal to increase code enforcement tools involves the City creating a "misdemeanor diversion program" that will offer offenders meaningful and proven education opportunities in lieu of sentencing. Development of this tool will be of little cost to the City and will get underway this fall. Stage Three of the proposal involves the development of a "Neighborhood

Accountability Board” made up of community members that will offer offenders community-based sanctions in lieu of criminal charges. Development of this tool will begin in 2014, with a planned startup of 2015.

Following the May workshop, the City Manager’s office was successful in securing a “Justice Assistance Grant” for roughly \$28,000 from the U.S. Department of Justice to help implement this program.

Violations of the Municipal Code can result in administrative, civil, or criminal penalties. The appropriate penalty depends upon the nature of the violation and the desired outcome of enforcement. Although the City currently has the power to issue misdemeanor criminal citations for certain violations of the Municipal Code, such violations (about 250 to 350 per year) are not being prosecuted by the Sacramento County District Attorney due to budget constraints. This has been the case for many years. Council has directed staff to provide options for the addition of prosecution services so that the City may add a valuable code enforcement tool, with the goal of reducing nuisance and property crimes, preventing repeat offenders, and making the City a safer and more attractive community.

The City previously entered into agreements with the County to obtain a full-time prosecutor to handle Rancho Cordova cases. In 2009, the last year such an agreement existed, the City paid \$118,596 per year for the service.

Options for prosecution services

Following extensive investigation and research by staff, the City Council was presented with several options for once again obtaining prosecution services for the City. These include:

1. Hire the Sacramento City Attorney’s office to provide prosecution services;
2. Pay the City Attorney or a private law firm to provide prosecution services; or
3. Hire the Sacramento County District Attorney’s office to provide prosecution services.

The Council directed staff to pursue option no. 1. Option no. 1. is the most cost-effective, as the Sacramento City Attorney’s office has handled misdemeanor prosecutions of the Sacramento City Code for more than a decade. This option can be accomplished through a contract with the Sacramento City Attorney’s office. California Government Code section 36900 authorizes the city attorney to prosecute criminal infractions and misdemeanors of the municipal code; the Sacramento City Attorney’s office would be acting as an agent of the Rancho Cordova City Attorney.

The cost for option no. 3 is the most expensive, as the District Attorney’s office has informed staff that a full-time prosecutor would need to be added at a cost of about \$220,000 to the City. The City could share this employee/prosecutor with another city, but no other cities have expressed interest at this time.

Proposed contract with Sacramento City Attorney

Under the proposed agreement, the Sacramento City Attorney’s office would perform the necessary groundwork, and would then commence acting as prosecutor for misdemeanor violations of the Rancho Cordova Municipal Code through 2014-2015 at a cost not to exceed \$5,500.00 for start-up work, \$55,497.00 annually for prosecution services, and \$5,000.00 for authorized reimbursable expenses.

ATTACHMENTS

1. Resolution No. 113-2013.
2. Draft Memorandum of Understanding between the Sacramento County District Attorney's office and the City of Rancho Cordova.
3. Draft contract between the City of Sacramento's City Attorney's office and the City of Rancho Cordova.

2145648.1

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 113-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO EXECUTE THE
NECESSARY AGREEMENTS RELATED TO PROSECUTION SERVICES**

WHEREAS, due to budget cuts, the Sacramento County District Attorney's office has not prosecuted misdemeanor violations of the Rancho Cordova Municipal Code for several years; and

WHEREAS, Rancho Cordova desires to employ a prosecutor, pursuant to Government Code section 36900, to enforce misdemeanor violations of its Municipal Code to preserve the public health, safety, and welfare of Rancho Cordova and the surrounding region; and

WHEREAS, the City of Sacramento has had prosecutors in place for more than a decade and is familiar with criminal and court procedures, and has established relationships with court personnel, the office of the Public Defender and the District Attorney, which are valuable to successful prosecution; and

WHEREAS, Rancho Cordova desires to employ the Sacramento City Attorney's office to act as prosecutor for the purpose of prosecuting misdemeanor violations of the Rancho Cordova Municipal Code; and

WHEREAS, it is necessary to execute a Memorandum of Understanding with the Sacramento County District Attorney's Office and an Agreement for Prosecution Services with the Sacramento City Attorney's Office prior to obtaining prosecution services.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager and the City Attorney to execute an Agreement for Prosecution Services with the City of Sacramento City Attorney's Office in an amount not to exceed Sixty-five Thousand Nine Hundred Ninety-seven (\$65,997) Dollars in the first year and Fifty-five Thousand Four Hundred Ninety-seven (\$55,497) Dollars in the second year as well as a Memorandum of Understanding with the Sacramento County District Attorney for the purpose of obtaining prosecution services.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

2146790.1

**PROSECUTION OF MISDEMEANORS AND INFRACTIONS ARISING FROM
VIOLATIONS OF THE RANCHO CORDOVA MUNICIPAL CODE**

MEMORANDUM OF UNDERSTANDING (MOU)

PREAMBLE

Effective October 1, 2013, the Rancho Cordova City Attorney's Office ("City Attorney's Office") will handle prosecutions of Rancho Cordova Municipal Code ("Municipal Code") violations amounting to misdemeanors and infractions pursuant to Government Code section 36900. The Sacramento County District Attorney ("District Attorney") and the City of Rancho Cordova ("City"), through its office of City Attorney, hereby enter into this Memorandum of Understanding ("MOU") to memorialize several principles which will guide their cooperative efforts for prosecutions of Municipal Code violations after the transition date. For the purposes of this MOU, the term "City Attorney's Office" shall include any agent thereof under contract with the City Attorney's Office to prosecute Municipal Code violations amounting to misdemeanors and infractions. Any such agent shall be bound by the terms of this MOU.

I. PURPOSE

The purpose of this MOU is to establish criteria for determining when the City Attorney's Office and the District Attorney's Office will prosecute misdemeanor and infraction violations of the Municipal Code.

II. POLICY

It is the policy of the City Attorney's Office and the District Attorney's Office to equitably share responsibility for prosecuting violations of the Municipal Code in order to improve the quality of life in city neighborhoods.

Cases shall be prosecuted to achieve the greatest deterrence to criminal conduct and to make neighborhoods safer and more livable. Both parties agree that the interests of justice are best served by the exercise of sound and consistent prosecutorial discretion to assure that equal justice is achieved regardless of which prosecuting agency is handling the violations.

Consent is hereby given by the City Attorney to the District Attorney for the prosecution of Municipal Code violations as specified in this MOU. When the District Attorney is prosecuting

Municipal Code violations pursuant to said consent, the District Attorney's Office shall be guided by the City's policies, guidelines and criteria relating to criminal prosecutions.

III. PENDING CASES

All citations and arrests for Municipal Code violations occurring prior to October 1, 2013, shall remain under the prosecutorial jurisdiction of the District Attorney.

Additionally, all Municipal Code cases that have been adjudicated prior to October 1, 2013, with probation or other post-adjudication proceeding pending shall remain under the prosecutorial jurisdiction of the District Attorney.

IV. JUVENILES

Until otherwise agreed by all parties, the District Attorney's Office shall retain prosecutorial jurisdiction over cases involving a person under the age of 18 at the time the Municipal Code misdemeanor or infraction was committed.

V. PROSECUTION

The word "prosecution" is understood to encompass the responsibility for all steps undertaken for, or associated with, the criminal justice system after arrest or citation by any department of the City with arrest or citation authority.

VI. RESTITUTION

Restitution for victims, and for costs incurred by governmental agencies, is a priority and a shared commitment for the City Attorney and the District Attorney. Accordingly, all guidelines for restitution and recovery of costs set forth by the Municipal Code shall be vigorously pursued where appropriate.

VII. PROCEDURE FOR DETERMINING INITIAL PROSECUTING AGENCY

The City Attorney and the District Attorney agree to the following procedures:

A. Violation of the Municipal Code Only

The City Attorney's office shall be the prosecuting agency for cases involving a violation of the Municipal Code only.

B. Violation of the State Code Only

The District Attorney's Office shall be the prosecuting agency for criminal cases involving a violation of the State Code only.

C. Election to Charge a Violation of the Municipal Code in Lieu of a Violation of the State Code for Offenses Arising Out of the Same Transaction or Occurrence

When the same conduct is chargeable under both the Municipal Code and the State Code, it shall be the intent of the parties that the Municipal Code section shall be filed in lieu of the State Code section, unless:

- the punishment under the State Code is significantly greater;
- prosecution pursuant to the State Code provides greater protection to the community;
- a subsequent conviction for the same conduct pursuant to the State Code can result in a substantial increased penalty; or
- a subsequent conviction for the same conduct pursuant to the State Code can result in a felony filing.

D. Violation of a State Code Charged with a Municipal Code Violation

The District Attorney shall be the prosecuting attorney for cases in which it is appropriate to allege *both* a violation of the State Code and the Municipal Code arising out of the same transaction or occurrence.

VIII. SUBMISSION BY LAW ENFORCEMENT FOR FILING DECISION

When a case contains only a Municipal Code violation, the case shall be submitted to the City Attorney's Office for review.

When a case contains only a State Code violation, or a State Code violation and a Municipal Code violation arising out of the same transaction or occurrence, the case shall be submitted to the District Attorney's Office for review.

IX. REJECTED/DISMISSED CASES; TRANSFER OF CASES

Where the District Attorney's Office reviews a case where the accused is in custody, containing both State Code violations and Municipal Code violations and rejects all State Code violations, the District Attorney will file charges on the Municipal Code violations if there is sufficient evidence that those violations have been committed. Where the accused is *not* in custody, the District Attorney's Office will not file charges, and instead will refer the case to the City Attorney's Office so

the filing decision can be made by the City Attorney's Office. Said referral shall be made as soon as practical, but not later than ten (10) days after receipt of the case in the District Attorney's Office.

Where cases involving both State and Municipal Code violations are initially filed by the District Attorney, and the District Attorney subsequently dismisses all State Code violations, the Municipal Code violations shall not be dismissed without the consent of the City Attorney's Office. In the absence of the consent of the City Attorney's Office, the District Attorney shall refer the case to the City Attorney's Office for continued prosecution. Upon transfer, the District Attorney shall notify the Court and the attorney for the defendant that the case has been transferred to the City Attorney's Office.

X. DURATION OF MOU

This Memorandum of Understanding shall remain in effect until such time as it is rescinded or amended in writing by mutual agreement of the parties.

Date

Ted Gaebler
Rancho Cordova City Manager

Date

Adam Lindgren
Rancho Cordova City Attorney

Date

Jan Scully
Sacramento County District Attorney

2093634.1

**AGREEMENT FOR PROSECUTION SERVICES BETWEEN
THE CITY OF RANCHO CORDOVA AND
THE CITY OF SACRAMENTO**

THIS AGREEMENT for PROSECUTION SERVICES is made by and between the City of Rancho Cordova, a California municipal corporation ("Rancho Cordova"), and the City of Sacramento, a California municipal corporation ("Sacramento") as of October 1, 2013.

WHEREAS, Rancho Cordova desires to employ a prosecutor, pursuant to Government Code section 36900, to enforce misdemeanor violations and infractions of its Municipal Code to preserve the public health, safety, and welfare of Rancho Cordova and the surrounding region; and

WHEREAS, Sacramento, within its City Attorney's Office, employs community prosecutors who criminally prosecute violations of the Rancho Cordova Code as misdemeanors and infractions; and

WHEREAS, Sacramento has had prosecutors in place for more than a decade and is familiar with criminal and court procedures, and has established relationships with court personnel, the office of the Public Defender, and the District Attorney, which are valuable to successful community prosecution; and

WHEREAS, Sacramento has succeeded in enhancing the services it provides to its residents and businesses through its Prosecution Services; and

WHEREAS, this Agreement reflects the desire of both cities for regional cooperation to enhance public services; and

WHEREAS, this Agreement reflects the collaboration of Sacramento and Rancho Cordova to create a unique partnership whereby Sacramento will provide Prosecution Services to Rancho Cordova; and

WHEREAS, this Agreement will fully and fairly cover the costs of Sacramento, and will not have any negative impacts on the services available to the residents and businesses in the City of Sacramento;

NOW, THEREFORE, in consideration of the provisions of this Agreement, both Sacramento and Rancho Cordova agree as follows:

Section 1. SERVICES. Subject to the terms and conditions of this Agreement, Sacramento, through its office of the City Attorney, shall provide to Rancho Cordova the Prosecution Services described in the Scope of Work attached hereto and incorporated herein as Exhibit A. 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 end on September 30th, 2015, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8.

1.2 Assignment of Personnel.

a. Sacramento shall, at its sole discretion, assign competent personnel to perform services pursuant to this Agreement. In the event that Rancho Cordova desires the reassignment of any personnel, Rancho Cordova shall notify Sacramento of this desire and the parties shall collaborate on the reassignment of personnel in a manner acceptable to both parties.

b. Appointment of Prosecutor. The parties agree that Rancho Cordova, through the authority granted to its City Attorney under Government Code section 36900, hereby appoints the office of Sacramento's City Attorney to serve as Prosecutor for Rancho Cordova to prosecute violations of Rancho Cordova's Municipal Code as misdemeanors and infractions, as further described in Exhibit A. Rancho Cordova shall not interfere with the Prosecutor's prosecutorial discretion related to services performed under this Agreement, as set forth in more detail in Section 6.4 below.

1.3 Necessary Permits and Licenses. The parties hereby agree that all permits and licenses necessary to perform the services required under this Agreement shall, whenever reasonably possible, be obtained in Rancho Cordova's name.

Section 2. COMPENSATION. Rancho Cordova hereby agrees to pay Sacramento a sum not to exceed \$5,500.00 for services to be performed under this Agreement for Phase 1, and Rancho Cordova hereby agrees to pay Sacramento an annual sum not to exceed \$55,497.00, paid in monthly installments of \$4,624.75, for services to be performed under this Agreement for Phase 2, pursuant to the Scope of Services set forth in Exhibit A and the Compensation Schedule, attached hereto as Exhibit B and incorporated herein. Additionally, Rancho Cordova agrees to pay Sacramento for authorized reimbursable costs, not to exceed \$5,000.00, incurred while performing this Agreement. Sacramento shall submit all invoices to Rancho Cordova in the manner specified herein. Rancho Cordova shall make monthly payments to Sacramento for its services performed under this Agreement in the manner specified herein.

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

2.1 Invoices. Sacramento shall submit monthly invoices, based upon the cost for services performed and authorized reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- 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 for tasks performed, and the balance available under the Agreement; and

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- The signature of Sacramento's authorized contract administrator.
- 2.2 **Monthly Payment.** Rancho Cordova shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. Rancho Cordova shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Sacramento.
- 2.3 **Reimbursable Expenses.** Categories of reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed five thousand dollars (\$5,000.00). Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded. The parties may mutually agree in writing to additional reimbursable expenses which are necessary to carry out the services under this Agreement.
- 2.4 **Payment of Taxes.** Sacramento is solely responsible for the payment of employment taxes incurred under this Agreement, and any similar federal or state taxes.
- 2.5 **Payment upon Termination.** In the event that Rancho Cordova or Sacramento terminates this Agreement pursuant to Section 8, Rancho Cordova shall compensate Sacramento for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Sacramento shall submit invoices for all outstanding costs and reimbursable expenses.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, it is expected that Sacramento will provide all facilities and equipment that may be necessary to perform the services required by this Agreement. Rancho Cordova shall make available to Sacramento the facilities and equipment listed in this Section, under the terms and conditions set forth herein.

Rancho Cordova shall furnish such physical facilities as desks, filing cabinets, computers, printers, and conference space, as may be reasonably necessary for Sacramento's use while working with Rancho Cordova employees, or conducting work necessary under this Agreement in Rancho Cordova.

Section 4. INSURANCE REQUIREMENTS. Sacramento shall provide to Rancho Cordova proof of 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 Sacramento and its agents, representatives, employees, and subcontractors. Sacramento shall maintain the insurance policies throughout the term of this Agreement. In the event Sacramento is a member of a self-funded insurance pooling entity, the entity and Sacramento shall comply with the requirements of California Government Code sections 990 through 990.8 and all other applicable laws and regulations.

- 4.1 **Notice of Reduction in Coverage.** In the event that any insurance coverage is reduced, limited, or materially affected in any other manner, Sacramento shall provide written notice to Rancho Cordova at Sacramento's earliest possible opportunity, and in no case later than five (5) days after Sacramento is notified of the change in coverage.
- 4.2 **Remedies.** In addition to any other remedies Rancho Cordova may have if Sacramento fails to provide or maintain any insurance policies or policy endorsements to the extent and

within the time herein required, Rancho Cordova may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies Rancho Cordova may have and are not the exclusive remedy for Sacramento's breach:

- Order Sacramento to stop work under this Agreement or withhold any payment that becomes due to Sacramento hereunder, or both stop work and withhold any payment, until Sacramento demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. MUTUAL INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 General Requirement.

a. Sacramento shall indemnify, defend with counsel selected by Rancho Cordova, and hold harmless Rancho Cordova 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 Sacramento 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 Sacramento shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of Rancho Cordova or its officers, employees, agents, or volunteers, and (2) the actions of Sacramento or its employees, subcontractors, 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 Sacramento to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by Rancho Cordova of insurance certificates and endorsements required under this Agreement does not relieve Sacramento 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, Sacramento acknowledges and agrees to the provisions of this Section, and that it is a material element of consideration.

b. Rancho Cordova shall indemnify, defend with counsel selected by Sacramento, and hold harmless Sacramento 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 Rancho Cordova 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 Rancho Cordova shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of

Sacramento or its officers, employees, agents, or volunteers, and (2) the actions of Rancho Cordova or its employees, subcontractors, 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 Rancho Cordova to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. 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, Rancho Cordova 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 Sacramento or any employee, agent, or subcontractor of Sacramento 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 Rancho Cordova, Sacramento shall indemnify, defend, and hold harmless Rancho Cordova for the payment of any employee and/or employer contributions for PERS benefits on behalf of Sacramento 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 Rancho Cordova.

Section 6. STATUS OF PROFESSIONAL.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Sacramento shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of Rancho Cordova. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. Sacramento shall have no power or authority by this Agreement to bind Rancho Cordova in any respect. All employees and agents hired or retained by Sacramento are employees and agents of Sacramento and not of Rancho Cordova.
- 6.2 Sacramento Not an Agent.** Except as Rancho Cordova may specify in writing, Sacramento shall have no authority, express or implied, to act on behalf of Rancho Cordova in any capacity whatsoever as an agent.
- 6.3 Memorandum of Understanding with District Attorney.** In performing services arising out of this Agreement, Sacramento and Rancho Cordova agree to abide by the Memorandum of Understanding executed by and between Rancho Cordova and the Sacramento County District Attorney regarding case distribution protocol, attached as Exhibit C, and incorporated herein.
- 6.4 Prosecutorial Discretion.** The Parties agree that Sacramento shall maintain prosecutorial discretion over each potential and pending criminal case arising out of this Agreement. For purposes of this agreement, prosecutorial discretion shall include but not be limited to deciding whom to charge, what charges to file and pursue, and what punishment to seek; exercising exclusive discretion in the conduct of a criminal case from beginning to end, including filing a request for dismissal of a pending case or whether to

appeal; and the proper handling of criminal infractions, as described in Section (A)(2) of Exhibit A, Scope of Services. The parties further agree that to the extent allowed under applicable law, Rancho Cordova may inform Sacramento of Rancho Cordova's goals, policies, and objectives regarding code enforcement, including but not limited to adopted policies regarding geographic areas of Rancho Cordova posing heightened risks to public health, safety and welfare, and as set forth in Exhibit A. The Parties agree that no private parties may attempt to influence prosecutorial discretion, and that parties will notify each other of any such conduct. The Parties recognize that the Prosecutor's decision to take action must be consistent with the law, including but not limited to criminal laws, laws of evidence, criminal procedure and constitutional law.

- 6.5 No Guarantee of Outcome.** Any comments made by Sacramento regarding the potential outcome of any case arising out of this Agreement are expressions of opinion only and are not guarantees or promises about any outcome or results.

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.** Rancho Cordova and Sacramento shall comply with all laws and regulations applicable to the performance of the work hereunder. The failure of either party to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.
- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Rancho Cordova and Sacramento shall comply with all applicable rules and regulations to which Rancho Cordova is bound by the terms of such fiscal assistance program.
- 7.4 Nondiscrimination and Equal Opportunity.** Rancho Cordova and Sacramento 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, genetic information, gender identity, pregnancy-related condition, 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 Sacramento under this Agreement. Rancho Cordova and Sacramento 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.

Sacramento 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.** Either party may, at its sole discretion, cancel this Agreement upon 60 days' written notice to the other party.

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

- 8.2 Extension.** The parties may extend this Agreement only by a writing signed by all the parties.

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

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

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

- 8.6 Breach.** If either party materially breaches any of the terms of this Agreement, the other party may immediately terminate the Agreement upon providing written notice of such termination and the reasons therefor to the breaching party.

Section 9. Records Created as Part of Sacramento's Performance. All reports, pleadings, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, correspondence, files, or any other documents or materials, in electronic or any other form, that Sacramento prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder, shall be the property of Rancho Cordova. Sacramento hereby agrees to deliver those documents that it retains in its possession (whether electronic or in any other form) pursuant to its customary retention policy to Rancho Cordova upon termination of the Agreement. The parties agree to notify each other prior to the release of any records. The release of any records related to this Agreement shall comply with all applicable laws.

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 provisions 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 Contract Administration.** This Agreement shall be administered by:

Rancho Cordova:
City Attorney Adam Lindgren

Sacramento
Supervising Deputy City
Attorney Gustavo L. Martinez

10.7 Notices.

Any written notice to Sacramento shall be sent to:
Sacramento City Attorney's Office
Attn: Supervising Deputy City Attorney Gustavo L. Martinez
951 I Street, Room 4010
Sacramento, CA 95814

Any written notice to Rancho Cordova shall be sent to:
Meyers Nave
Attn: Rancho Cordova City Attorney Adam Lindgren
555 Capitol Mall, Suite 1200
Sacramento, CA 95814

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- 10.8 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, the compensation schedule attached hereto and incorporated herein as Exhibit B, and the MOU attached hereto and incorporated herein as Exhibit C, represents the entire and integrated agreement between Rancho Cordova and Sacramento and supersedes all prior negotiations, representations, or agreements, either written or oral.

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

CITY OF SACRAMENTO

Ted A. Gaebler, Rancho Cordova Manager_____
James C. Sanchez, Sacramento City Attorney

Date: _____

Date: _____

Attest:

Mindy Cuppy, CMC, Rancho Cordova Clerk_____
Approved as to Form:
Gustavo L. Martinez, Supervising Deputy City Attorney

Date: _____

Date: _____

Approved as to Form:

Adam Lindgren, Rancho Cordova Attorney

Date: _____

EXHIBIT A**SCOPE OF SERVICES****A. Project Phases, Objectives, and Time for Completion:**

1. Phase 1: Perform groundwork, as described in subsection D below, necessary for the Sacramento City Attorney's Office ("Sacramento") to criminally prosecute violations of Rancho Cordova's Municipal Code, as misdemeanors and infractions, as the Rancho Cordova ("Rancho Cordova") Prosecutor. This work includes all necessary administrative work, technology implementations, and communication with the Sacramento Superior Court, Public Defender and District Attorney.

Phase 1 shall commence at the start date of this Agreement and is expected to be completed within two (2) months from the start date.

2. Phase 2: Serve as Prosecutor for Rancho Cordova and criminally prosecute violations of Rancho Cordova's Municipal Code, as misdemeanors and infractions, from the arraignment phase through the appeal process, in compliance with the Memorandum of Understanding ("MOU") between Rancho Cordova and the Sacramento County District Attorney's Office ("District Attorney").

Regarding the prosecution of infractions, it is the expectation of the parties that Sacramento will handle them in the same manner as it handles the prosecution of infractions of the Sacramento City Code. Rancho Cordova and its City Attorney's Office authorize Sacramento to charge infractions when appropriate. Sacramento is not required to appear on any infractions at the County of Sacramento Superior Court unless the matter involves an unusual circumstance and Sacramento believes an appearance is necessary.

Phase 2 shall commence when Phase 1 is complete.

B. Project Personnel

1. Gustavo Martinez, Supervising City Attorney: To act as project supervisor and supervisor of Prosecutor
2. Michael Benner, Senior Deputy City Attorney: To provide attorney services for Rancho Cordova
3. Cindy Head, Paralegal: To provide paralegal support to project personnel

*Project Personnel – the project will require one Supervising Deputy City Attorney, one Senior Deputy City Attorney and one Paralegal. The individuals identified here are expected to work on Phase 1 and Phase 2; however, Sacramento reserves the right to replace these individuals with personnel having the same or similar classifications and experience.

C. Duties of Prosecutor:

The Prosecutor shall receive the priorities and objectives for Prosecution Services and focus such services upon these priorities and objectives, based upon direction from the City Manager, or his/her designee.

If there is any conflicting direction received regarding the priorities for Prosecution Services, the direction from the Rancho Cordova City Manager will prevail. The direction given from Rancho Cordova shall not interfere with the Prosecutor's prosecutorial discretion, as detailed under Section 6.4 of the Agreement.

D. Tasks to be Performed

1. Work plan outlining tasks to be Performed Under Phase 1 and cost estimates:

Objective	Tasks	Personnel Responsible	Estimated Cost
Confirm Rancho Cordova Muni Code meets constitutional requirements for prosecution	Review, research and provide written comments	MJB	\$445.00 to \$712.00
Evaluate Rancho Cordova Top 10 List re common code violations	Receive and provide written comments	GLM MJB	\$121.00 \$89.00
Establish offers for Top 10 code violations	Review Code; prepare for and meet with Rancho Cordova enforcement staff	GLM MJB	\$242.00 \$267.00
Create offer	Review Rancho	MJB	\$89.00

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sheet	Cordova code and draft offer sheet	CH	\$84.00
Notify Superior Court and receive approval	Prepare for and meet w/Superior Court presiding judge and court staff	GLM MJB	\$242.00 to \$484.00 \$178.00 to \$356.00
Create Law Enforcement intake procedure & outcome procedure	Draft, prepare for and meet w/ Rancho Cordova Police Dept.	MJB CH	\$178.00 \$84.00
Establish Rancho Cordova's database in Prolaw	Coordination w/existing IT Prolaw system	CH	\$84.00
Create monthly probation report and case status updates	Coordination w/existing Prolaw system	CH	\$84.00
Create & Establish protocols w/Public Defender	Prepare for and meet w/Paulino Duran or designee	GLM MJB	\$242.00 \$89.00
Produce form Complaints	Review applicable codes and draft form complaints w/elements of each crime	MJB	\$712.00 to \$890.00
Access Court Calendars	Coordinate Rancho Cordova Police Dept. to develop	CH	\$336.00

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	database queries for accessing CJIS, IJIS, and CLETS		
Total Cost Est./ Phase 1			\$3,566.00 to \$4,431.00; with a not to exceed amount set at \$5,500.00

2. Work plan outlining tasks to be Performed Under Phase 2 and cost estimates:

Objective	Tasks	Personnel Responsible	Total Cost of Phase 2 for one year of services.
Serve as Rancho Cordova's Prosecutor [.33 FTE]	Evaluate and prosecute qualifying cases; up to 65 cases from arraignment through appeal process	Criminal Prosecution Attorney	\$55,497.00
Serve as Rancho Cordova's Prosecutor	Attend meetings with Rancho Cordova Police Dept. and Code Enforcement Staff; conduct site visits related to criminal municipal code violations	Criminal Prosecution Attorney	Included in above cost
Serve as Rancho Cordova's Prosecutor	Prepare and deliver monthly case update report for Rancho Cordova City Attorney and Rancho Cordova Police Dept.	Criminal Prosecution Attorney	Included in above cost
Total Amount for Phase 2 for one year of services:			\$55,497.00; to be paid in 12 monthly installments of \$4,624.75

Total Estimated Cost for Phase 1 and Phase 2: \$59,063.00 to \$60,997

EXHIBIT B**COMPENSATION SCHEDULE**

1. **Phase 1:**
 - a. Sacramento shall submit monthly invoices, not more than once a month, for services performed as outlined in Exhibit A and for authorized reimbursable expenses, in the form required under Section 2.1 of this Agreement.
 - b. Rancho Cordova shall pay each properly submitted invoice within thirty (30) days of receipt.
2. **Phase 2:**
 - a. Sacramento shall submit monthly invoices for the prior month's services in the amount of \$4,624.75, not more than once a month, as a flat fee for services performed as outlined in Exhibit A and for authorized reimbursable expenses, in the form required under Section 2.1 of this Agreement.
 - b. Rancho Cordova shall pay each properly submitted invoice within thirty (30) days of receipt.
3. **Authorized reimbursable expenses.** Authorized reimbursable expenses shall include gas for travel to and from Rancho Cordova City Hall and Sacramento City Hall, and unanticipated court and technology costs, not to exceed \$5,000.00, which are approved in writing by Rancho Cordova.

EXHIBIT C**MEMORANDUM OF UNDERSTANDING BETWEEN RANCHO CORDOVA AND THE
SACRAMENTO COUNTY DISTRICT ATTORNEY'S OFFICE (MOU)****PROSECUTION OF MISDEMEANORS AND INFRACTIONS ARISING FROM
VIOLATIONS OF THE RANCHO CORDOVA MUNICIPAL CODE****PREAMBLE**

Effective October 1, 2013, the Rancho Cordova City Attorney's Office ("City Attorney's Office") will handle prosecutions of Rancho Cordova Municipal Code ("Municipal Code") violations amounting to misdemeanors and infractions pursuant to Government Code section 36900. The Sacramento County District Attorney ("District Attorney") and the City of Rancho Cordova ("City"), through its office of the City Attorney, hereby enter into this Memorandum of Understanding ("MOU") to memorialize several principles which will guide their cooperative efforts for prosecutions of Municipal Code violations after the transition date. For the purposes of this MOU, the designation "Municipal Code" shall include the California Fire Code. For the purposes of this MOU, the term "City Attorney's Office" shall include any agent thereof under contract with the City Attorney's Office to prosecute Municipal Code violations amounting to misdemeanors and infractions. Any such agent shall be bound by the terms of this MOU.

I. PURPOSE

The purpose of this MOU is to establish criteria for determining when the City Attorney's Office and the District Attorney's Office will prosecute misdemeanor and infraction violations of the Municipal Code.

II. POLICY

It is the policy of the City Attorney's Office and the District Attorney's Office to equitably share responsibility for prosecuting violations of the Municipal Code in order to improve the quality of life in City neighborhoods.

Cases shall be prosecuted to achieve the greatest deterrence to criminal conduct and to make neighborhoods safer and more livable. Both parties agree that the interests of justice are best served by the exercise of sound and consistent prosecutorial discretion to assure that equal justice is achieved regardless of which prosecuting agency is handling the violations.

Consent is hereby given by the City Attorney to the District Attorney for the prosecution of Municipal Code violations as specified in this MOU. When the District Attorney is prosecuting Municipal Code violations pursuant to said consent, the District Attorney's Office shall be guided by the City's policies, guidelines and criteria relating to criminal prosecutions.

III. PENDING CASES

All citations and arrests for Municipal Code violations occurring prior to October 1, 2013, shall remain under the prosecutorial jurisdiction of the District Attorney.

Additionally, all Municipal Code cases that have been adjudicated prior to October 1, 2013, with probation or other post-adjudication proceeding pending shall remain under the prosecutorial jurisdiction of the District Attorney.

IV. JUVENILES

Until otherwise agreed by all parties, the District Attorney's Office shall retain prosecutorial jurisdiction over cases involving a person under the age of 18 at the time the Municipal Code misdemeanor or infraction was committed.

V. PROSECUTION

The word "prosecution" is understood to encompass the responsibility for all steps undertaken for, or associated with, the criminal justice system after arrest or citation by any department of the City with arrest or citation authority.

VI. RESTITUTION

Restitution for victims, and for costs incurred by governmental agencies, is a priority and a shared commitment for the City Attorney and the District Attorney. Accordingly, all guidelines for restitution and recovery of costs set forth by the Municipal Code shall be vigorously pursued where appropriate.

VII. PROCEDURE FOR DETERMINING INITIAL PROSECUTING AGENCY

The City Attorney and the District Attorney agree to the following procedures:

A. Violation of the Municipal Code Only

The City Attorney's office shall be the prosecuting agency for cases involving a violation of the Municipal Code only.

B. Violation of the State Code Only

The District Attorney's Office shall be the prosecuting agency for criminal cases involving a violation of the State Code only.

C. Election to Charge a Violation of the Municipal Code in Lieu of a Violation of the State Code for Offenses Arising Out of the Same Transaction or Occurrence

When the same conduct is chargeable under both the Municipal Code and the State Code, it shall be the intent of the parties that the Municipal Code section shall be filed in lieu of the State Code section, unless:

- the punishment under the State Code is significantly greater;
- prosecution pursuant to the State Code provides greater protection to the community;
- a subsequent conviction for the same conduct pursuant to the State Code can result in a substantial increased penalty; or
- a subsequent conviction for the same conduct pursuant to the State Code can result in a felony filing.

D. Violation of a State Code Charged with a Municipal Code Violation

The District Attorney shall be the prosecuting attorney for cases in which it is appropriate to allege both a violation of the State Code and the Municipal Code arising out of the same transaction or occurrence.

VIII. SUBMISSION BY LAW ENFORCEMENT FOR FILING DECISION

When a case contains only a Municipal Code violation, the case shall be submitted to the City Attorney's Office for review.

When a case contains only a State Code violation, or a State Code violation and a Municipal Code violation arising out of the same transaction or occurrence, the case shall be submitted to the District Attorney's Office for review.

IX. REJECTED/DISMISSED CASES; TRANSFER OF CASES

Where the District Attorney's Office reviews a case where the accused is in custody, containing both State Code violations and Municipal Code violations and rejects all State Code violations, the District Attorney will file charges on the Municipal Code violations if there is sufficient evidence that those violations have been committed. Where the accused is not in custody, the District Attorney's Office will not file charges, and instead will refer the case to the City Attorney's Office so that the filing decision can be made by the City Attorney's Office. Said referral shall be made as soon as practical, but not later than ten (10) days after receipt of the case in the District Attorney's Office.

Where cases involving both State and Municipal Code violations are initially filed by the District Attorney, and the District Attorney subsequently dismisses all State Code violations, the Municipal Code violations shall not be dismissed without the consent of the City Attorney's Office. In the absence of the consent of the City Attorney's Office, the District Attorney shall refer the case to the City Attorney's Office for continued prosecution. Upon transfer, the District

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Attorney shall notify the Court and the attorney for the defendant that the case has been transferred to the City Attorney's Office.

X. DURATION OF M.O.U.

This Memorandum of Understanding shall remain in effect until such time as it is rescinded or amended in writing by mutual agreement of the parties.

Date

Ted Gaebler
Rancho Cordova City Manager

Date

Adam Lindgren
Rancho Cordova City Attorney

Date

Jan Scully
Sacramento County District Attorney

841.1102 2115367.2

DRAFT

DRAFT

MEMORANDUM

DATE: September 16, 2013

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner



SUBJECT: RICHMOND AMERICAN HOMES (ANATOLIA III PORTIONS VILLAGES 18, 19 & 24) RESIDENTIAL DESIGN REVIEW; PROJECT NO. DD8087 – LOCATED AT KAVALA RANCH SUBDIVISION (ANATOLIA III), EAST OF SUNRISE BOULEVARD AND NORTH OF KIEFER ROAD

PROPERTY OWNER: MDC Holdings, Inc. 4250 South Monaco Street Denver, CO 80237	APPLICANT/DEVELOPER: Richmond American Homes 5260 Perry Polk Drive Fairfield, CA 94533
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PROJECT: FILE: LOCATION: APN: PLANNER:	Richmond American Homes (Anatolia III Village 18, 19 & 24) Residential Design Review DD8087 Kavala Ranch Subdivision (Anatolia III), east of Sunrise Blvd and north of Kiefer Road. Lots within Villages 18, 19 and 24. William Campbell
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RECOMMENDATION

Adopt Resolution 111-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution would allow the applicant to proceed with the development of the presented design package, which proposes three two story and one single story medium sized homes that range from 2,490 to 3,342 square feet, which is an increase in average size from previous submittals by other builders. The proposed plans are consistent with the City's adopted Design Guidelines and are consistent with the high quality of the other designs in Anatolia III development.

REQUIRED PERMITS AND REGULATORY BASIS

According to Section 23.141.020 (A)(2) of the Zoning Code, master home plans for single family residential requires City Council approval, subject to meeting the required findings in Section 23.141.050 A – D, listed below.

- A. *Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and is consistent with the applicable Rancho Cordova Design Guidelines.*
- B. *Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.*
- C. *Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.*
- D. *Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

BACKGROUND

The applicant and staff have worked closely from the beginning with a pre-application meeting to the final design product. The applicant has been responsive to many of staff's requests, including the use of decorative garage doors, the use of higher quality materials, and improving the overall aesthetic of the architectural styles. In addition, sidewalks are provided from the driveway to the side yard gate on the garage side. This improvement provides the home owner easy access to transport refuse/recycling containers to the street on collection day and to neatly store the containers behind the side yard fence during the week. The architectural elements are wrapped around all sides of the building, which enhances the overall aesthetic of the home and the neighborhood.

Architectural Styles

Each of the four proposed floor plans will have three exterior elevation styles: "Spanish", "French Country" and "Italian". These architectural styles have been used in and around the subject property and will be consistent with the other production homes in Kavala Ranch. Each architectural style provides base features or details, along with colors and materials that will be in context to existing homes in the area. Attached to the Resolution, **Exhibit A** is the design package that provides a description of the qualities of the architectural styles, floor plans and a color palette of exterior materials. Also provided is the preliminary landscape plans for the front yard improvements, showing the landscape, walkways and property line fences. Lastly, Richmond American Homes will continue to provide roof mounted solar as a standard feature of their homes, as long as the SMUD rebate program remains active.

Lot Orientation

The builder wishes to place two story units on the corner and has agreed to provide greater side street setbacks than specified in the Code. The minimum street side setback is 12.5 feet and they have agreed to an additional 10 feet in order to reduce the mass of the two-story on the corner, which will also provide additional space for tree planting. Due to the side and rear elevations having public visibility, the window/door trims and architectural details will be wrapped on all sides exposed to public view.

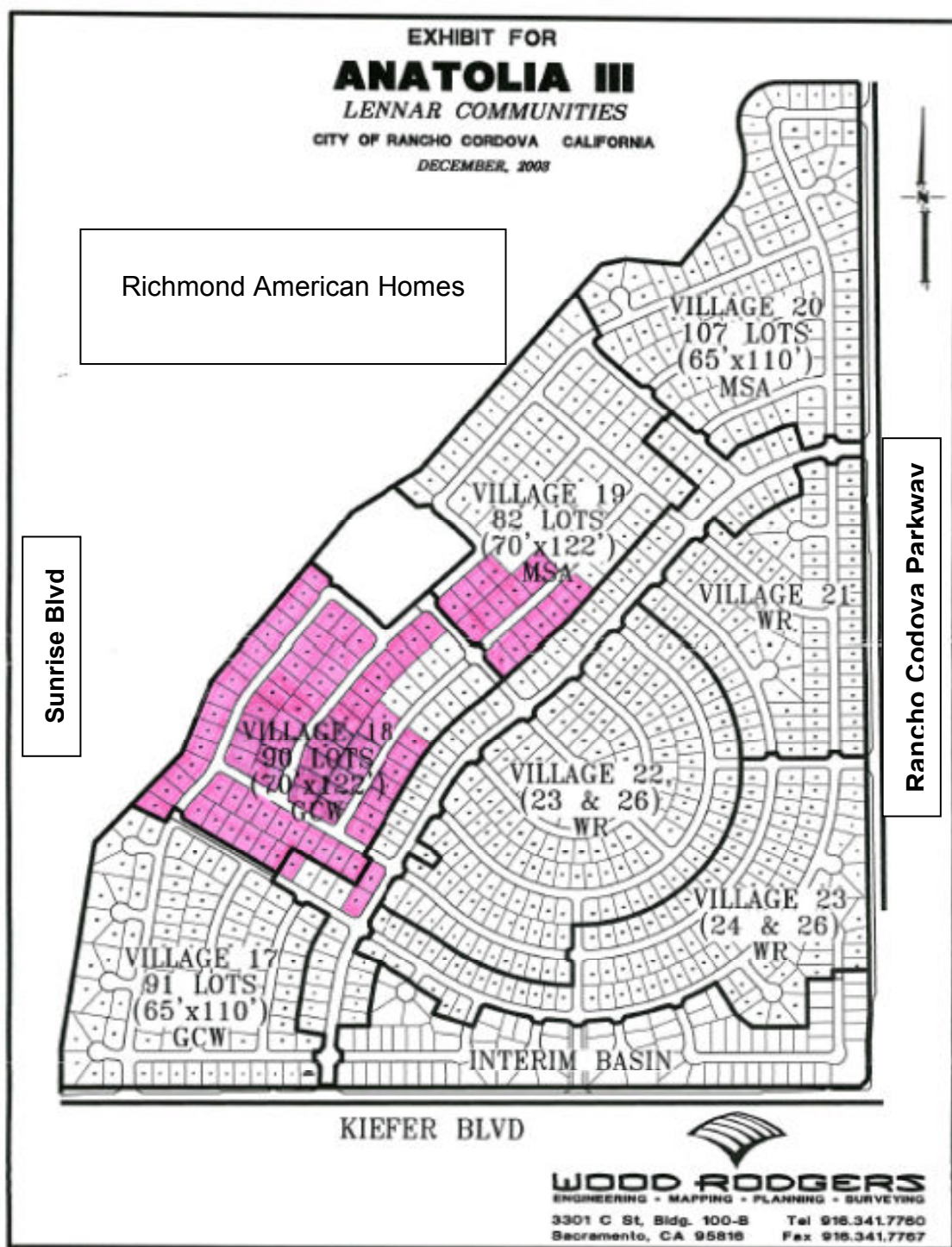


Figure 1: Vicinity Map

Garage Orientation

All the proposed plans meet the City's design guidelines with respect to the garage component of the home. All the proposed floor plans provide a three car garage, with two spaces in tandem. One of the units provides a three car garage configuration (single door and double door) in the same plane. To mitigate the three car look, the habitual living space projects approximately 18 feet in front of the garage plane. The largest floor plan has an option for a four car garage, two spaces in tandem on the "Peyton" model.

Design Review Findings

In accordance with Zoning Code Section 23.140, master home plans for single-family residential subdivisions must obtain Design Review approval. The proposed plans were evaluated for consistency with the Zoning Code and the Design Guidelines. Design Review approvals shall be granted only when the all of the findings defined in Zoning Code Section 23.140.050 can be made. The required findings and the evidence to support them are contained in Resolution No. 111-2013 (**Attachment 1**).

RECOMMENDED MOTION

Move the City Council determine the Mitigated Negative Declaration prepared for the Anatolia III Subdivision, adopted by the County, adequately addresses the environmental impacts for the project and adopt Resolution No. 111-2013 approving the Design Review for portions of Kavala Ranch Villages 18, 19 and 24 subject to the attached Design Review Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 111-2013, including Design Review Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).
2. 500' radius map & mailing list.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. 111-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW FOR PORTIONS OF KAVALA RANCH (ANATOLIA III)
VILLAGES 18, 19 AND VILLAGE 24, PROJECT # DD8087**

WHEREAS, Richmond American Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of portions of Villages 18, 19 and 24 of the Kavala Ranch Subdivision, also known as Anatolia III, with four new floor plans with three architectural styles per plan; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for Anatolia I, II and III adopted in March 2003 by the County of Sacramento Board of Supervisors, thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

1. Determine the Mitigated Negative Declaration is adequate and complete according to the Guidelines of the California Environmental Quality Act.

- a) Finding: The project site has been analyzed as part of the Sunridge Specific Plan EIR, and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III in compliance with the California Environmental Quality Act.

Evidence: The City of Rancho Cordova readopted the Sunridge Specific Plan EIR, which the tiered Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III was based upon. The environmental issues of aesthetics of the development for the project site were adequately addressed within the two (2) documents. This project will not create any significant adverse impact on the environment.

2. Approve the Design Review, subject to the Design Review Package (**Exhibit A**) and the Conditions of Approval (**Exhibit B**) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.050:

- a) Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subject property is Low Density Residential (LDR), and the property is Zoned RD-4 in the Kavala Ranch project area.

ATTACHMENT 1

Single-family residential homes are consistent with both designations. The proposed home plans have been designed to meet the applicable regulations of the Design Guidelines and Zoning requirements, including setbacks, height regulations, and garage orientation.

- b) Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The developer has presented a design package which includes four different floor plans that will have three elevations per plan, for a total of twelve basic architectural configurations. Several different exterior color palettes are offered for each elevation style. The color and materials palettes include different roof tile profiles and colors, as well as a variety of stone veneers for the architectural styles. These textures will enhance the character of the partially built neighborhood into which these homes will be built. The Developer has not provided a pre-plotted exhibit showing the house plans on their respective lots for initial review; therefore Conditions of Approval (**Exhibit B**) have been developed to mix the size, architectural design, building offsets and massing of the new homes.

- c) Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed architecture and landscaping are complementary to the existing homes built in Kavala Ranch. The new home plans range from 2490 to 3342 square feet, which is an increase in average size from previous submittals by other builders. Three architectural styles are proposed with the new plans: Spanish, Italian and French Country. Generally, each design is respectful to the details of that style. The color and material palettes are complementary to the surrounding homes, including stucco, horizontal siding, and masonry veneers as appropriate to each architectural style. All elevations and architectural style palettes are included in the Design Review Package (**Exhibit A**).

- d) Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk



KAVALA RANCH

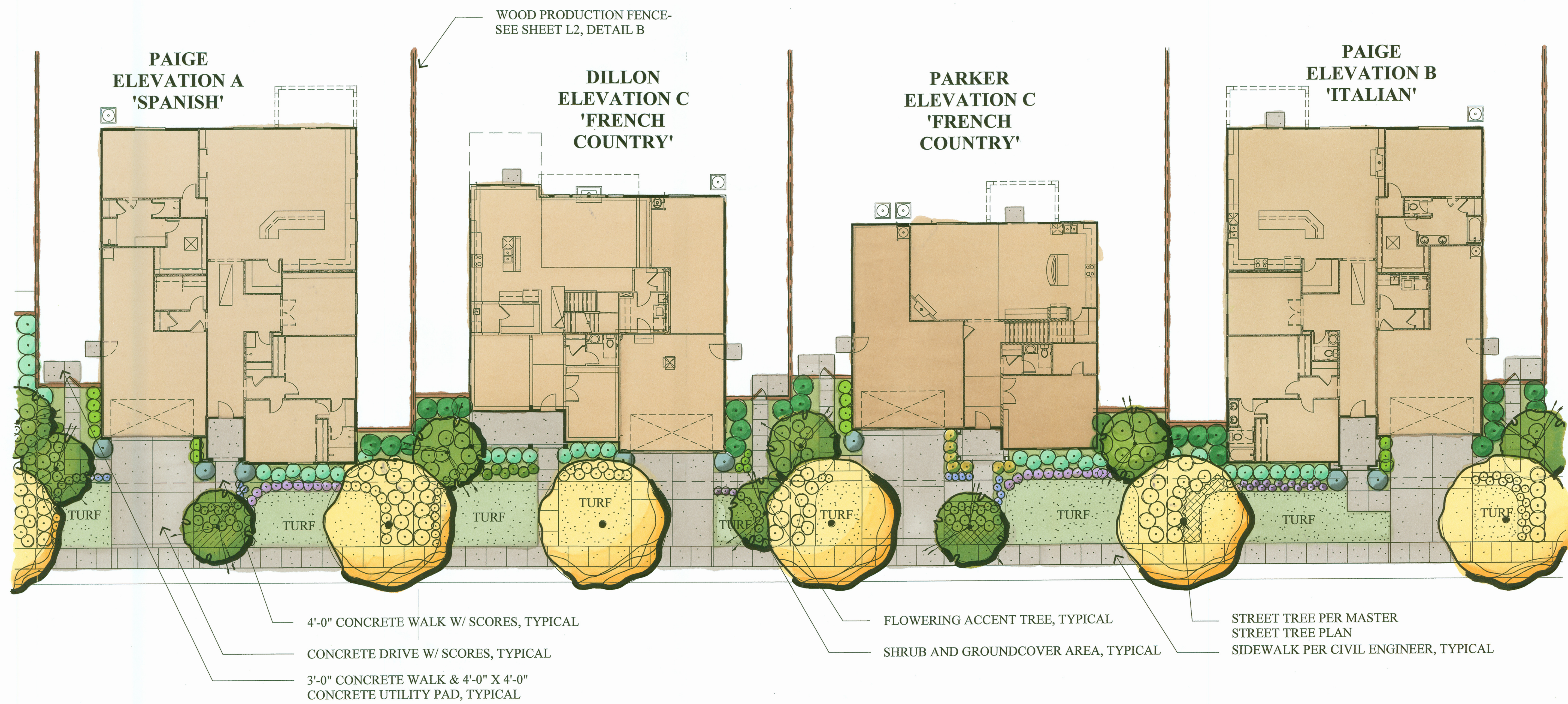
Rancho Cordova, California

N24P PAIGE	2,490 SQ. FT.
N30D DILLON	3,025 SQ. FT.
N31P PARKER	3,200 SQ. FT.
N34P PEYTON	3,342 SQ. FT.

ARCHITECTURAL STYLES

- A- SPANISH
- B- ITALIAN
- C- FRENCH COUNTRY

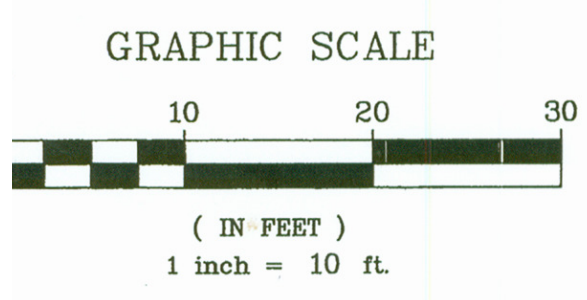
JUNE 10, 2013



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS. SEE DETAIL A, SHEET L2.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
6. REFER TO SHEET L2 FOR CORNER LOT CONDITION.
7. REFER TO SHEET L2 FOR FENCING AND PLANTING DETAILS.
8. REFER TO SHEET L2 FOR PROPOSED PRELIMINARY PLAN PALETTE.

AGENDA ITEM 9.1



RIPLY DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
FAX: 925.938.7436

RICHMOND AMERICAN HOMES

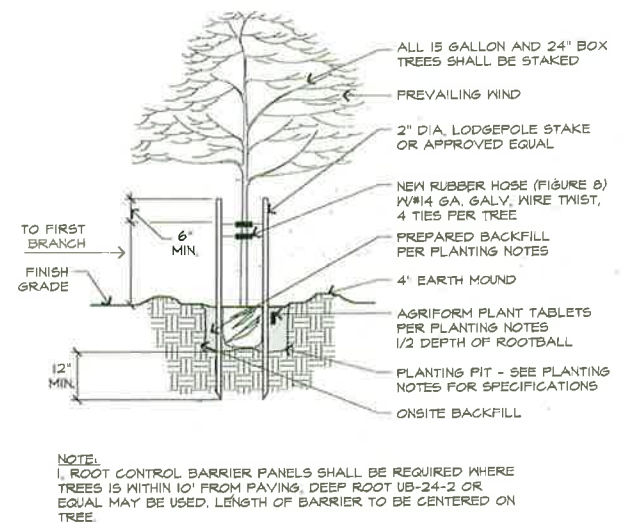
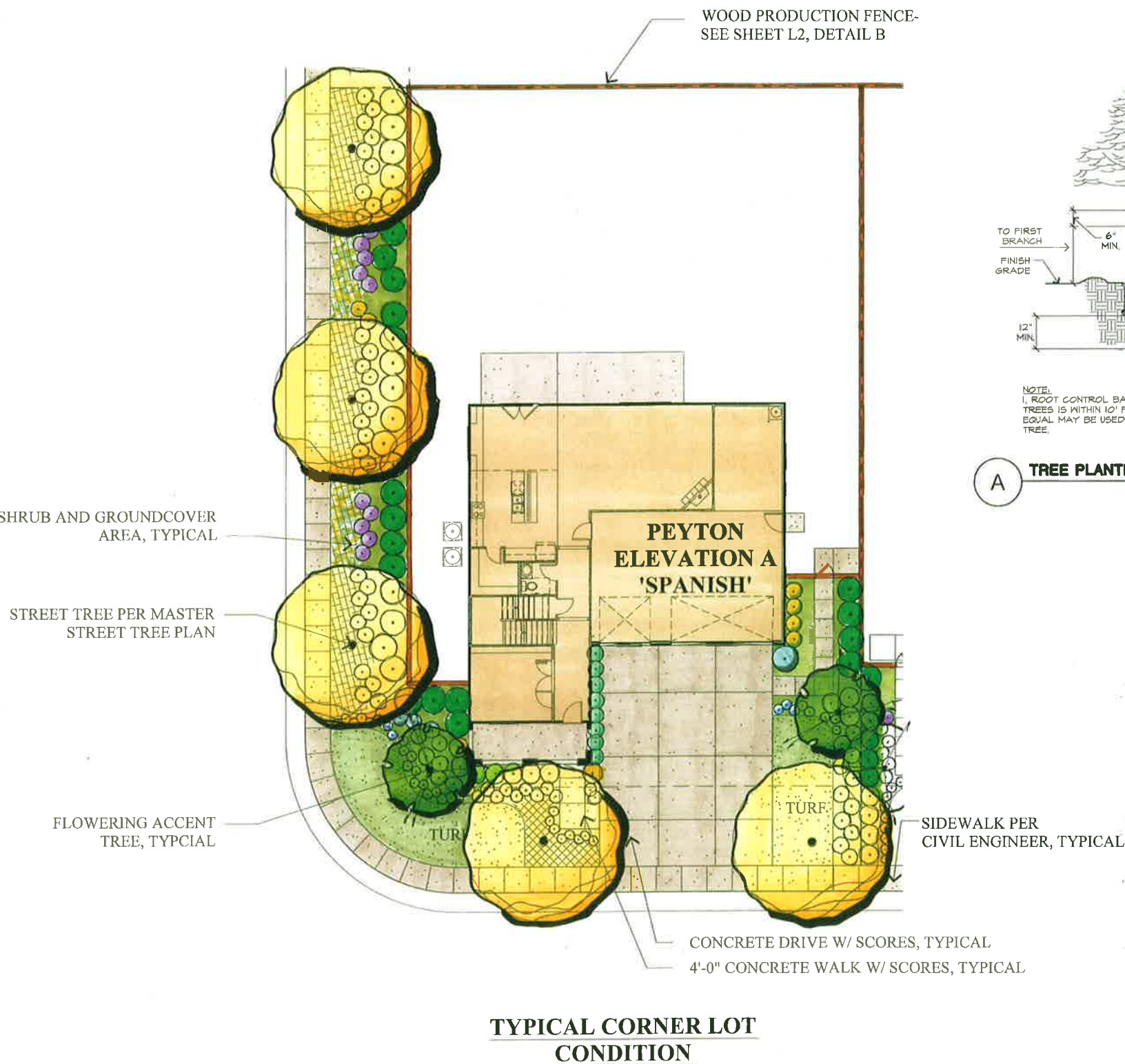
Village 18, 19, & 24

Preliminary Front Yard Production Landscape

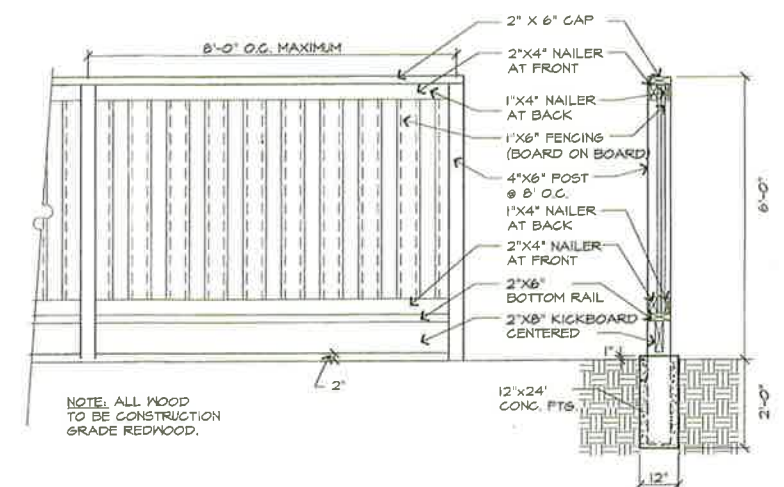
Kavala Ranch
Rancho Cordova, California

August 26, 2013

L1



TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0"



WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0"

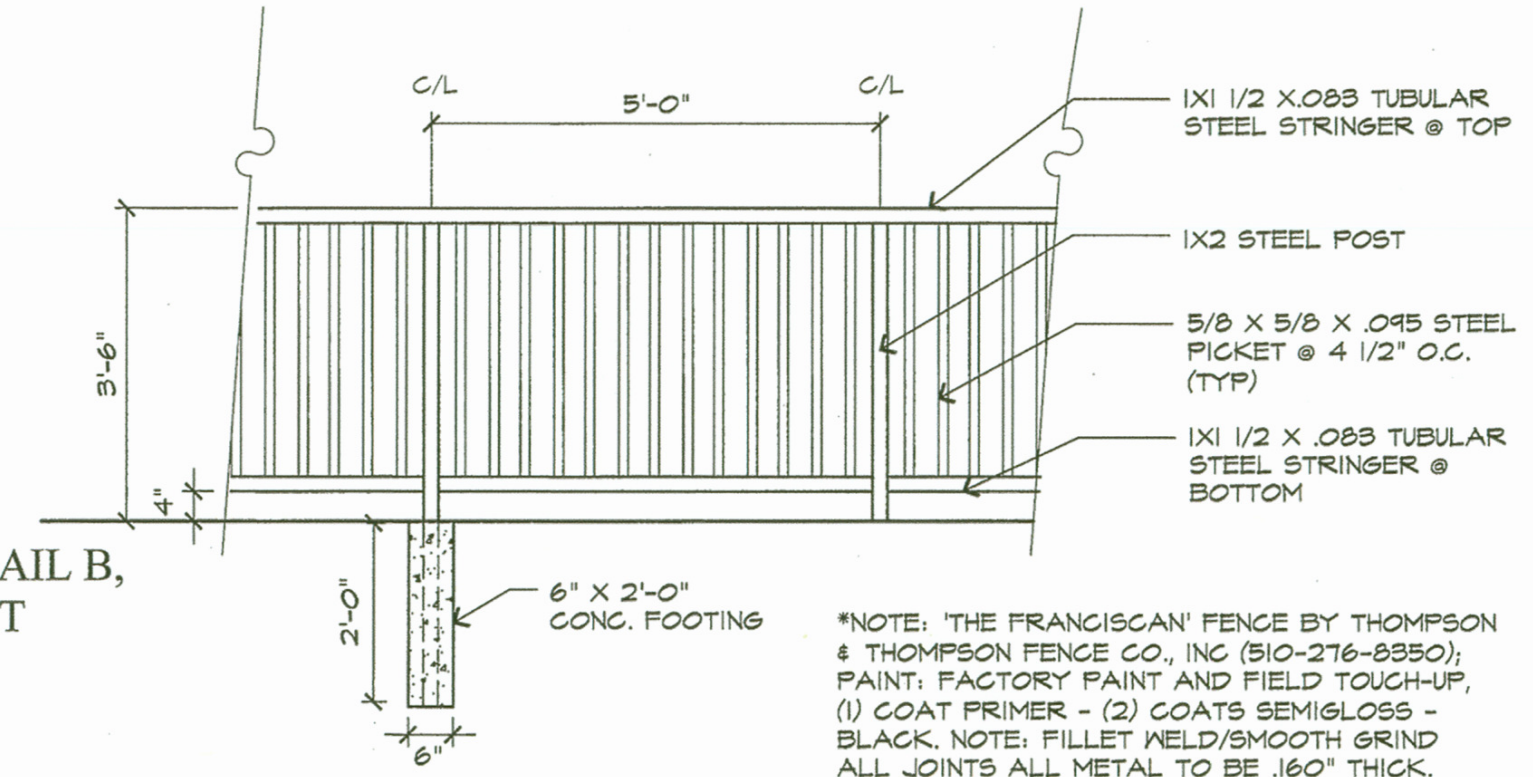
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE
TREES		
LAGERSTROMIA "MUSKOGEE"	CRAPE MYRTLE	LOW
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	LOW
MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA	MEDIUM
PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	MEDIUM
PYRUS C. 'ARISTOCRAT'	ARISTOCRAT PEAR	MEDIUM
OLEA E. 'SAN GABRIEL'	FRUITLESS OLIVE	MEDIUM
TRISTANIA LAURINA	SWAMP MYRTLE	MEDIUM
ULMUS PARVIFOLIA	EVERGREEN ELM	MEDIUM

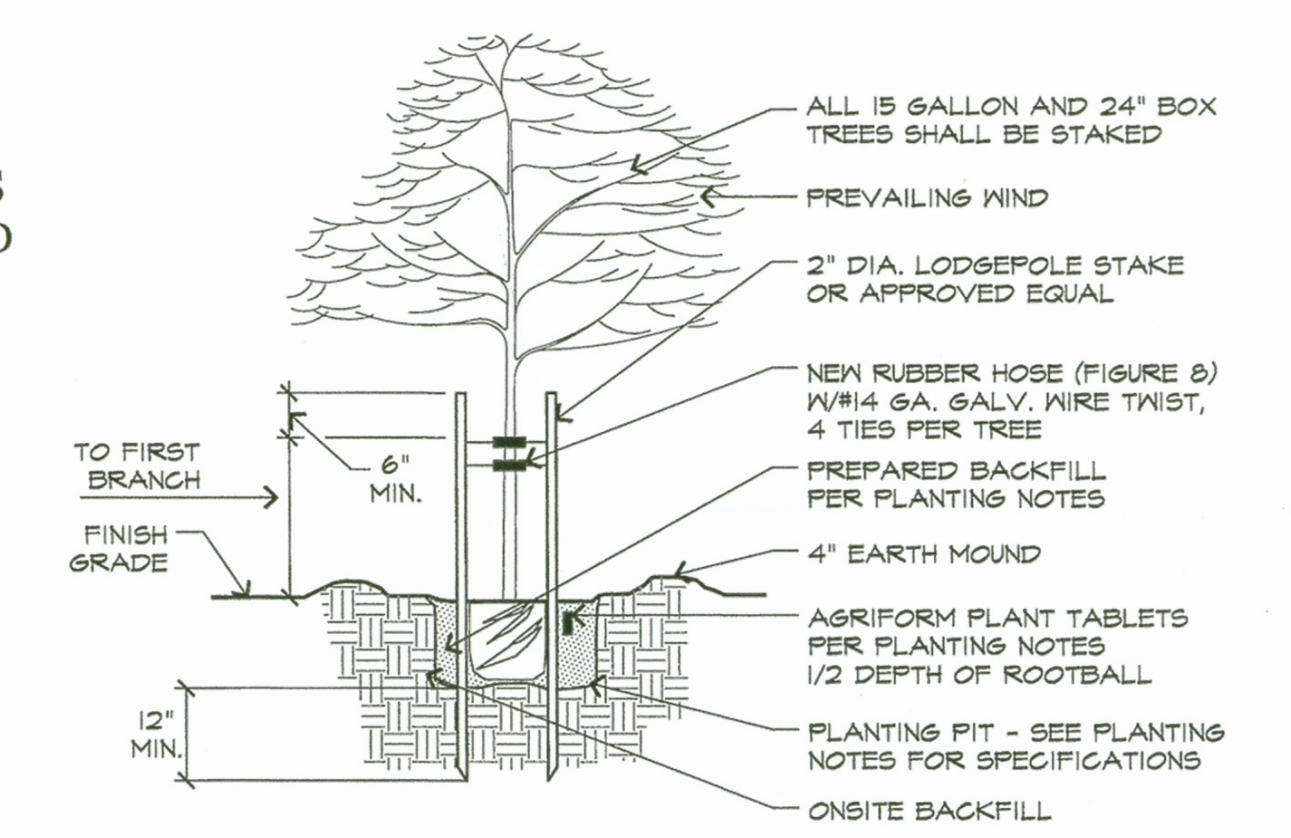
SHRUBS		
BERBERIS 'AUREA'	LOW BARBERY	LOW
BUDILEJA DAVIDI	BUTTERFLY BUSH	LOW
DIETES IRIODES	FORTNIGHT LILY	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW
FESTUCA GLAUCA	BLUE FESCUE	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OT GRASS	LOW
LAVATERA MARITIMA	TREE MALLOW	LOW
LIROPE 'SILVERY SUNPROOF'	VARGENED LILY TURF	LOW
LOROPETALUM CHINENSE	CHINESE FIREWORK FLOWER	LOW
NANJING Q. 'HARBOR DWARF'	GULF STREAM BAMBOO	LOW

BOTANICAL NAME	COMMON NAME	WATER USE
SHRUBS (CONT)		
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
PENSTEMON HYBRIDS	BEARD TONGUE	LOW
PHORMIUM 'JACK SPRATT'	DWARF PHORMIUM	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHORMIUM T. 'MONROVIA RED'	NEW ZEALAND FLAX	LOW
PHORMIUM T. 'PLATT'S BLACK'	NEW ZEALAND FLAX	LOW
PHORMIUM T. 'TIGER'	NEW ZEALAND FLAX	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	LOW
RHAPHIOLEPIS I. 'SPRINGTIME'	INDIA HAWTHORN	LOW
SYRINGA VULGARIS	COMMON LILAC	LOW

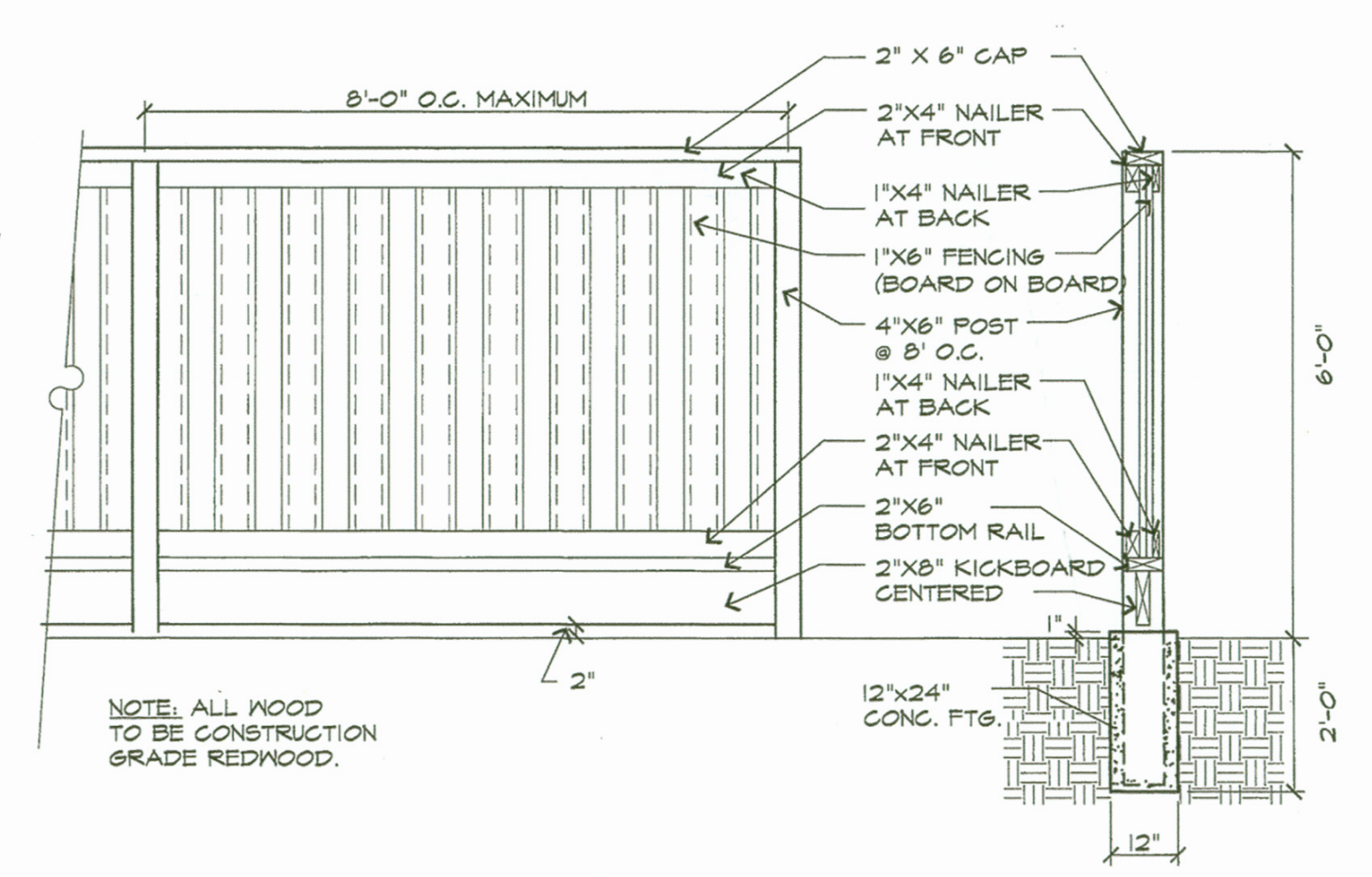
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
GROUNDCOVERS				
	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA EMERALD CARPET	LOW	1 GALLON • 36" O.C.
	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	1 GALLON • 36" O.C.
	SCAEVOLA 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	LOW	1 GALLON • 36" O.C.
	NO MOW TURF AVAILABLE FROM DELTA BLUE GRASS	NATIVE FESCUE SOD	HIGH	SODDED



A TUBULAR STEEL TRAP FENCE SCALE: 1/2" = 1'-0" 024 - FENCE



B TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0" 024 - TREEPLNTG

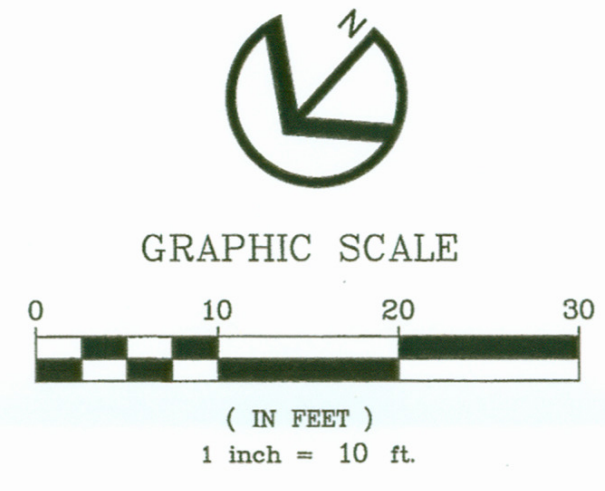


C WOOD FENCE W/KICKERBOARD SCALE: 1/2" = 1'-0" 024 - FENCE

- NOTES:**
1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS. SEE DETAIL A, SHEET L2.
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PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WATER USE	BOTANICAL NAME	COMMON NAME	WATER USE
TREES			SHRUBS (CONT)		
LAGERSTROEMIA 'MUSKOGEE'	GRAPE MYRTLE	LOW	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	LOW	PENSTEMON HYBRIDS	BEARD TONGUE	LOW
MAGNOLIA 'LITTLE GEM'	DWARF MAGNOLIA	MEDIUM	PHORMIUM JACK SPRATT'	DWARF PHORMIUM	LOW
PRUNUS 'XANTER VESUVIUS'	PURPLE LEAF PLUM	MEDIUM	PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PYRUS C. 'ARISTOCRAT'	FRUITLESS OLIVE	LOW	PHORMIUM T. 'MONROVIA RED'	NEW ZEALAND FLAX	LOW
OLEA E. 'SAN GABRIEL'	SWAMP MYRTLE	MEDIUM	PHORMIUM T. 'PLATT'S BLACK'	NEW ZEALAND FLAX	LOW
TRISTANIA LAURINA	EVERGREEN ELM	MEDIUM	PHORMIUM T. 'TINY TIGER'	NEW ZEALAND FLAX	LOW
ULMUS PARVIFOLIA			RHAPHIOLEPS I. 'BALLERINA'	INDIA HAWTHORN	LOW
			RHAPHIOLEPS I. 'SPRINGTIME'	INDIA HAWTHORN	LOW
			SYRINGA VULGARIS	COMMON LILAC	LOW
SHRUBS			GROUNDCOVERS		
BERBERIS 'AUREA'	GOLDEN BARBERRY	LOW	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA EMERALD CARPET	LOW
BUDLEJA DAVIDII	BUTTERFLY BUSH	LOW	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
DIETES IRIODES	FORTNIGHT LILY	LOW			
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW			
FESTUCA GLAUCA	BLUE FESCUE	LOW			
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW			
LAVATERA MARITIMA	TREE MALLOW	LOW			
LIRIOPE 'SILVER SUNPROOF'	VARIEGATED LILY TURF	LOW			
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	LOW			
NANDINA D. 'HARBOR DWARF'	GULF STREAM BAMBOO	LOW			



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RICHMOND AMERICAN HOMES

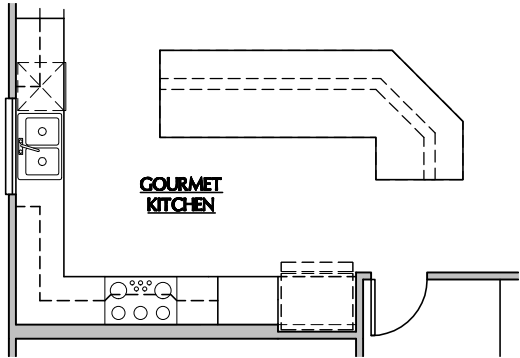
Preliminary Model Complex Landscape Plan

Kavala Ranch

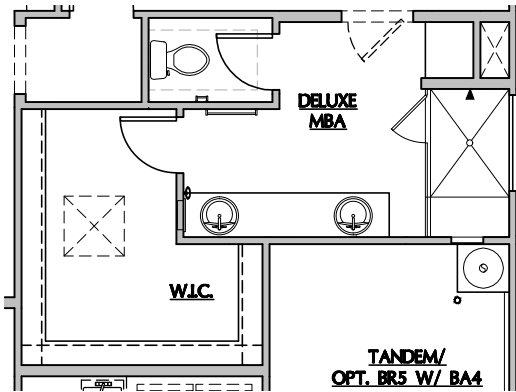
Rancho Cordova, California

SEPTEMBER 6, 2013

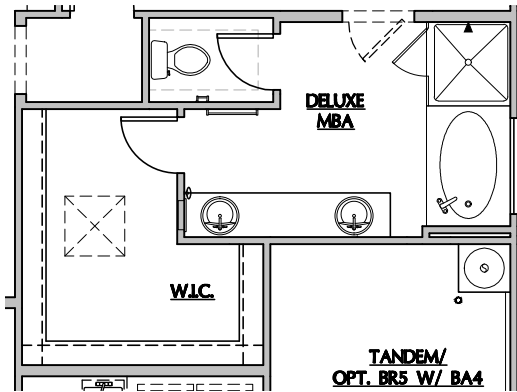
N24P PAIGE SQUARE FOOTAGE CALCULATIONS			
	ALL ELEVATIONS		
	FINISHED	OPT. FINISHED	UNFINISHED
GARAGE/ TANDEM			593 SQ. FT
GARAGE W/ OPT. BR5 & BA4			432 SQ. FT
PORCH • ELEVATION A			64 SQ. FT
PORCH • ELEVATION B			81 SQ. FT
PORCH • ELEVATION C			42 SQ. FT
OPT. COVERED PATIO			+128 SQ. FT
FIRST FLOOR	2490 SQ. FT		
OPT. BEDROOM 5 W/ BATH 4		+160 SQ. FT	
TOTAL (BASE HOUSE)	2490 SQ. FT.		



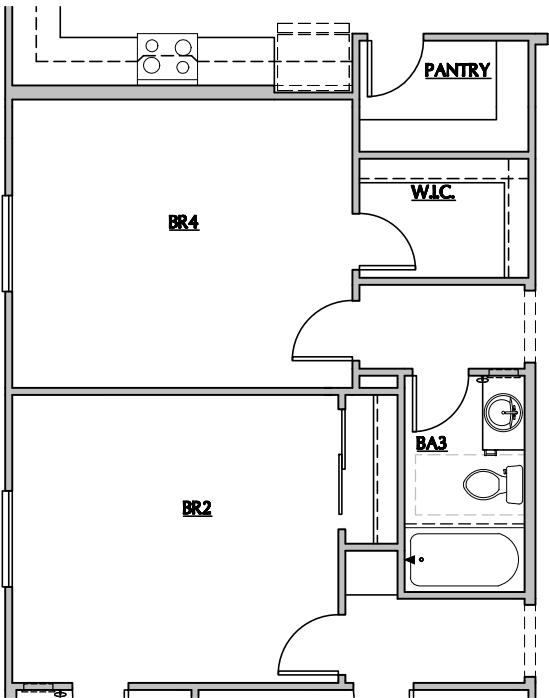
2 OPT. GOURMET KITCHEN
SCALE: 1/8"=1'-0"



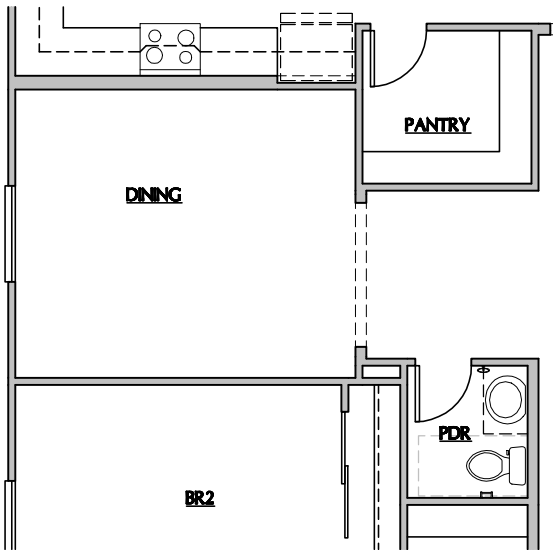
4 OPT. DELUXE MBA W/
WALK-IN TILE SHOWER
SCALE: 1/8"=1'-0"



3 OPT. DELUXE MBA
SCALE: 1/8"=1'-0"



6 OPT. BEDROOM 4
W/ BATH 3
SCALE: 1/8"=1'-0"



5 OPT. DINING
SCALE: 1/8"=1'-0"

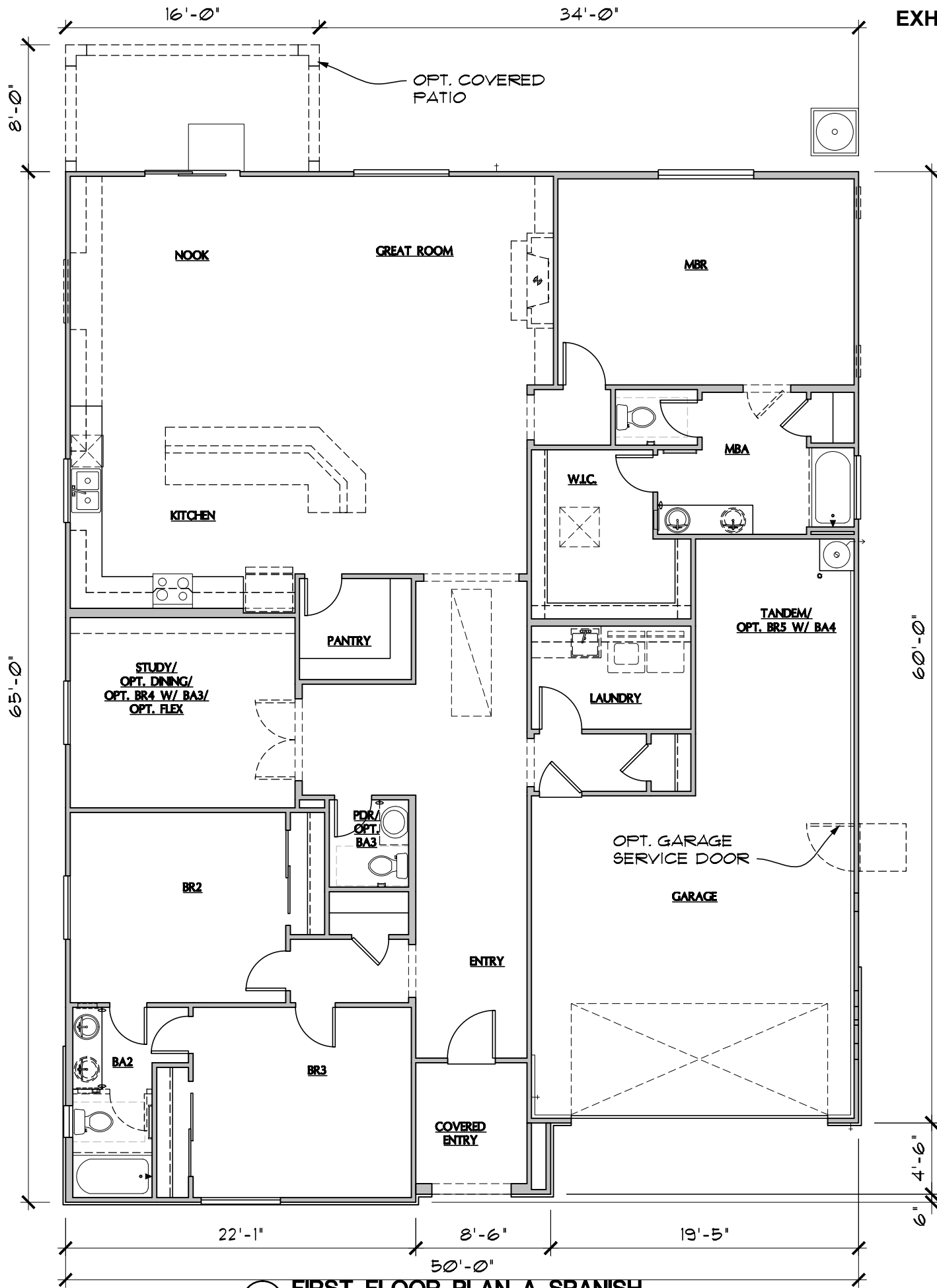


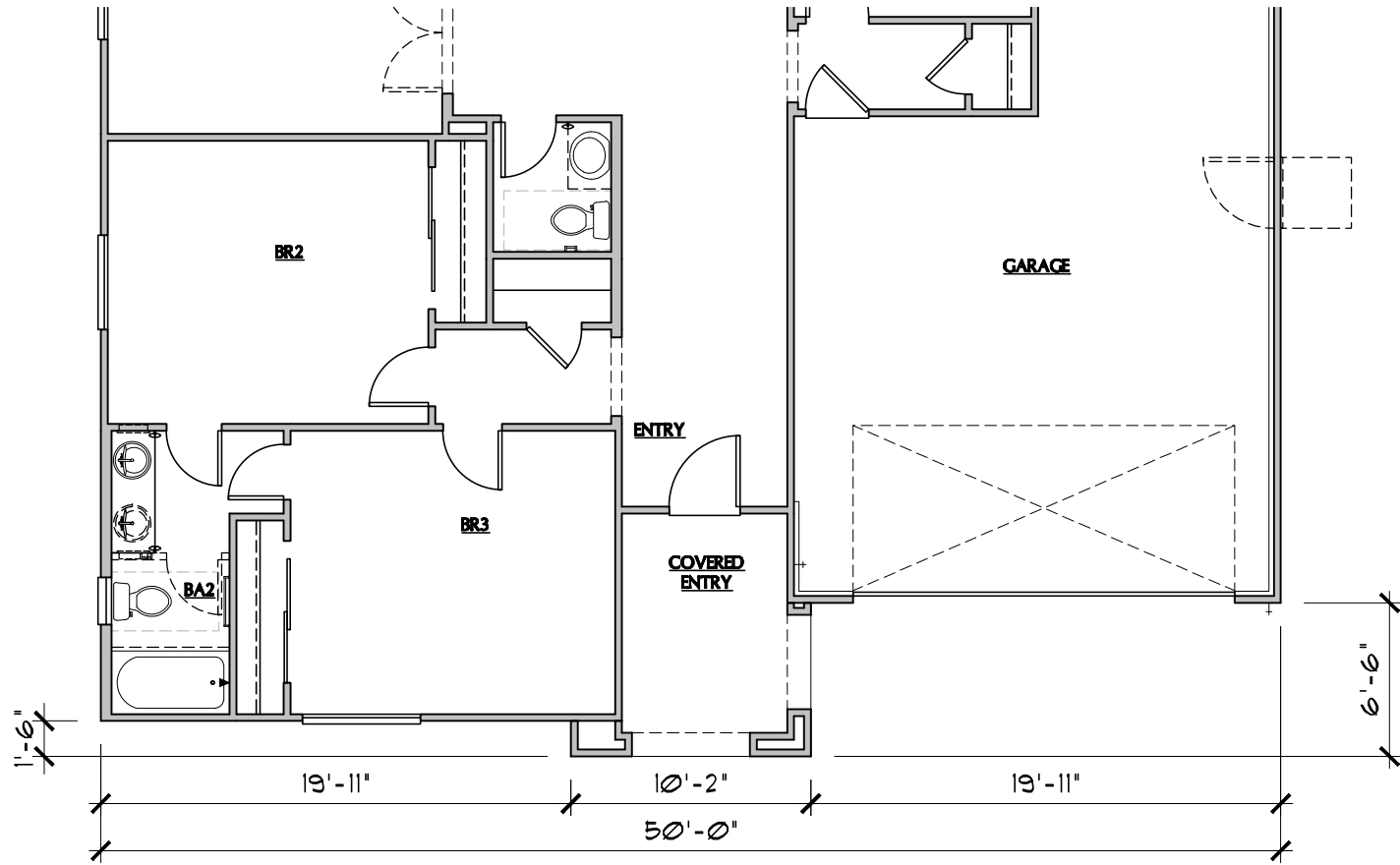
EXHIBIT A

Plotted: May 23, 2013
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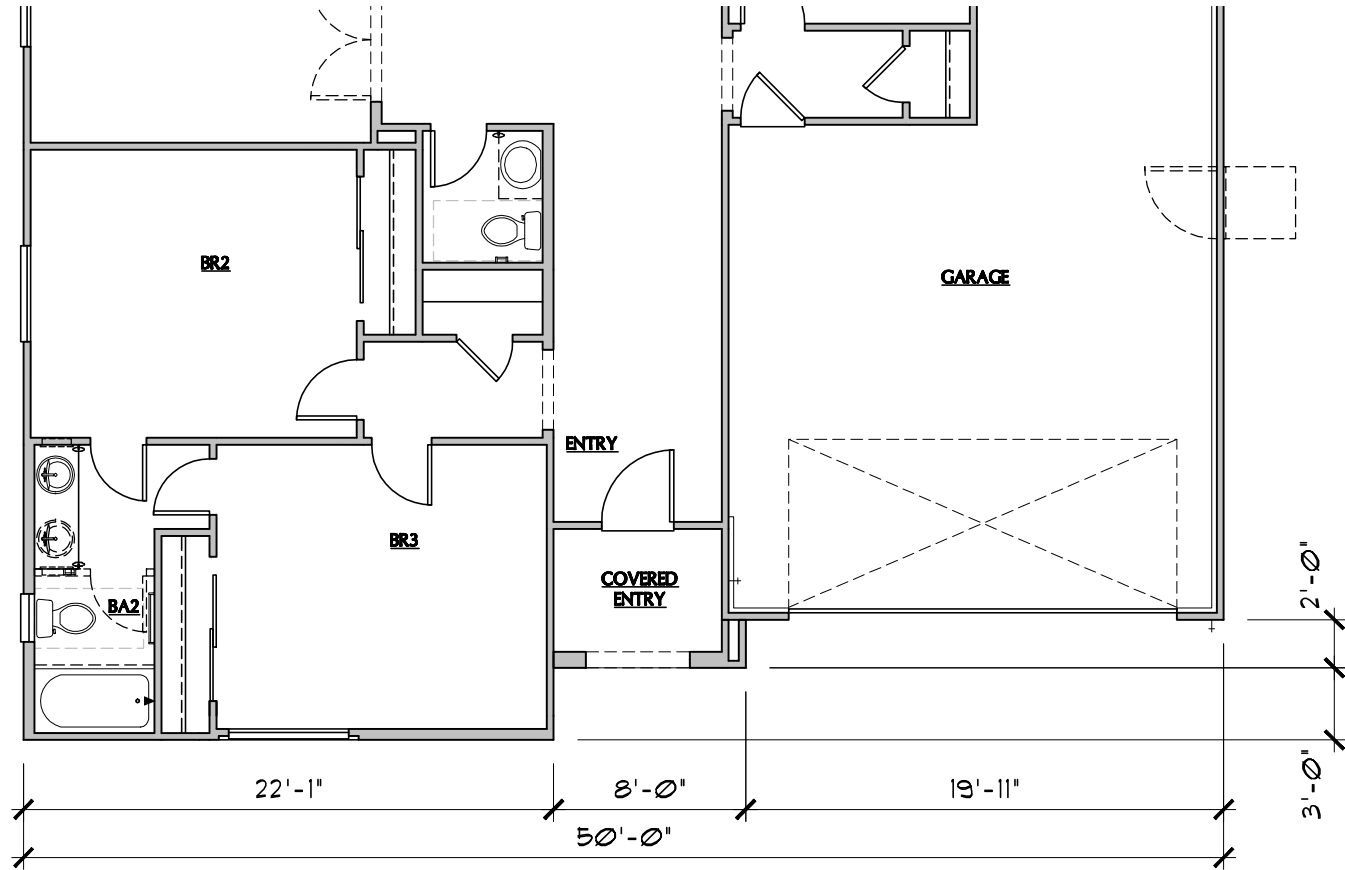


KAVALA RANCH
RANCHO CORDOVA, CALIFORNIA

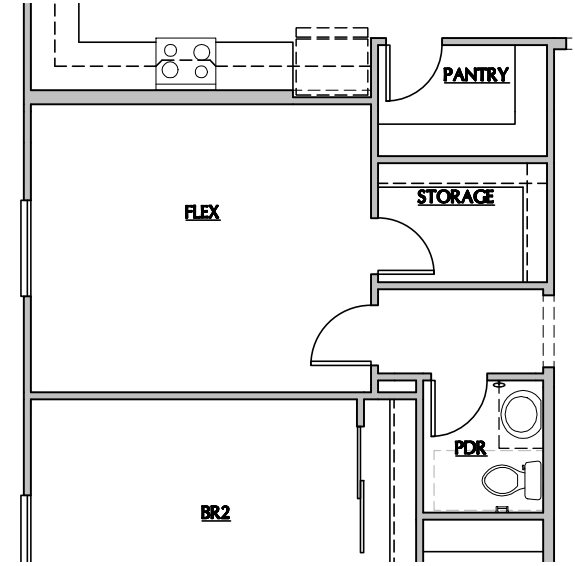
N24P PAIGE
2,490 SQ.FT.
88



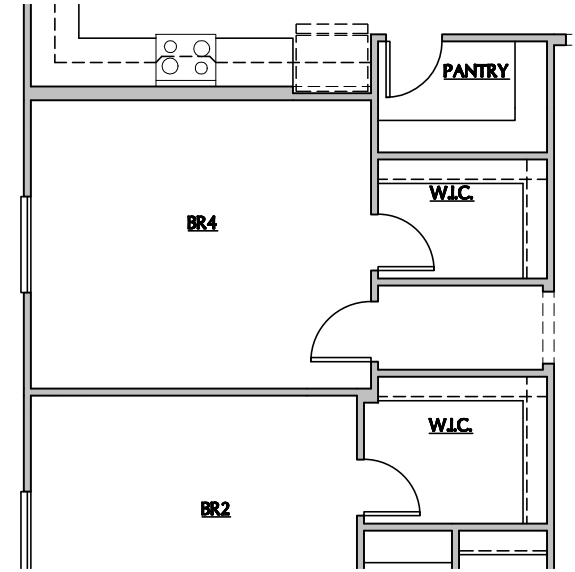
10 FIRST FLOOR PLAN B-ITALIAN
SCALE: 1/8"=1'-0"



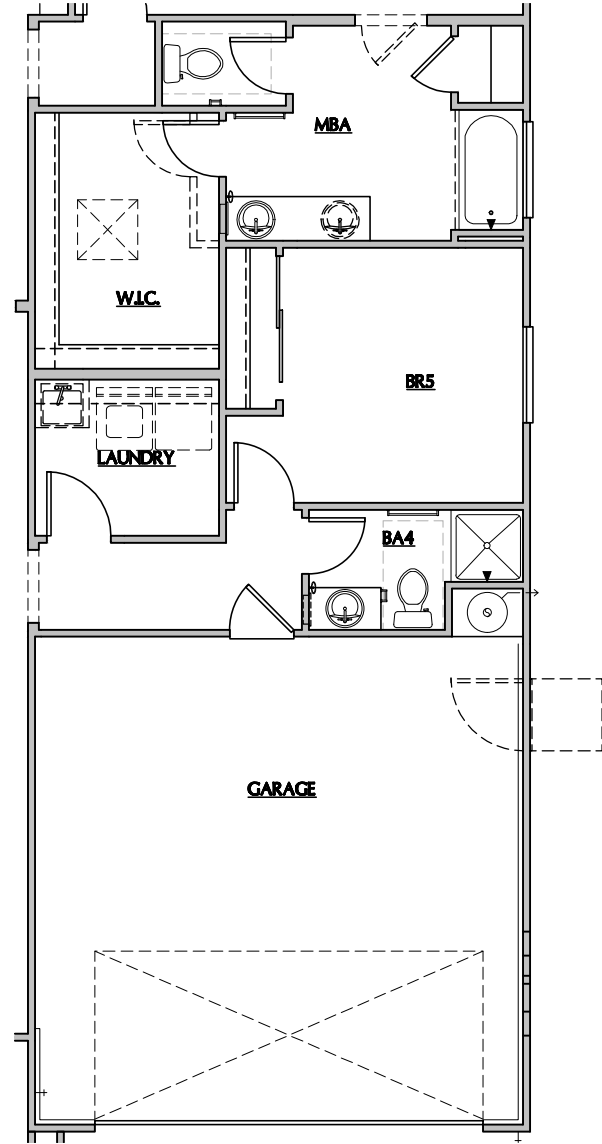
11 FIRST FLOOR PLAN C-FRENCH COUNTRY
SCALE: 1/8"=1'-0"



8 OPT. FLEX ROOM
SCALE: 1/8"=1'-0"

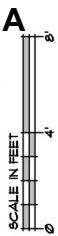


9 OPT. BEDROOM 4 @ BR5
SCALE: 1/8"=1'-0"



7 OPT. BEDROOM 5
SCALE: 1/8"=1'-0"

SCALE IN FEET
0 4 8



1 FRONT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER W/ WAINSCOT RETURNED
4'-0" MIN. TO FENCE LINE AT SIDES
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POTSHELFS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



2 FRONT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

ITALIAN ELEVATION "B"

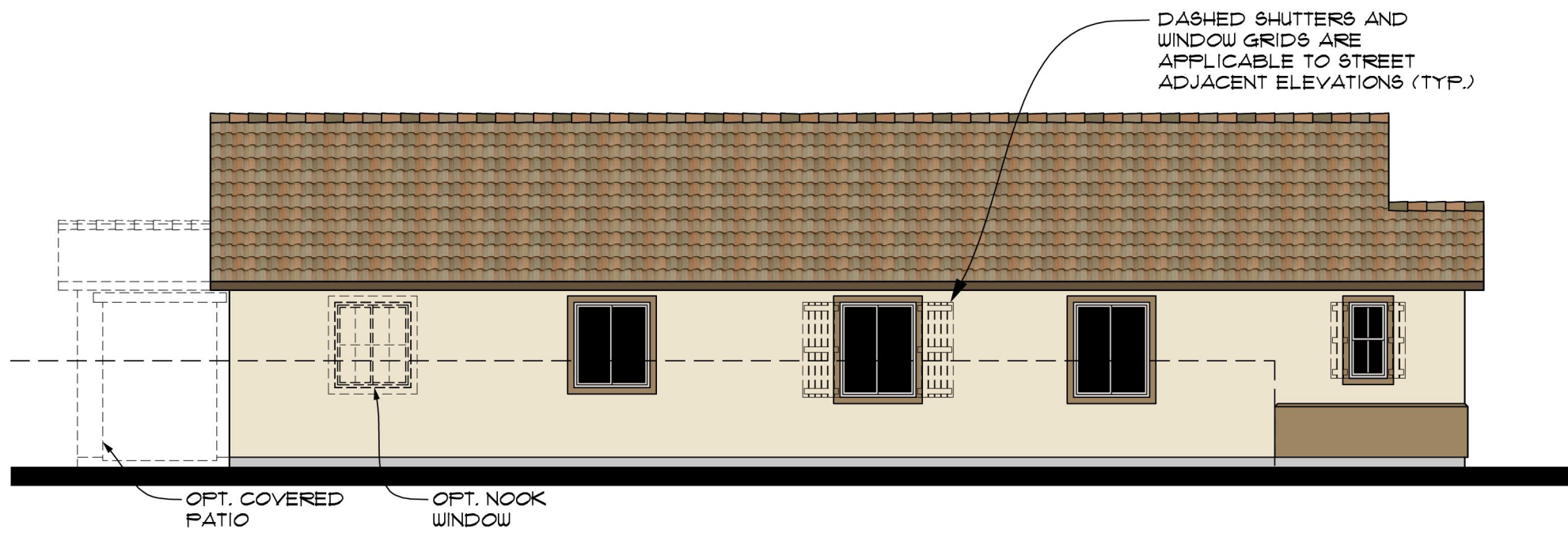
- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



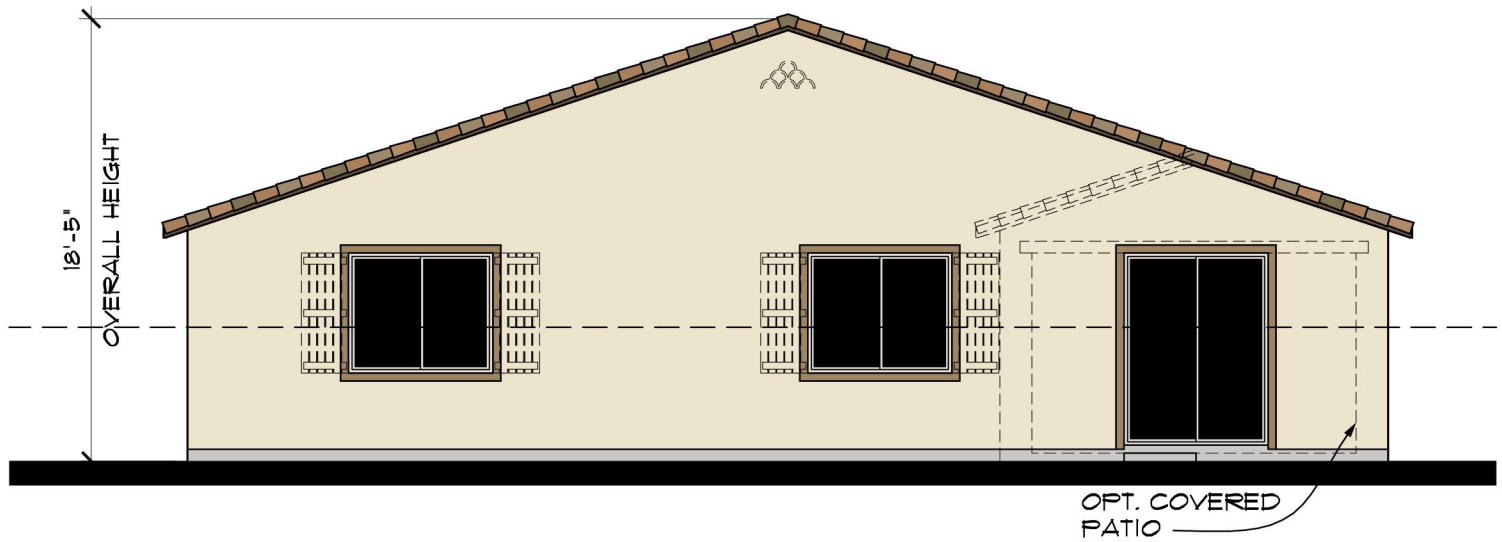
3 FRONT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

FRENCH COUNTRY ELEVATION "C"

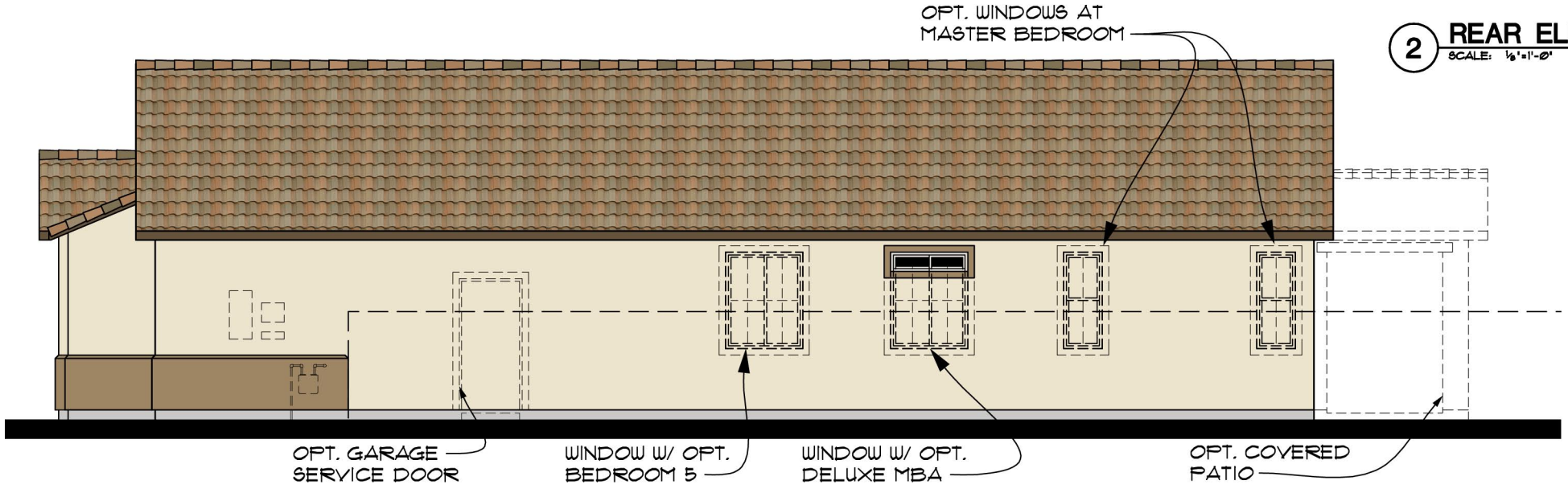
- ROOF: CONCRETE FLAT TILE
10" EAVE OVERHANG
3" RAKE OVERHANG
6:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT LAP SIDING
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE
VENEER WAINSCOT RETURNED
4'-0" MIN. TO FENCE LINE AT SIDES
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



1 LEFT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



2 REAR ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

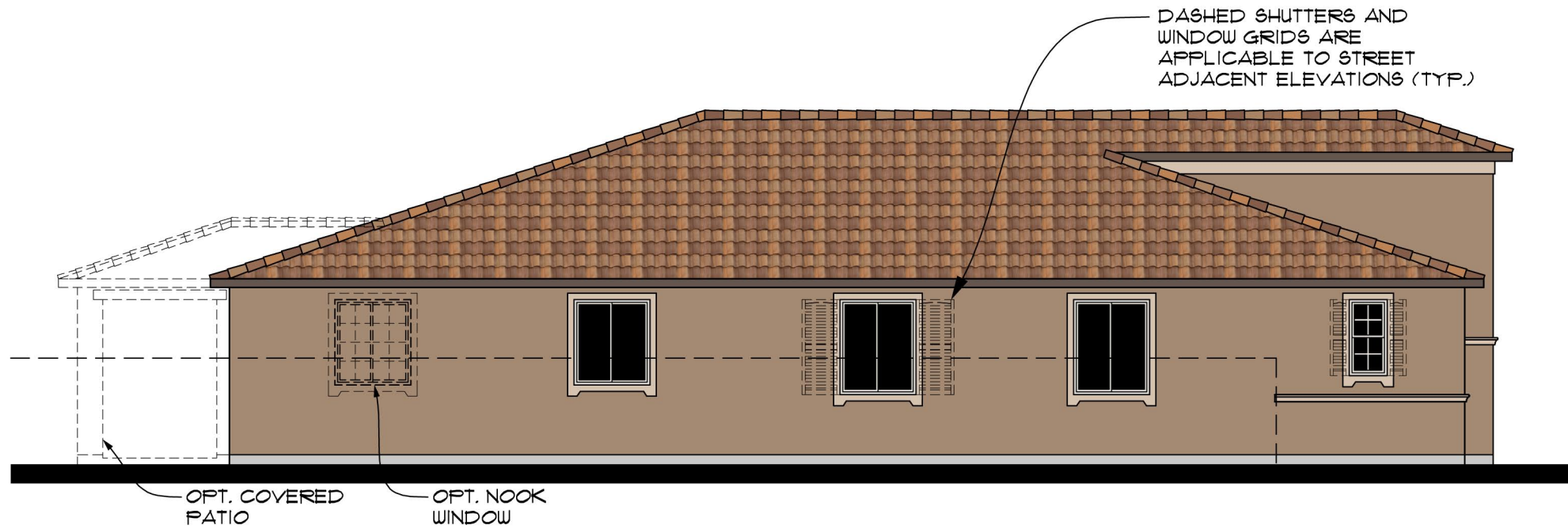


3 RIGHT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

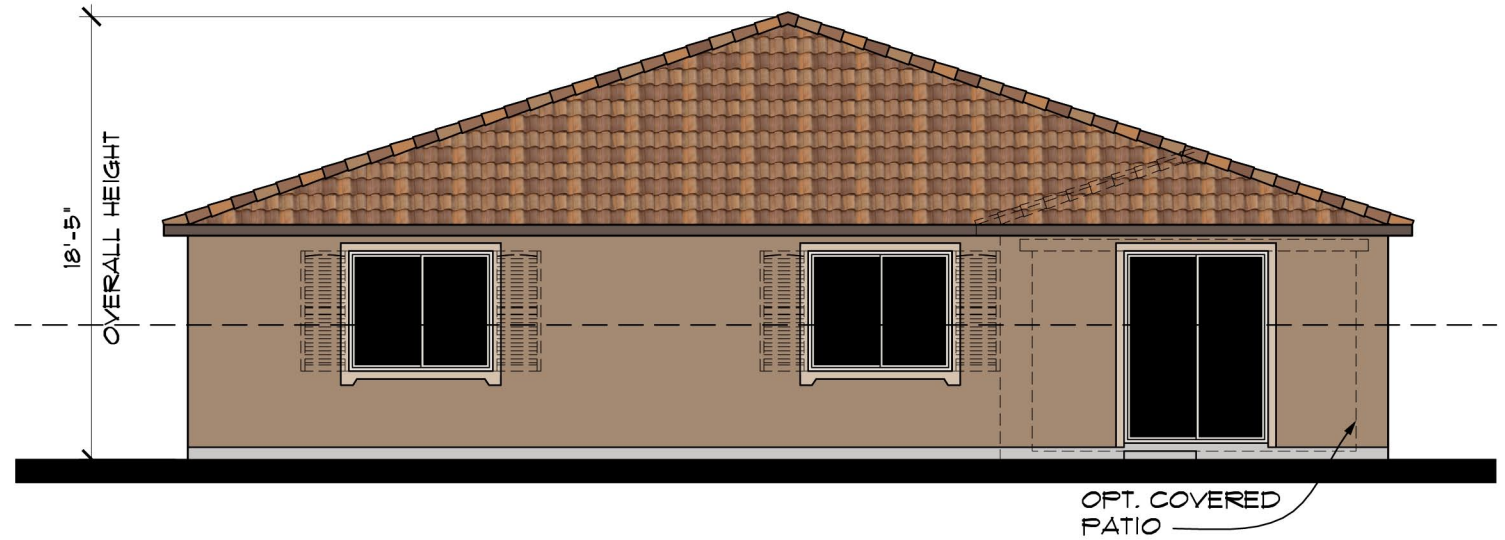
SPANISH ELEVATION 'A'

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER W/ WAINSCOT RETURNED
4'-0" MIN. TO FENCE LINE AT SIDES
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POTSHELFS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

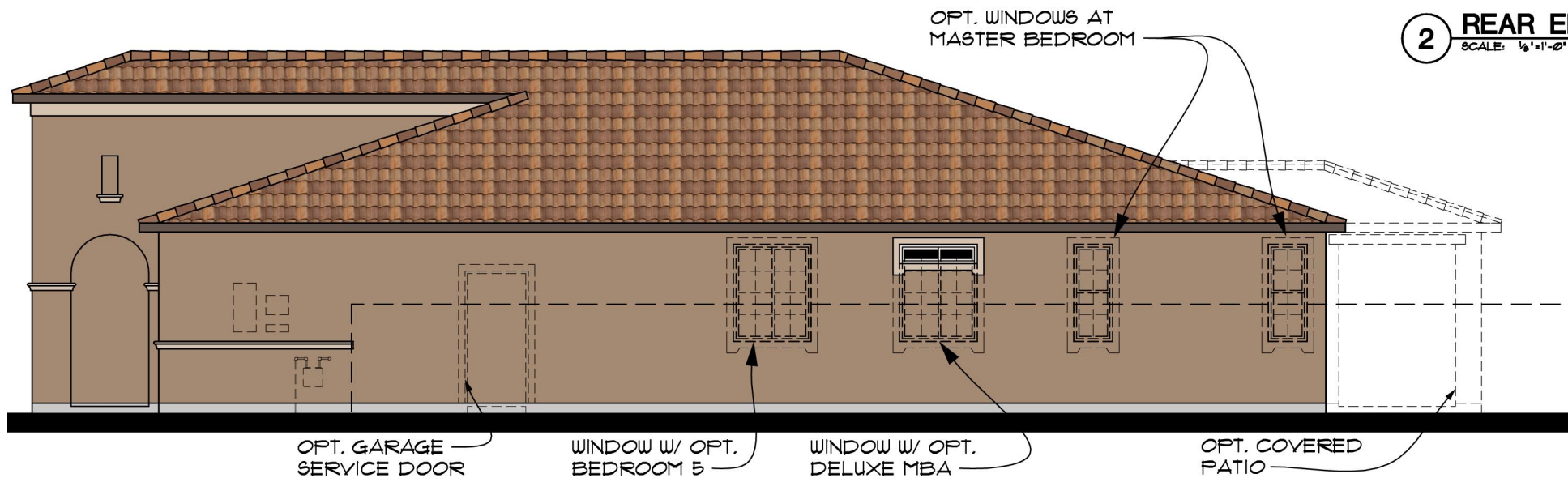
SCALE IN FEET
0 4 8



1 LEFT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



2 REAR ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



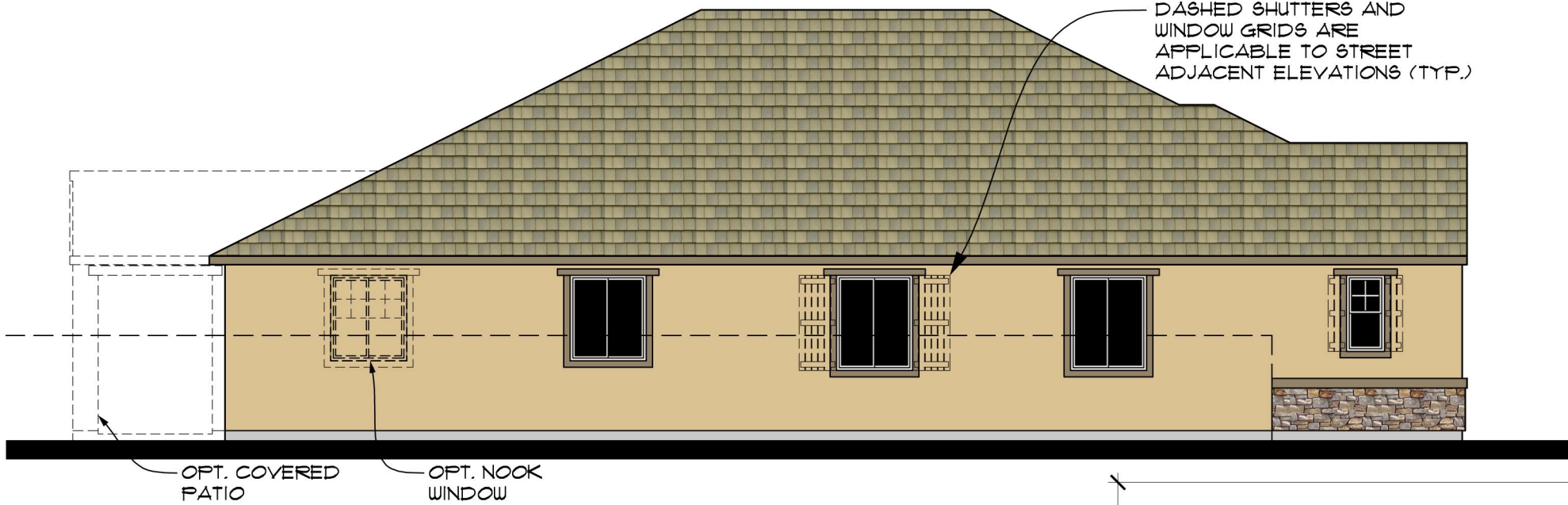
3 RIGHT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

ITALIAN ELEVATION "B"

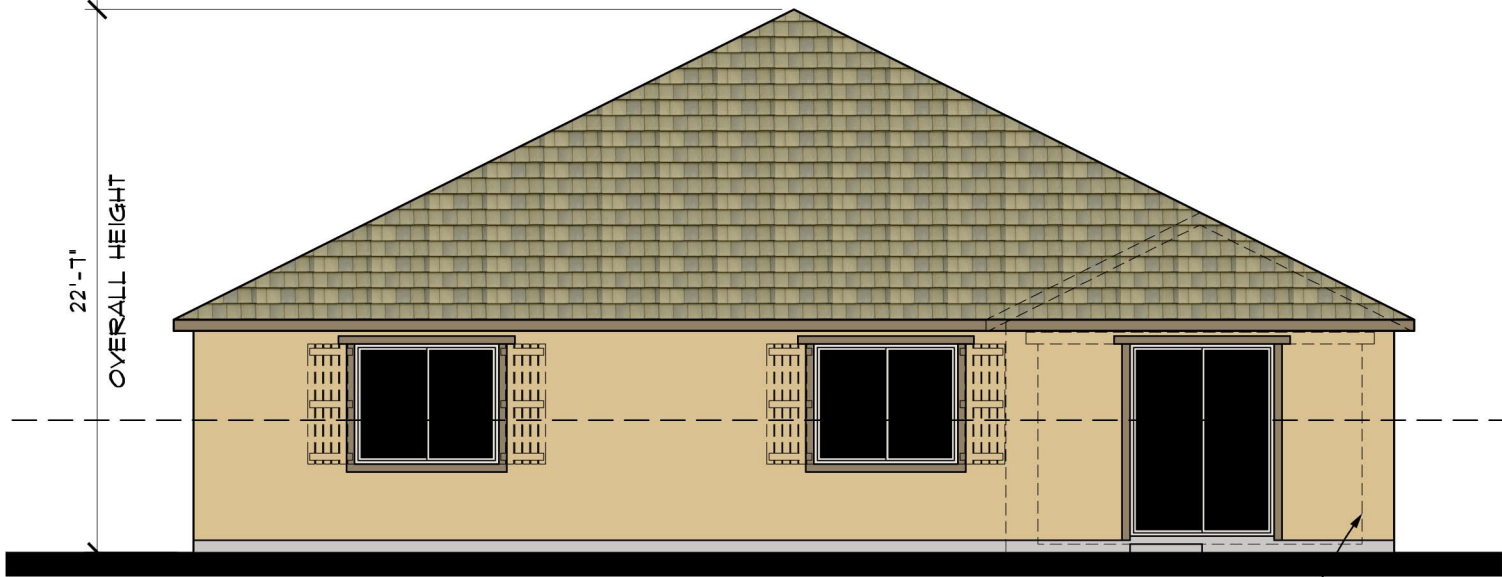
ROOF:	CONCRETE S-TILE
	12" OVERHANG
	4:12 ROOF PITCH
FASCIA:	2X6 FASCIA
WALL:	STUCCO VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS
	STUCCO OVER FOAM BAND
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING

EXHIBIT A

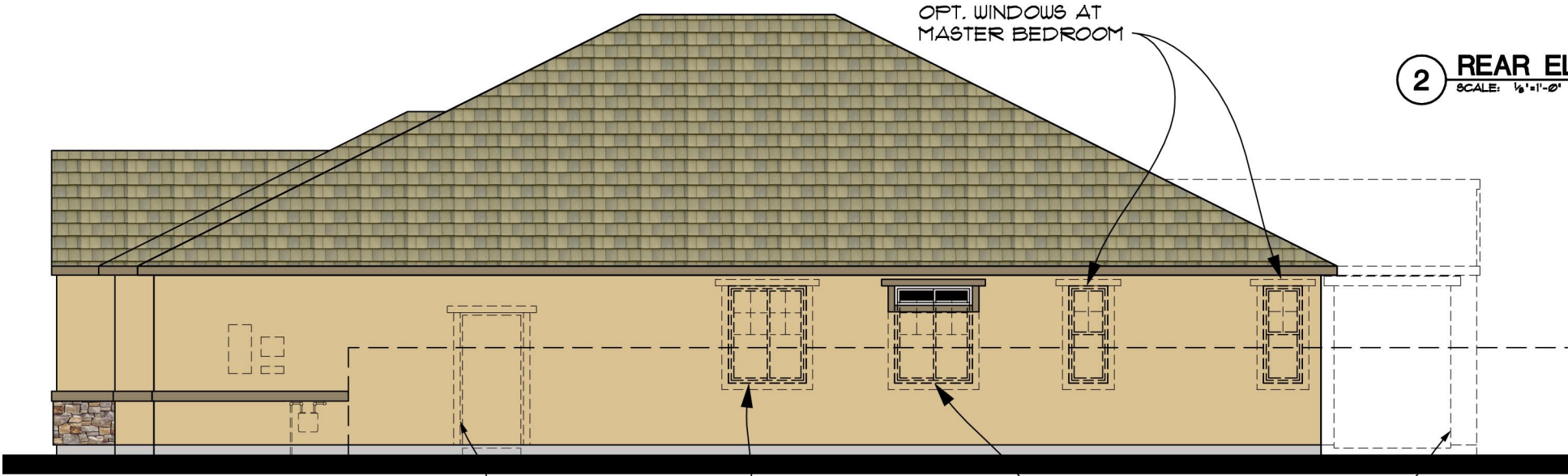




1 LEFT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



2 REAR ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

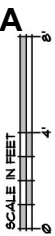


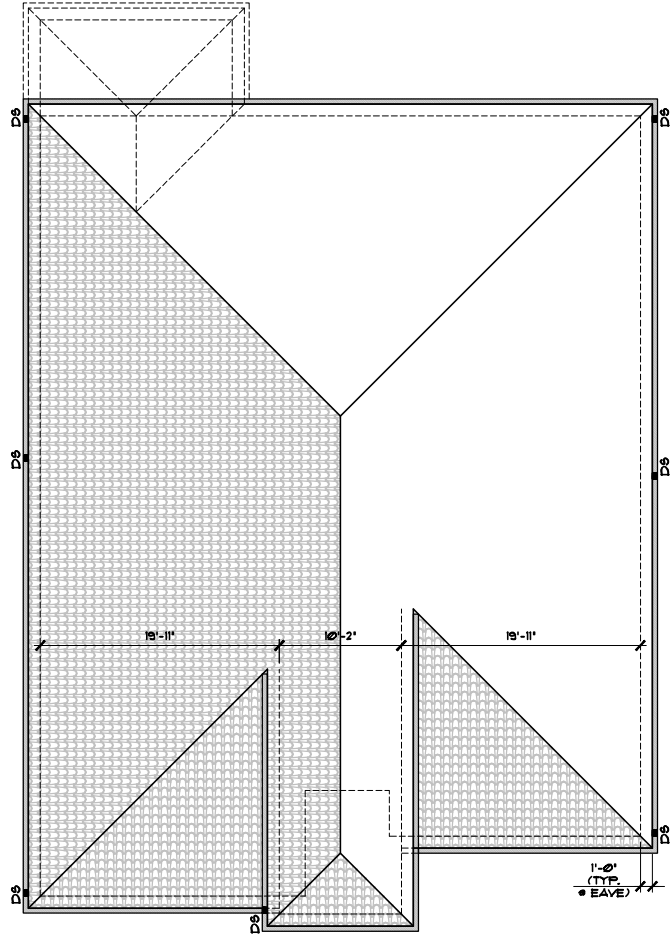
3 RIGHT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

SPANISH ELEVATION 'A'

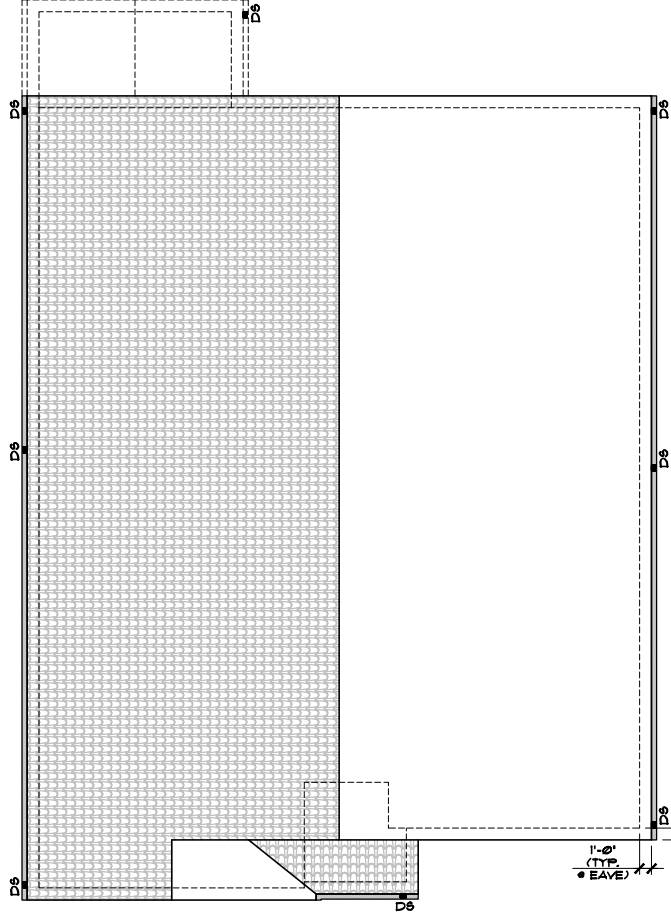
- ROOF: CONCRETE S-TILE
12' EAVE OVERHANG
12' RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER W/ WAINSCOT RETURNED
4'-0" MIN. TO FENCE LINE AT SIDES
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POTSHELFS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

EXHIBIT A

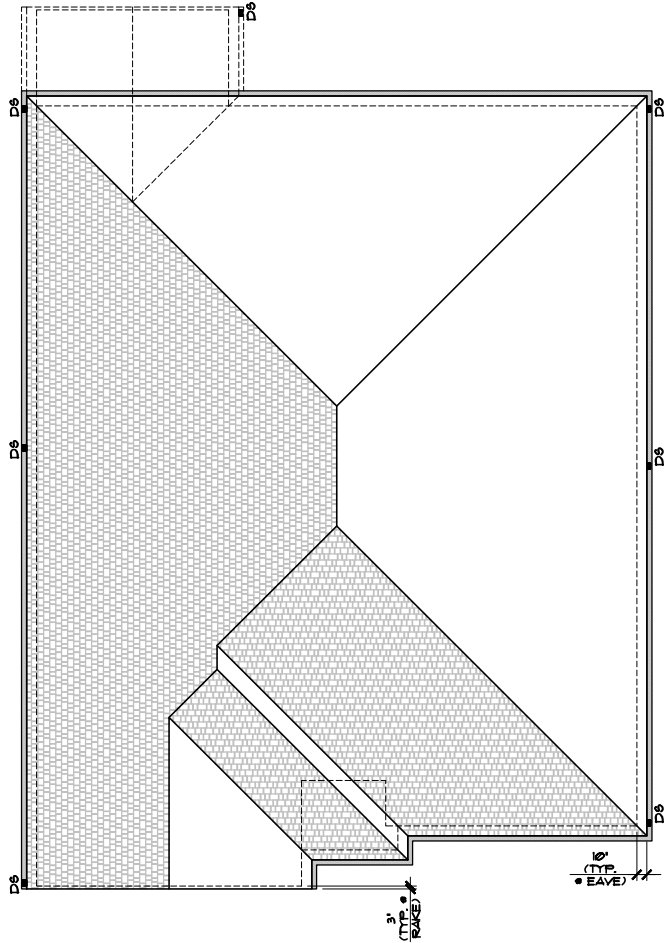




2 ROOF PLAN B - ITALIAN
SCALE: 1/16"=1'-0"

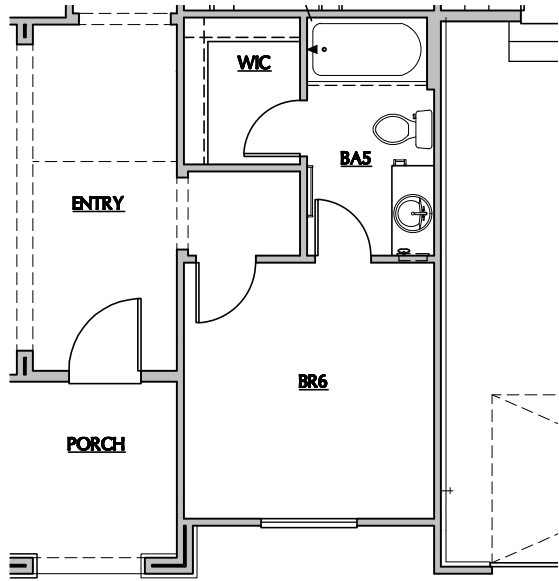


1 ROOF PLAN A - SPANISH
SCALE: 1/16"=1'-0"

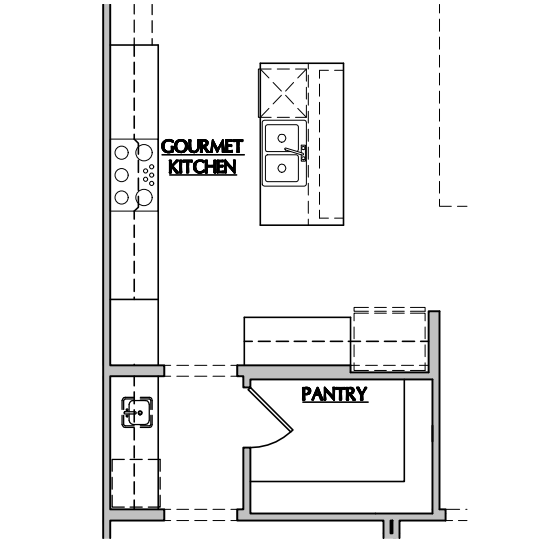


3 ROOF PLAN C - FRENCH COUNTRY
SCALE: 1/16"=1'-0"

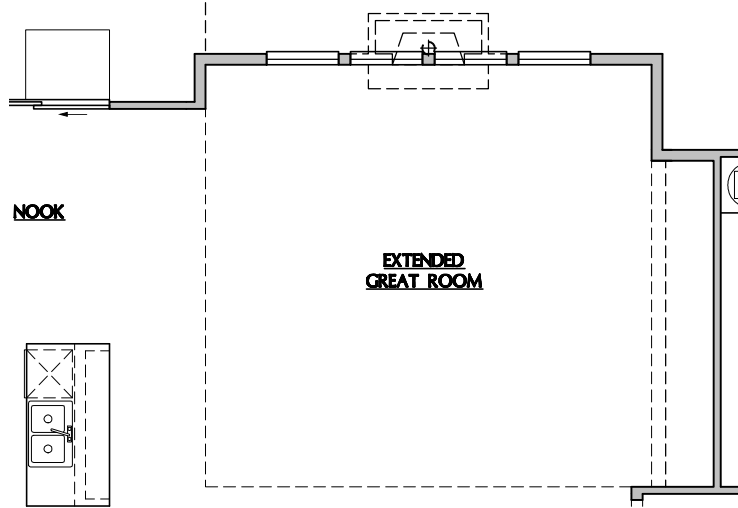
SCALE IN FEET
0 4 8



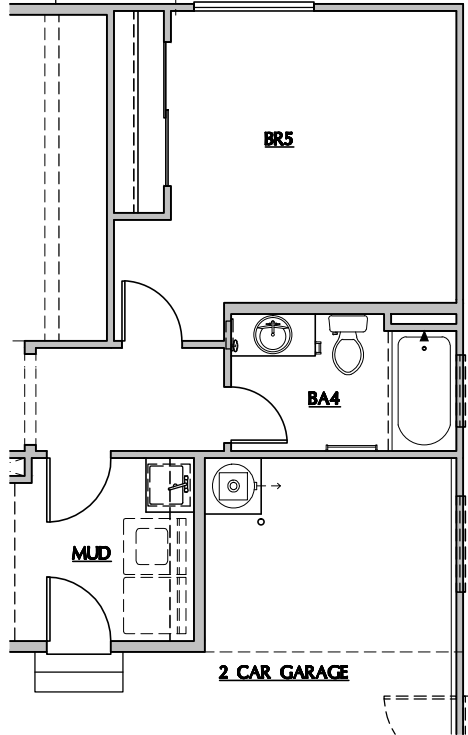
5 OPT. BR6 & BA5
SCALE: 1/8"=1'-0"



3 OPT. GOURMET KITCHEN
SCALE: 1/8"=1'-0"

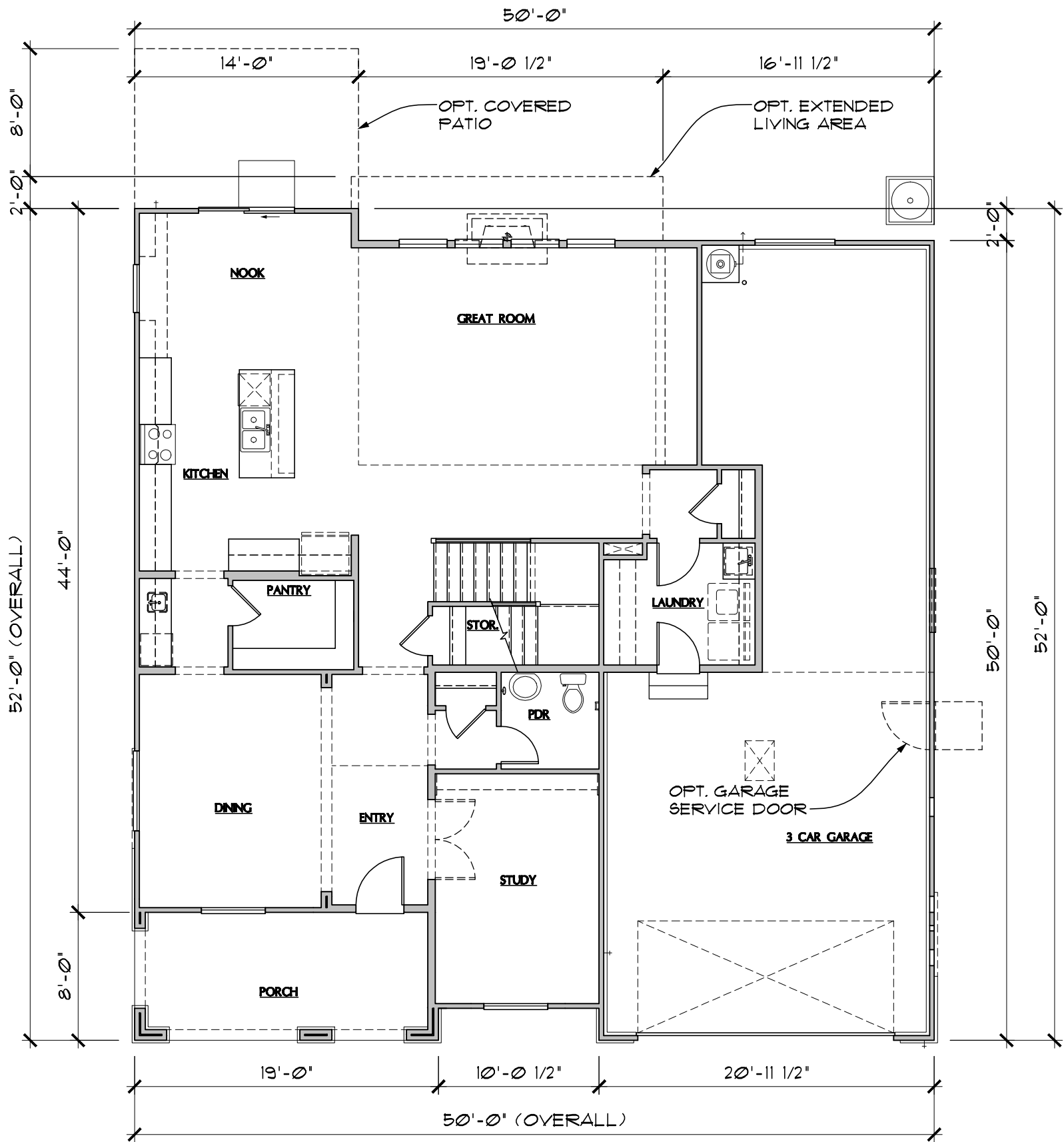


2 OPT. EXTENDED LIVING AREA
SCALE: 1/8"=1'-0"

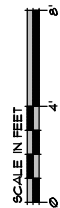


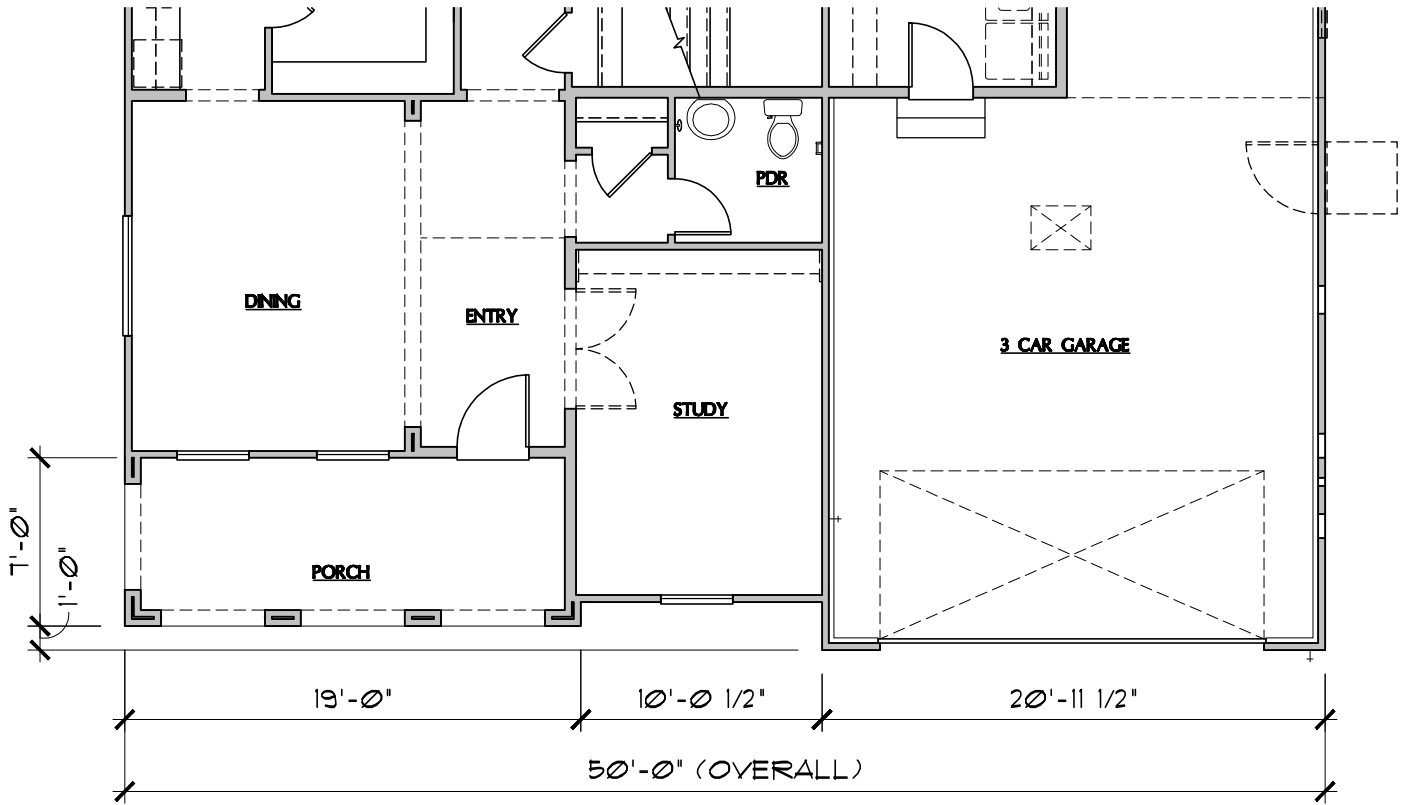
4 OPT. BR5 & BA4
SCALE: 1/8"=1'-0"

N30D DILLON - SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR GARAGE			819 SQ. FT.
2 CAR GARAGE W/ OPT. BR5			562 SQ. FT.
FRONT PORCH ELEV. B			148 SQ. FT.
FRONT PORCH ELEV. D			129 SQ. FT.
FRONT PORCH ELEV. G			129 SQ. FT.
OPT. COVERED PATIO			+140 SQ. FT.
FIRST FLOOR	1539 SQ. FT.		
OPT. EXTENDED LIVING AREA		+11 SQ. FT.	
OPT. BEDROOM 5 & BATH 4		+256 SQ. FT.	
SECOND FLOOR	1486 SQ. FT.		
OPT. LOFT		+260 SQ. FT.	
OPT. LOFT W/ EXTENDED LIVING		+338 SQ. FT.	
OPT. BR3 & BR4 W.I.C.		+55 SQ. FT.	
TOTAL (BASE HOUSE)		3025 SQ. FT.	

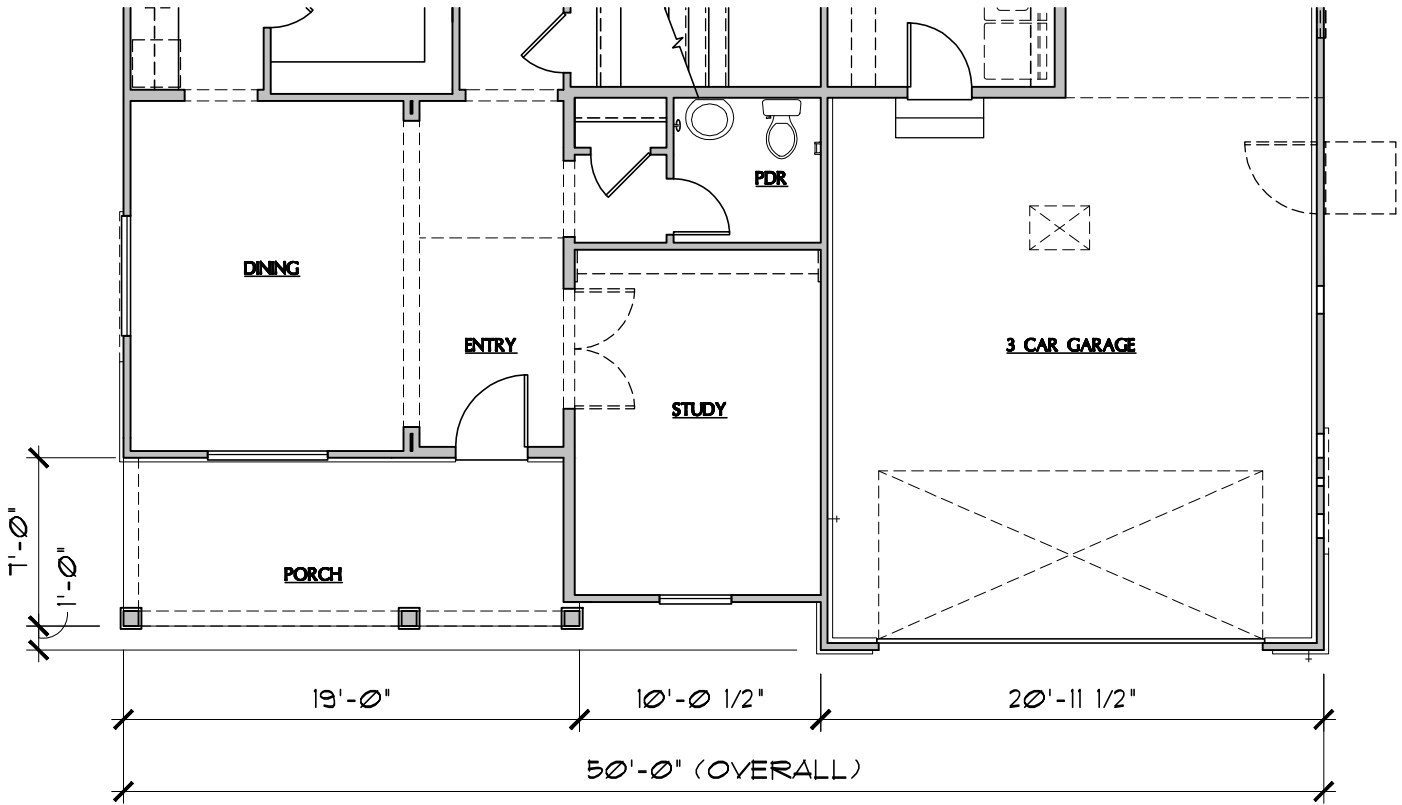


1 FIRST FLOOR PLAN A-SPANISH
SCALE: 1/8"=1'-0"



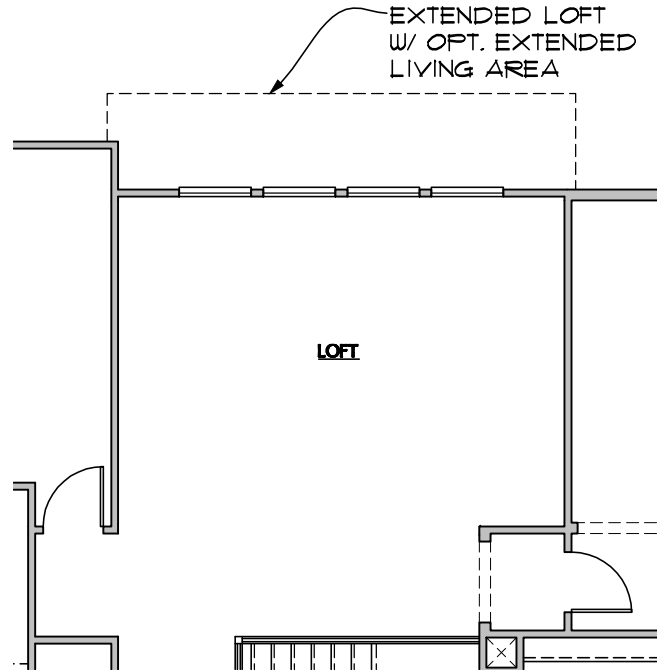


6 FIRST FLOOR PLAN B-ITALIAN
SCALE: 1/8"=1'-0"

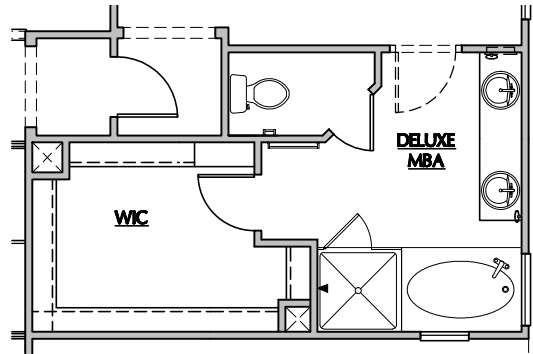


7 FIRST FLOOR PLAN C-FRENCH COUNTRY
SCALE: 1/8"=1'-0"

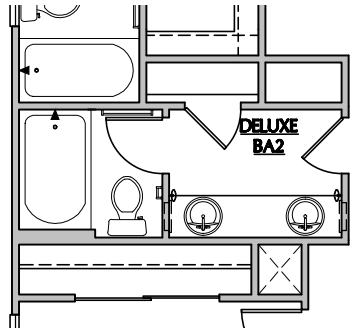




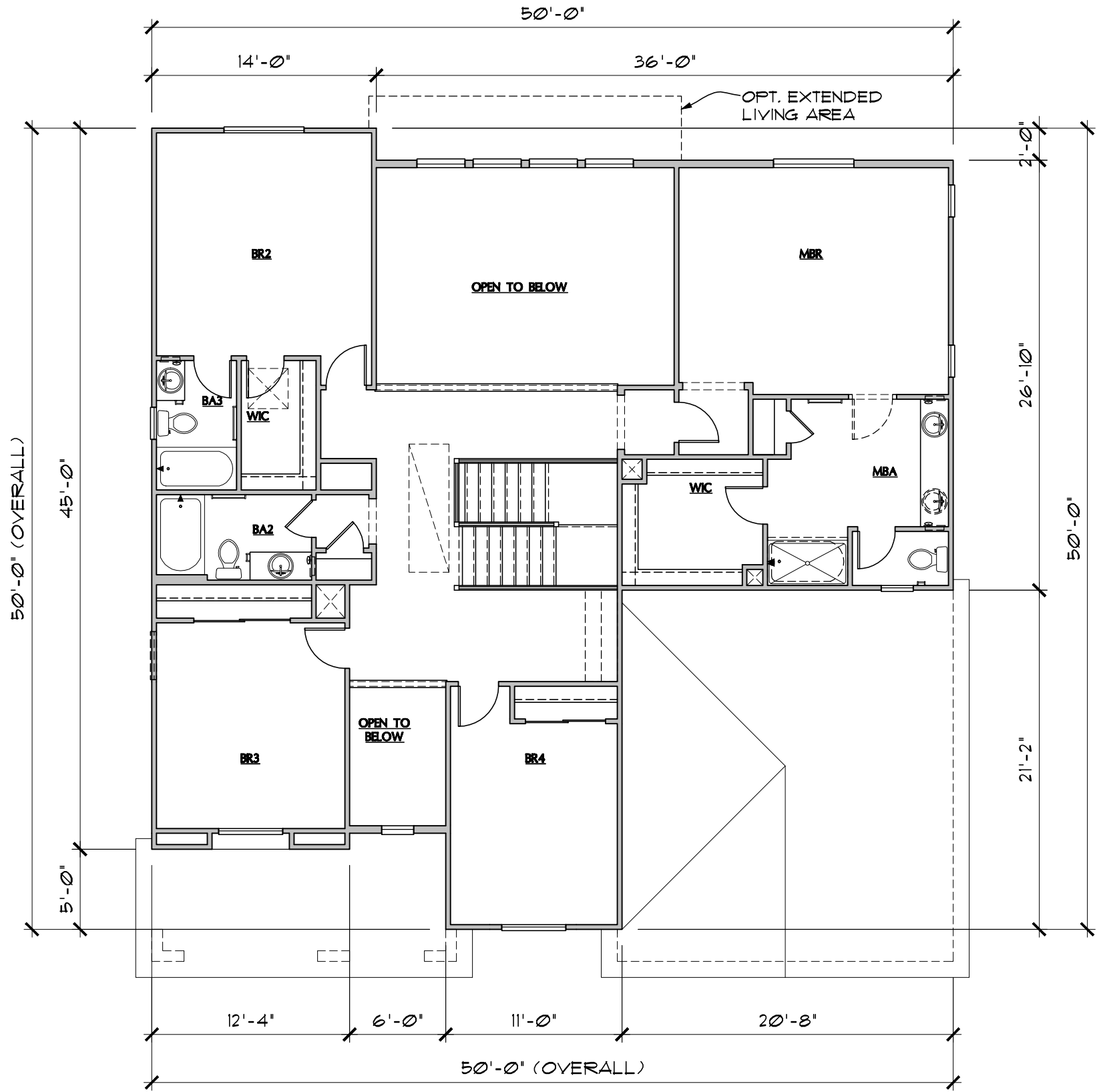
2 OPT. LOFT
SCALE: 1/8"=1'-0"



3 OPT. DELUXE MBA
SCALE: 1/8"=1'-0"

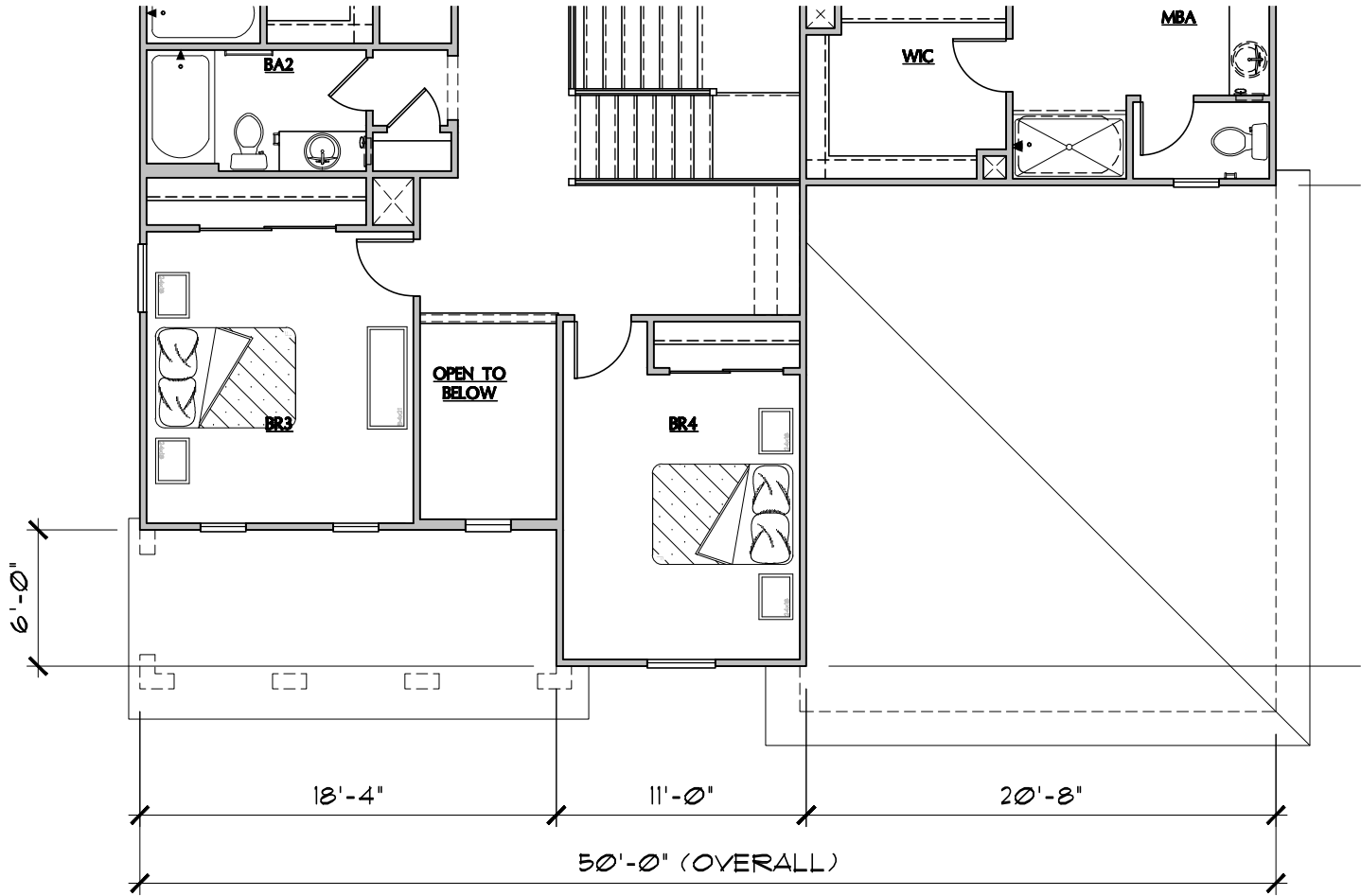


4 OPT. DELUXE BA2
SCALE: 1/8"=1'-0"

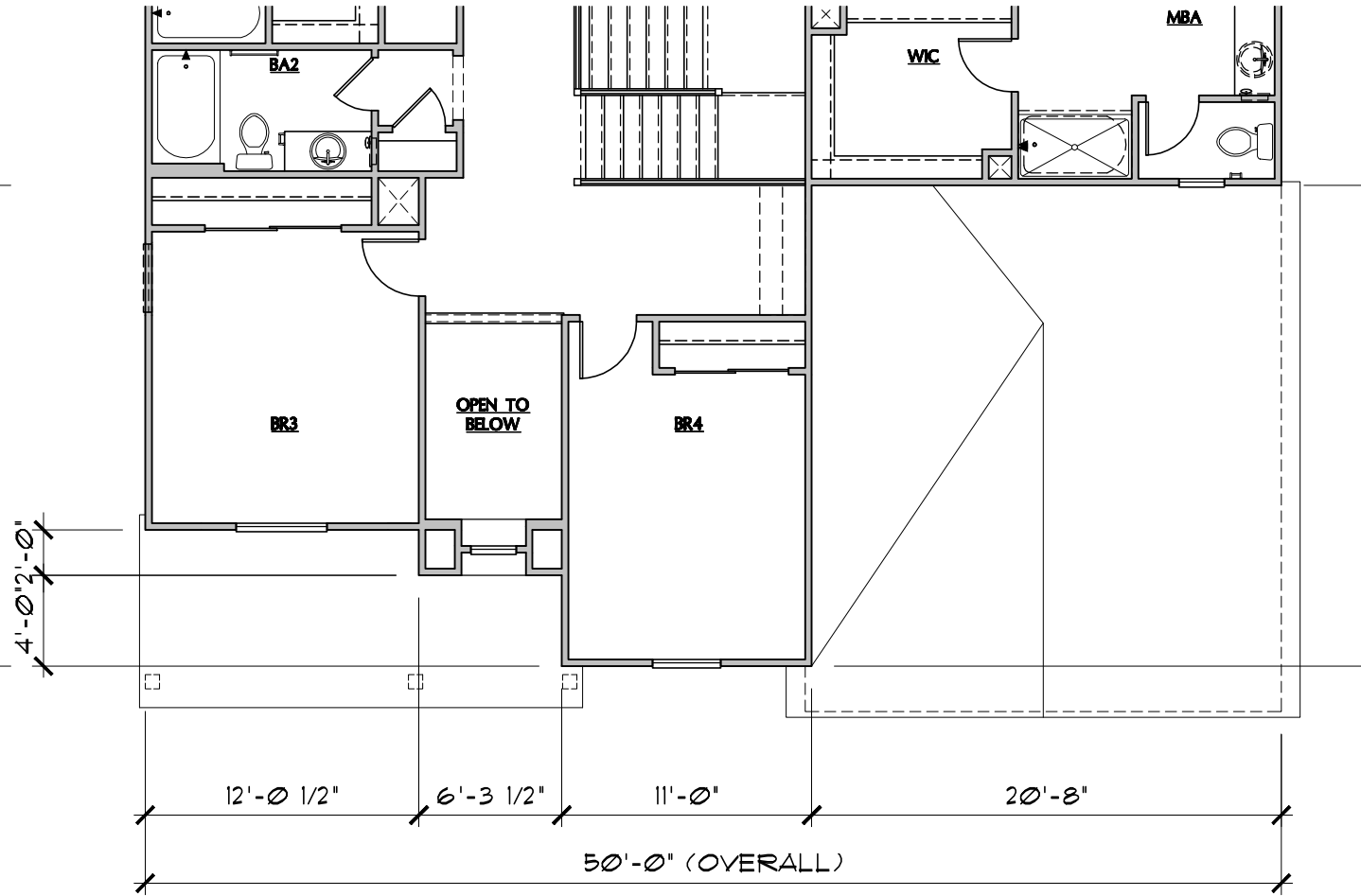


1 SECOND FLOOR PLAN A-SPANISH
SCALE: 1/8"=1'-0"



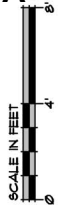


5 FIRST FLOOR PLAN B-ITALIAN
SCALE: 1/8"=1'-0"



6 FIRST FLOOR PLAN C-FRENCH COUNTRY
SCALE: 1/8"=1'-0"





SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POTSHELFS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

ITALIAN ELEVATION "B"

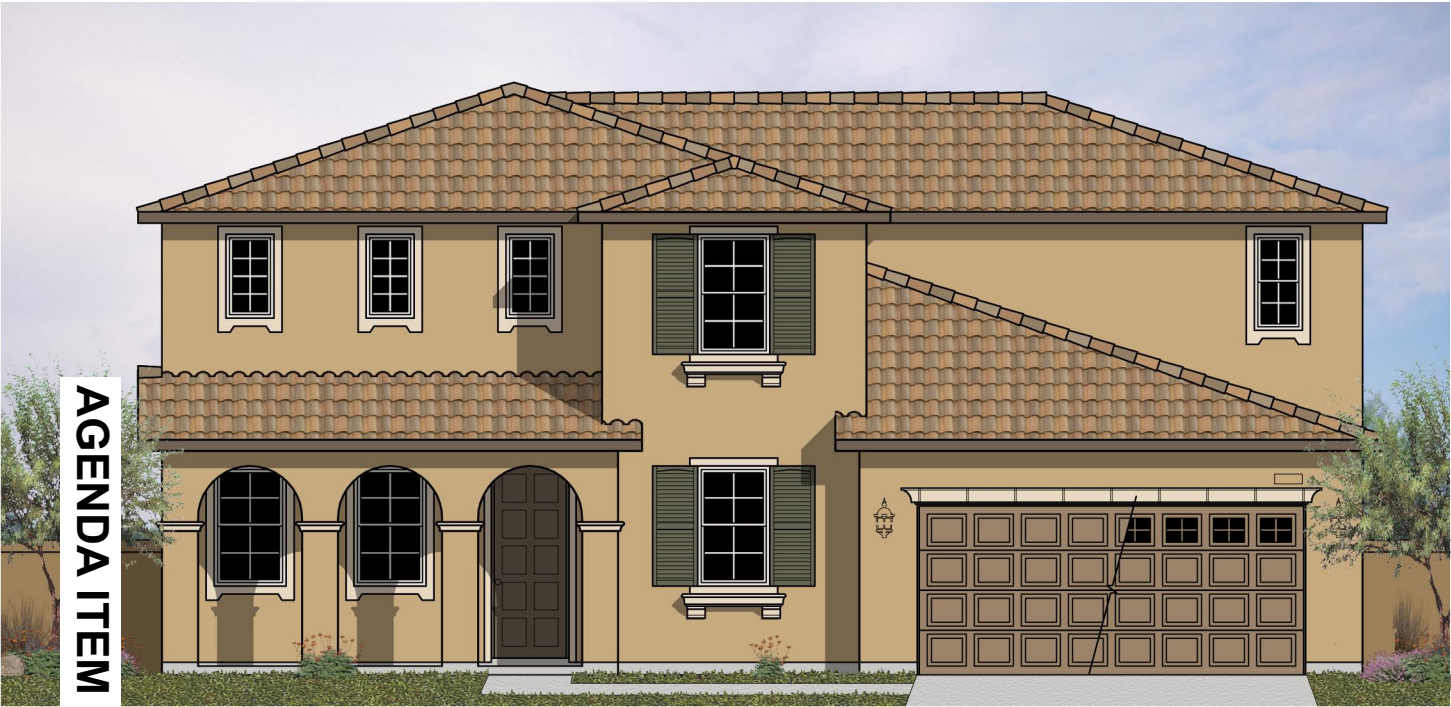
- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTER
STUCCO OVER FOAM POTSHELFS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



1 FRONT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

FRENCH COUNTRY ELEVATION "C"

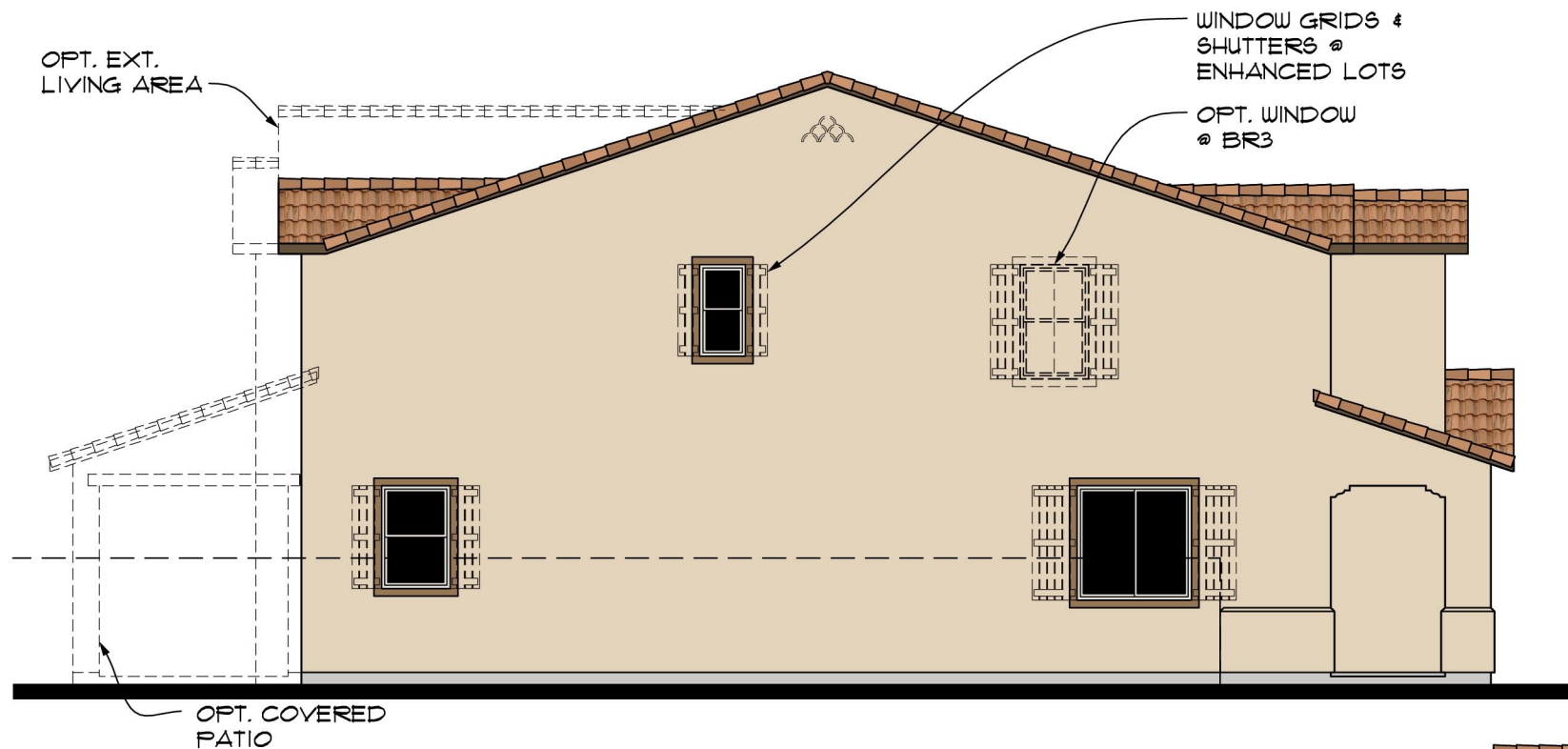
- ROOF: CONCRETE FLAT TILE
10' EAVE OVERHANG
3' RAKE OVERHANG
6:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT LAP SIDING
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE
VENEER WAINSCOT RETURNED 4'-0" MIN. TO
FENCE LINE AT SIDES
STUCCO OVER FOAM POTSHELFS
- COLUMN: WOOD COLUMN, BRACE, AND TRIM
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



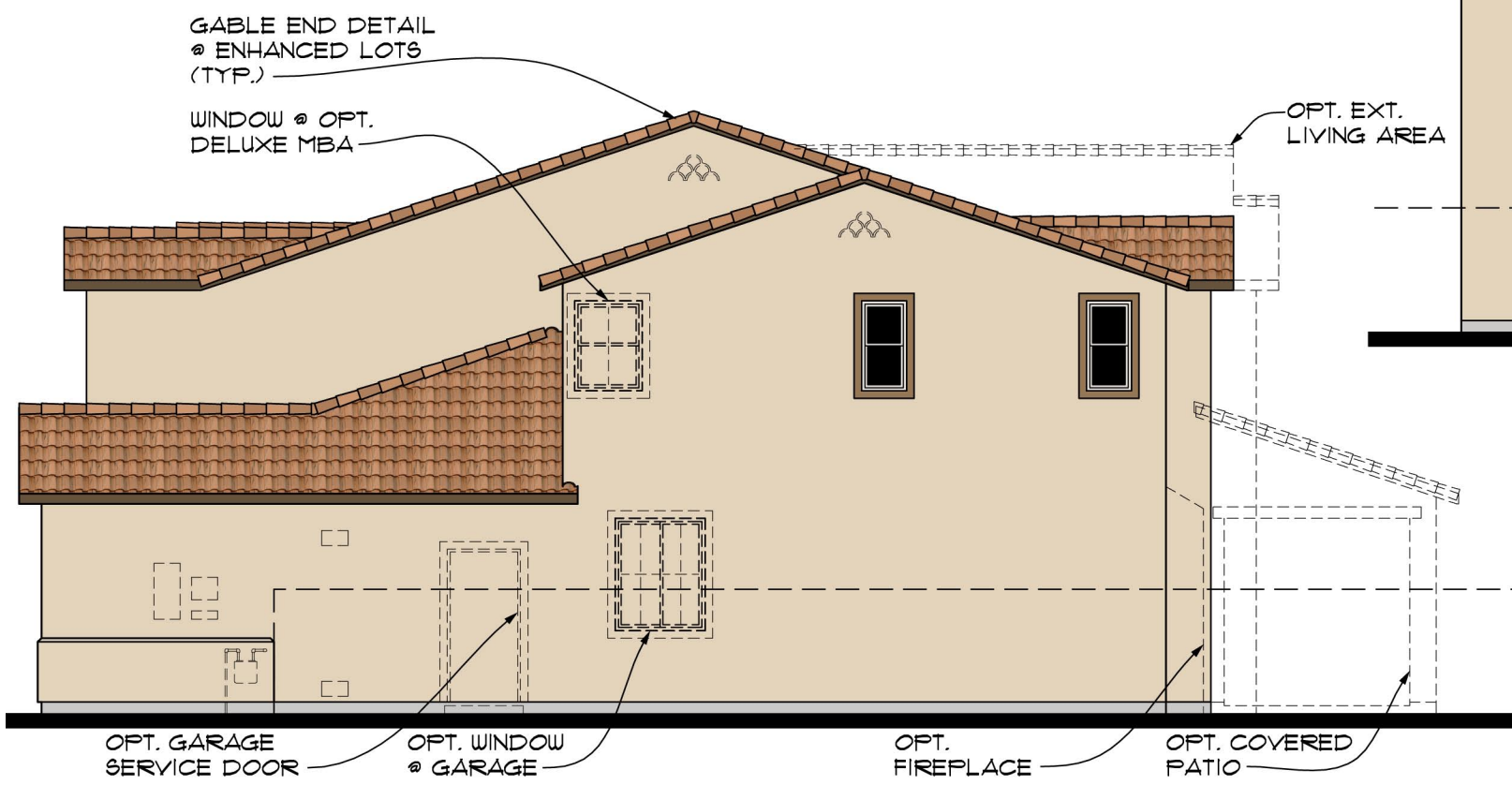
2 FRONT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



3 FRONT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



1 LEFT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

- SPANISH ELEVATION "A"
- ROOF: CONCRETE S-TILE
12' EAVE OVERHANG
12' RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POT SHELFs
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

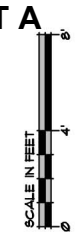
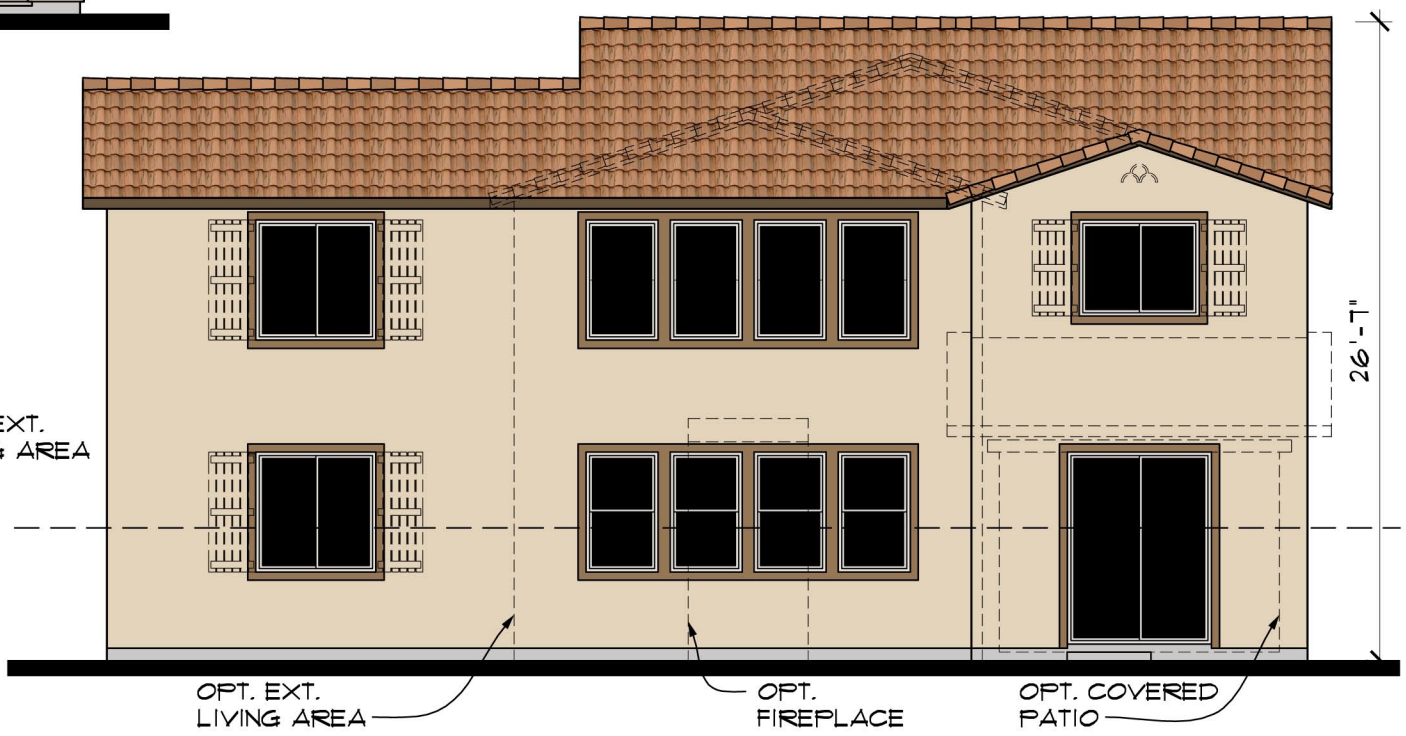
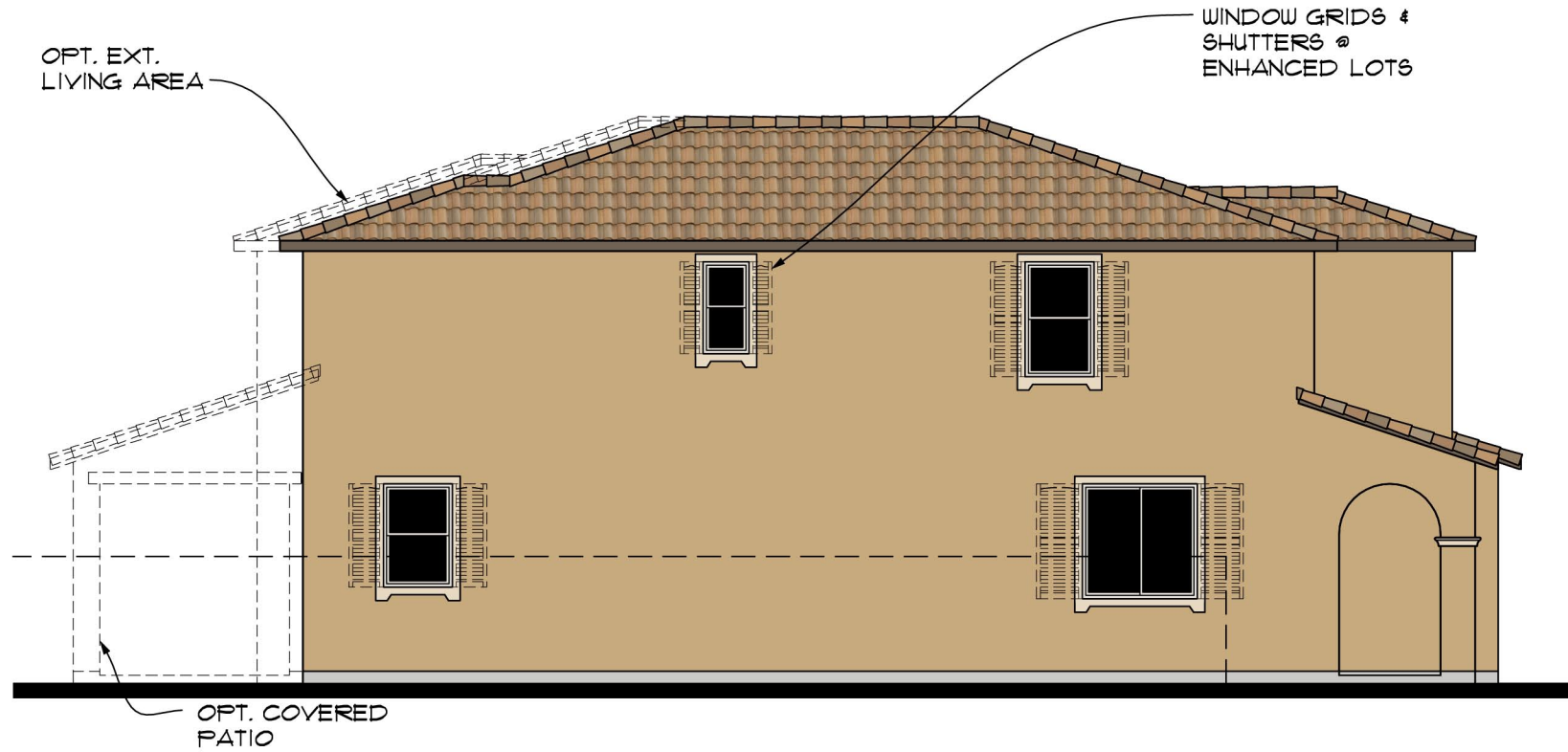


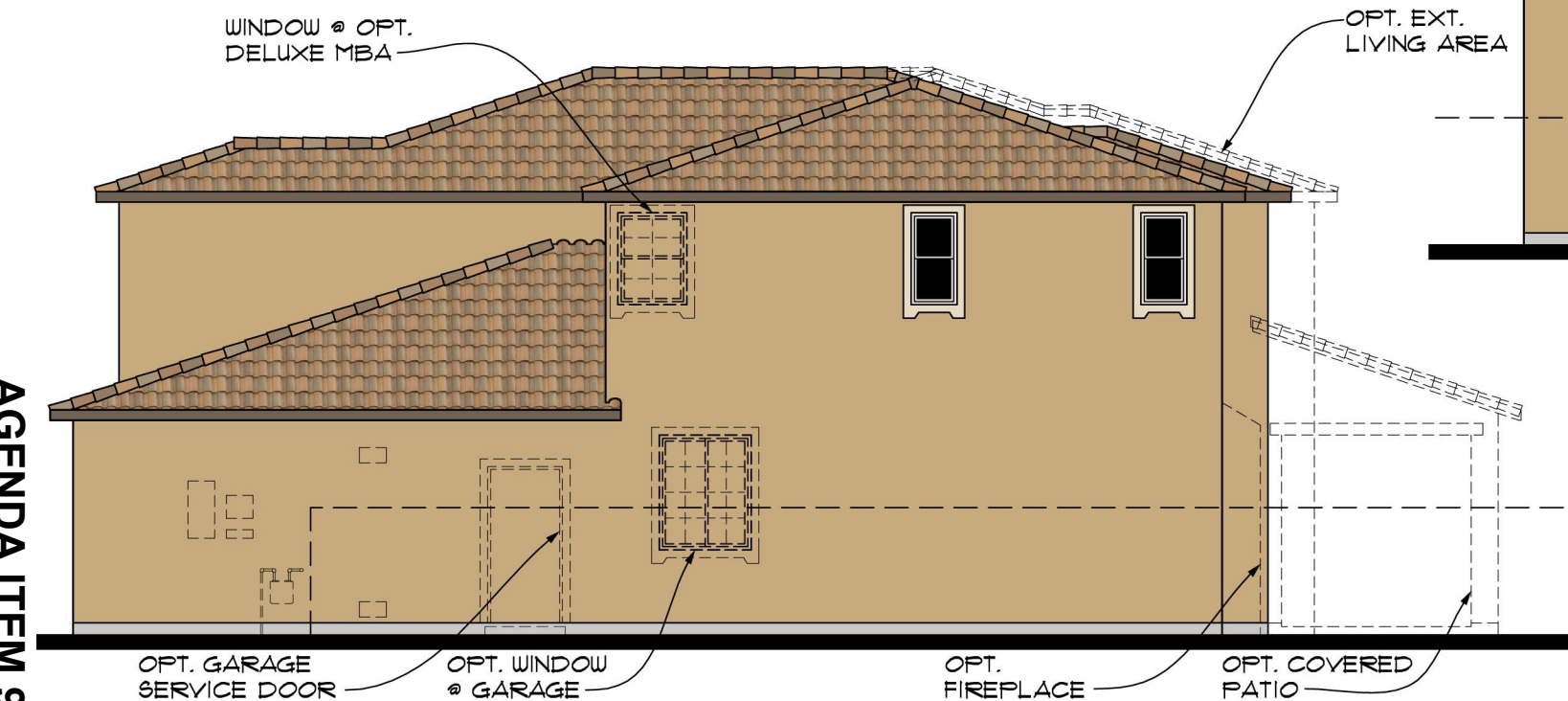
EXHIBIT A



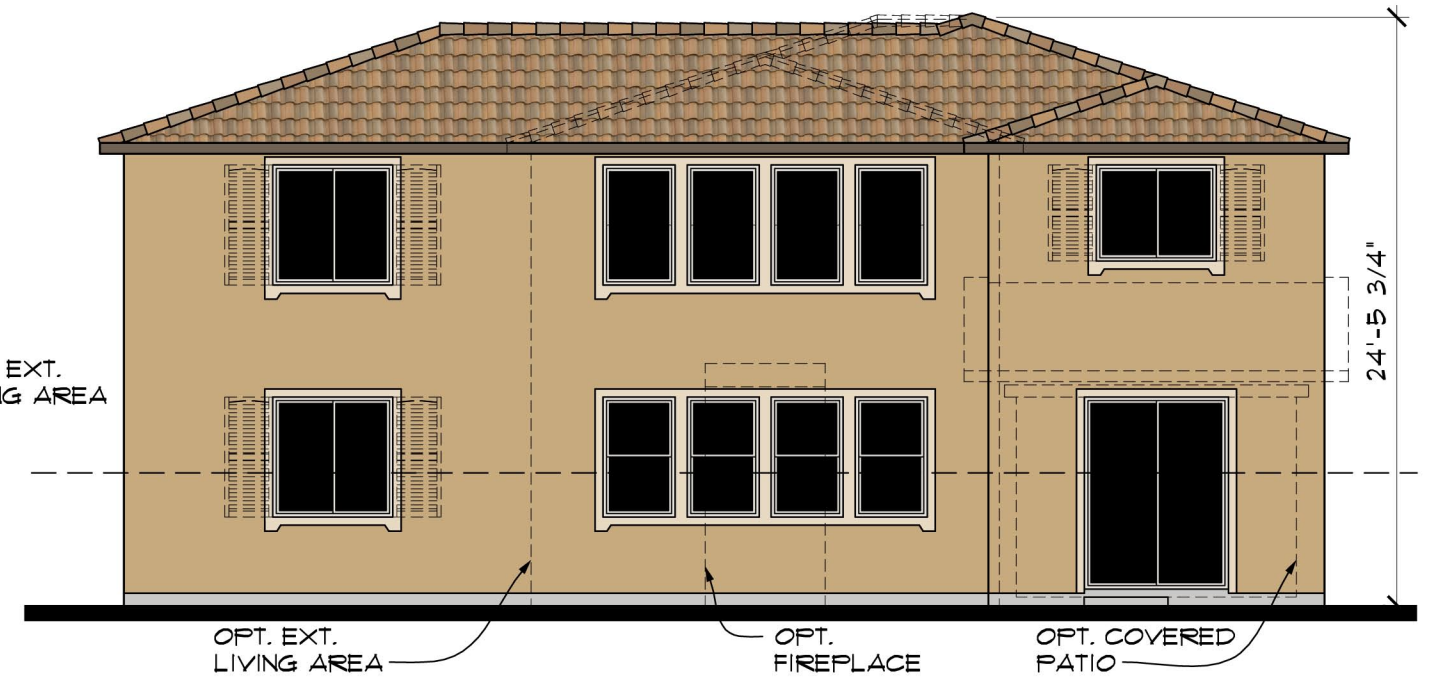
2 REAR ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



1 LEFT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



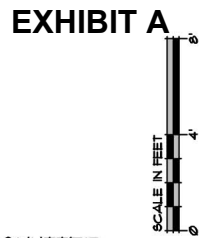
3 RIGHT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

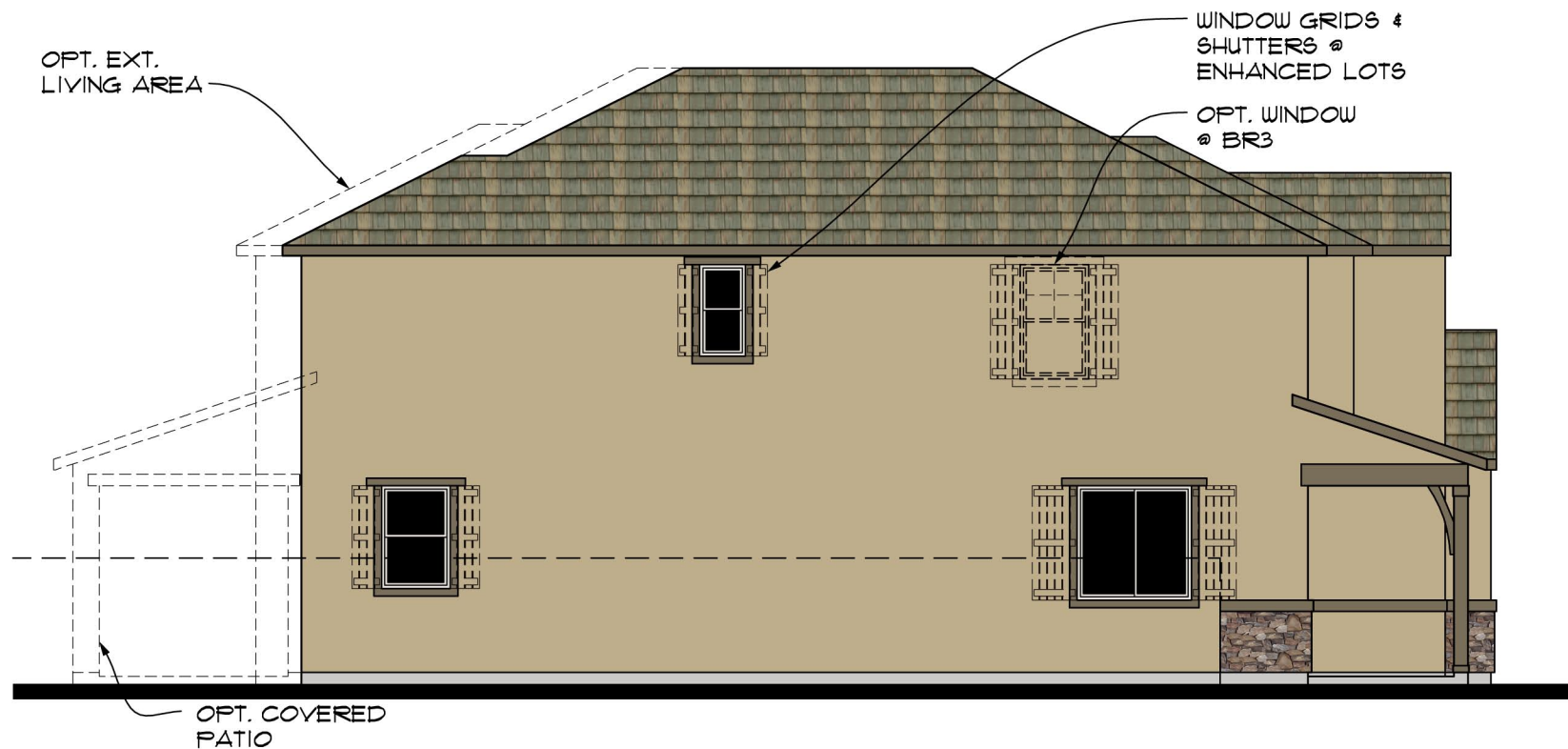


2 REAR ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

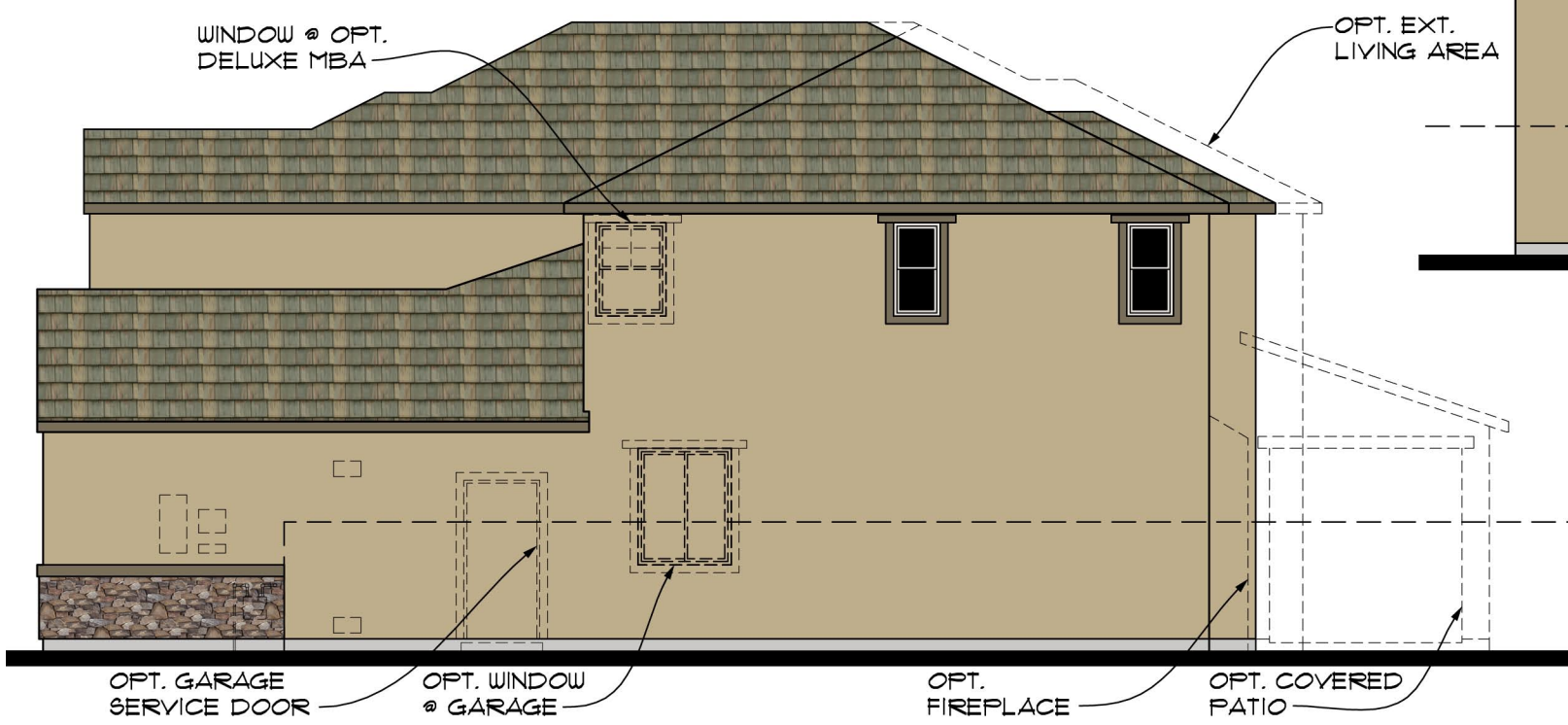
ITALIAN ELEVATION "B"

- | | |
|--------------|--|
| ROOF: | CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH |
| FASCIA: | 2X6 FASCIA |
| WALL: | STUCCO VENEER |
| TRIM: | STUCCO OVER FOAM TRIM |
| ACCENTS: | DECORATIVE PREFABRICATED SHUTTER
STUCCO OVER FOAM POTSHELFS |
| GARAGE DOOR: | OPTIONAL GARAGE DOOR GLAZING |

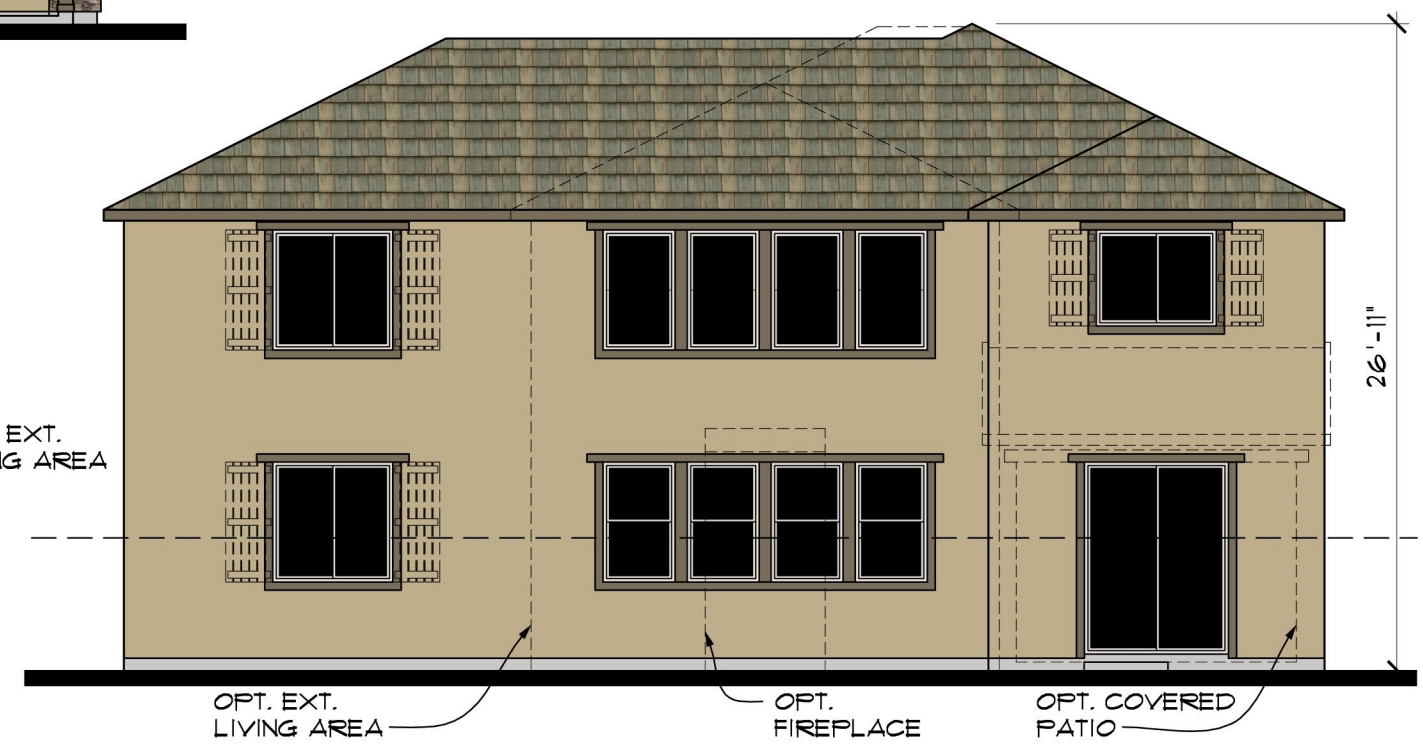




1 LEFT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



2 REAR ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

- FRENCH COUNTRY ELEVATION "C"
- | | |
|--------------|--|
| ROOF: | CONCRETE FLAT TILE
10' EAVE OVERHANG
3' RAKE OVERHANG
6:12 ROOF PITCH |
| FASCIA: | 2X6 FASCIA |
| GABLE: | FIBER CEMENT LAP SIDING |
| WALL: | STUCCO VENEER |
| TRIM: | STUCCO OVER FOAM TRIM |
| ACCENTS: | DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE
VENEER WAINSCOT RETURNED 4'-0" MIN. TO
FENCE LINE AT SIDES
STUCCO OVER FOAM POTSHELFS |
| COLUMN: | WOOD COLUMN, BRACE, AND TRIM |
| GARAGE DOOR: | OPTIONAL GARAGE DOOR GLAZING |

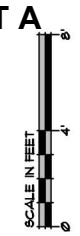
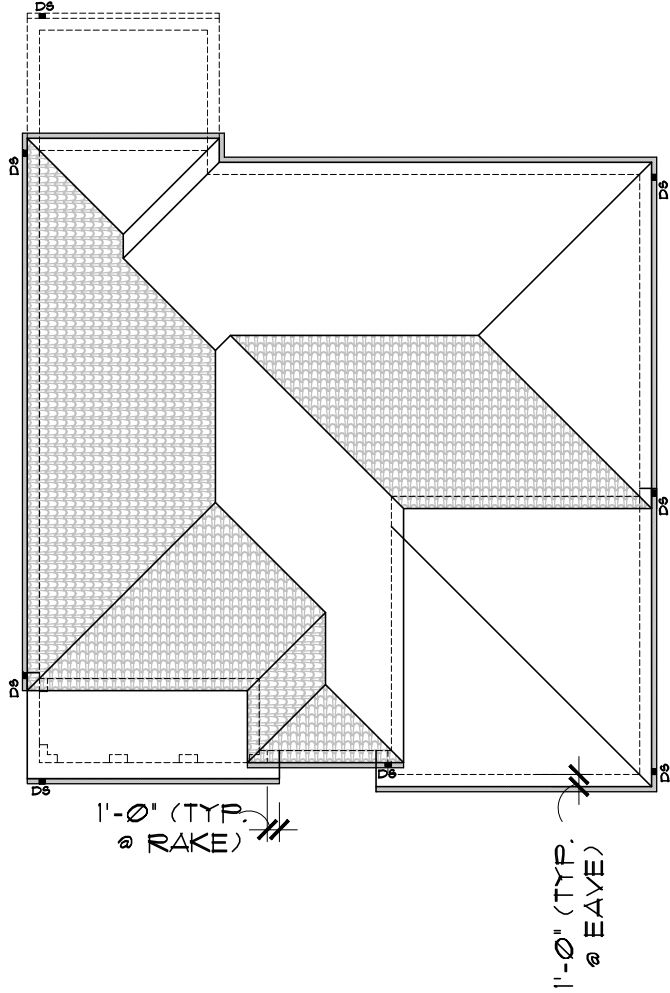
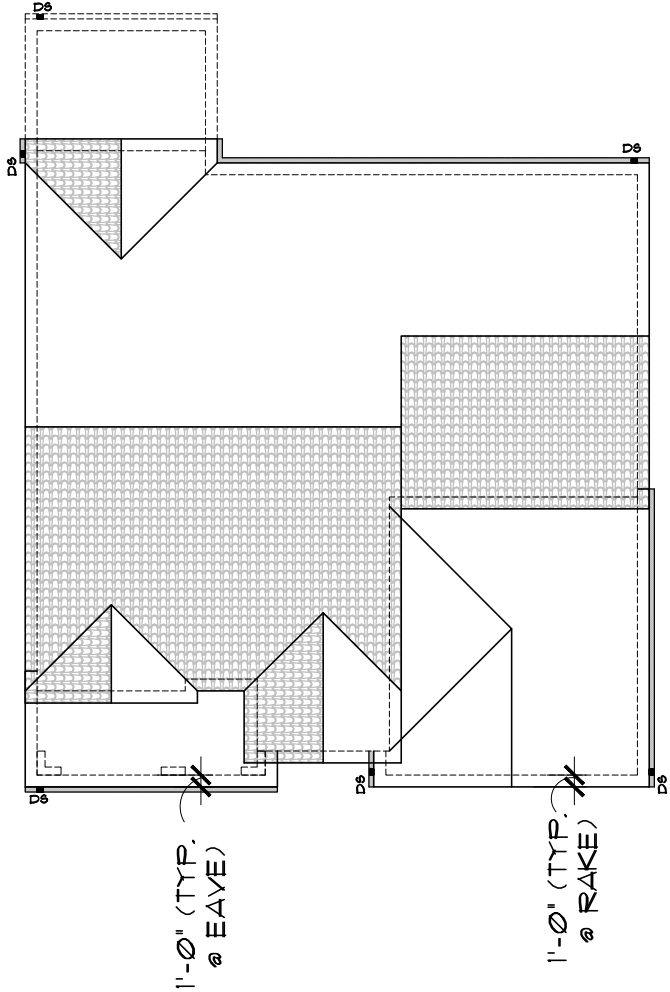


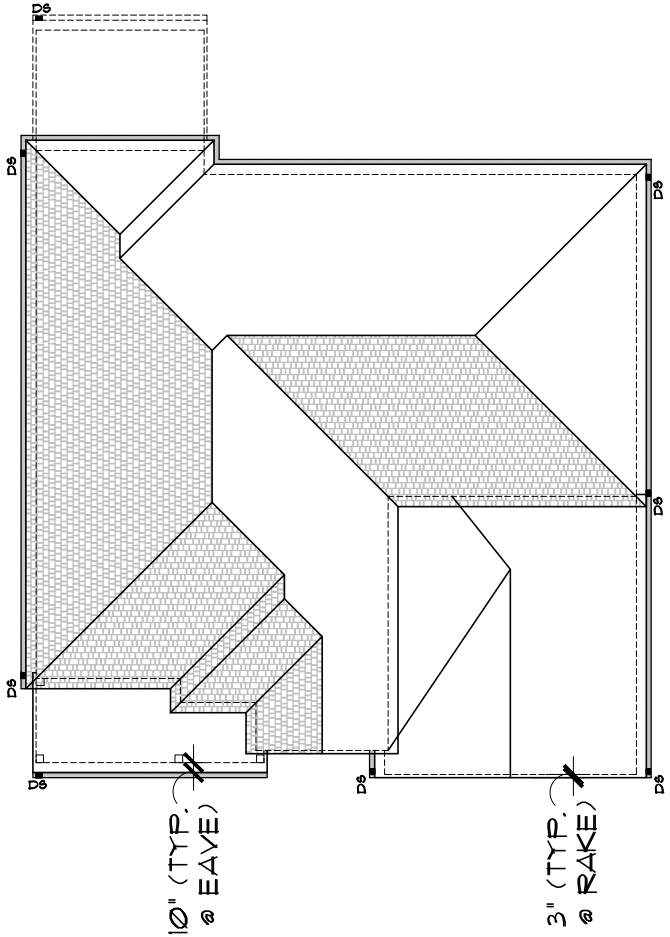
EXHIBIT A



2 ROOF PLAN B - ITALIAN
SCALE: 1/16"=1'-0"

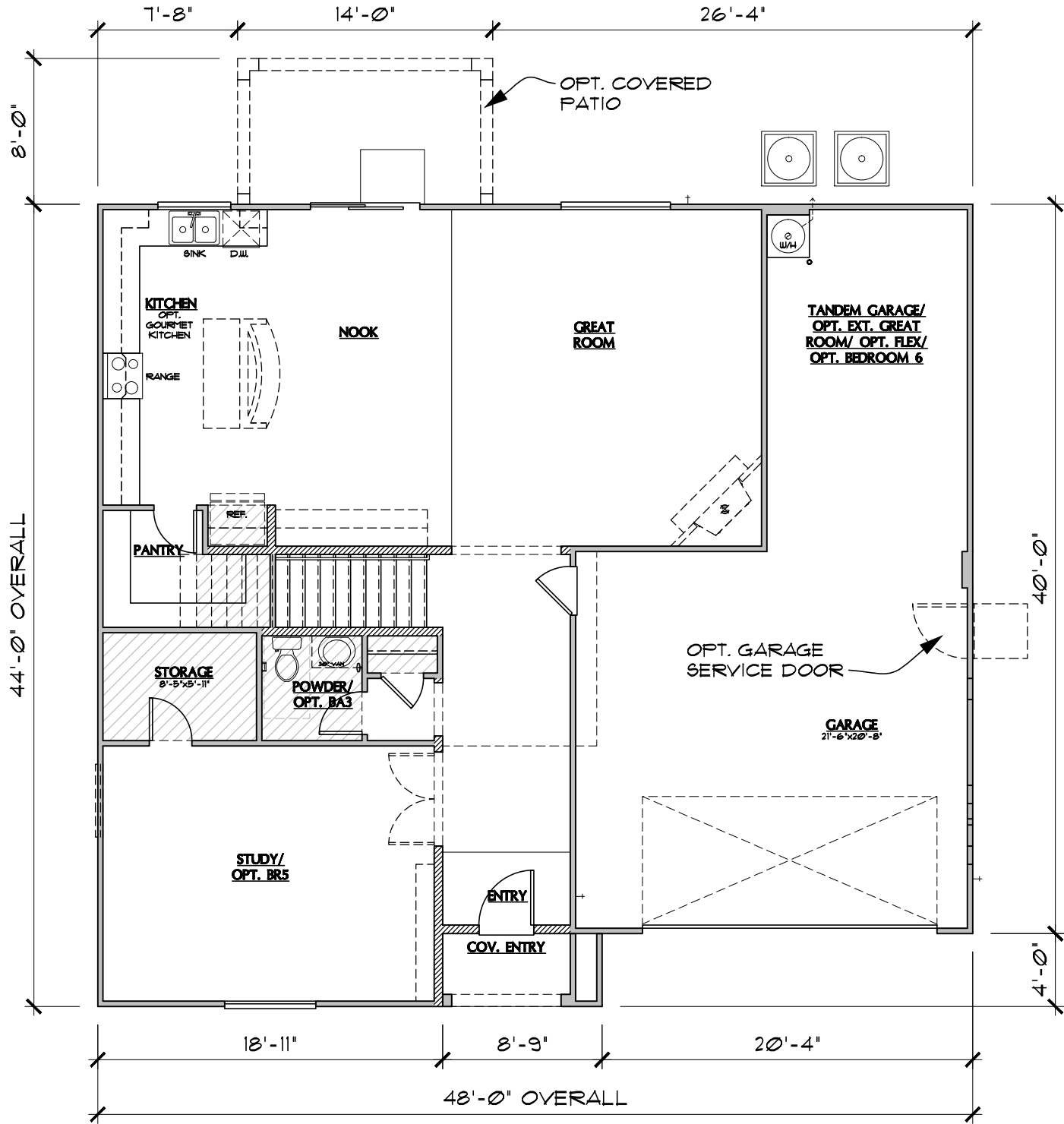
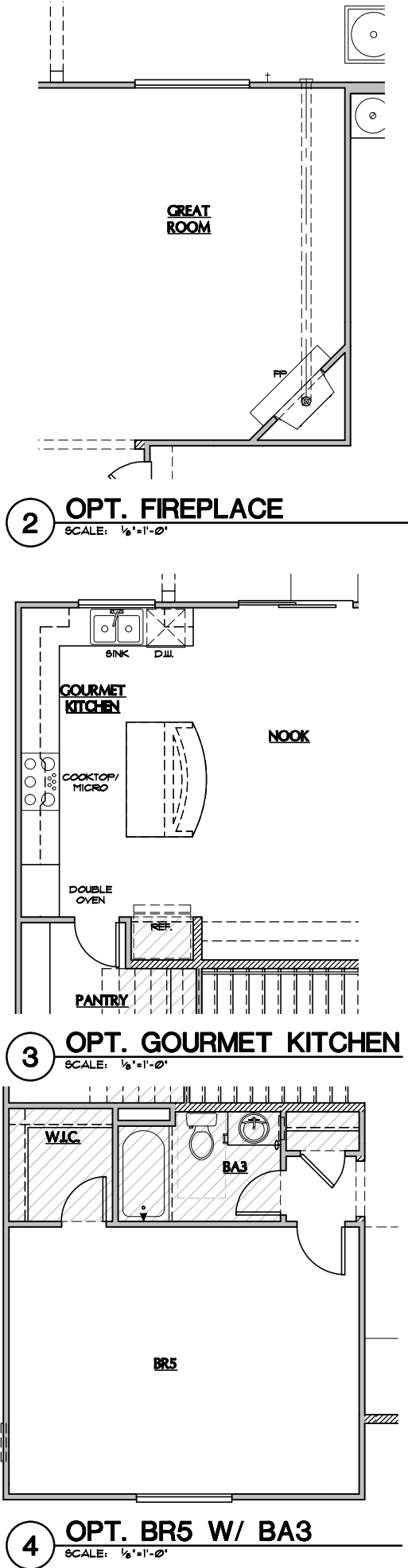


1 ROOF PLAN A - SPANISH
SCALE: 1/16"=1'-0"

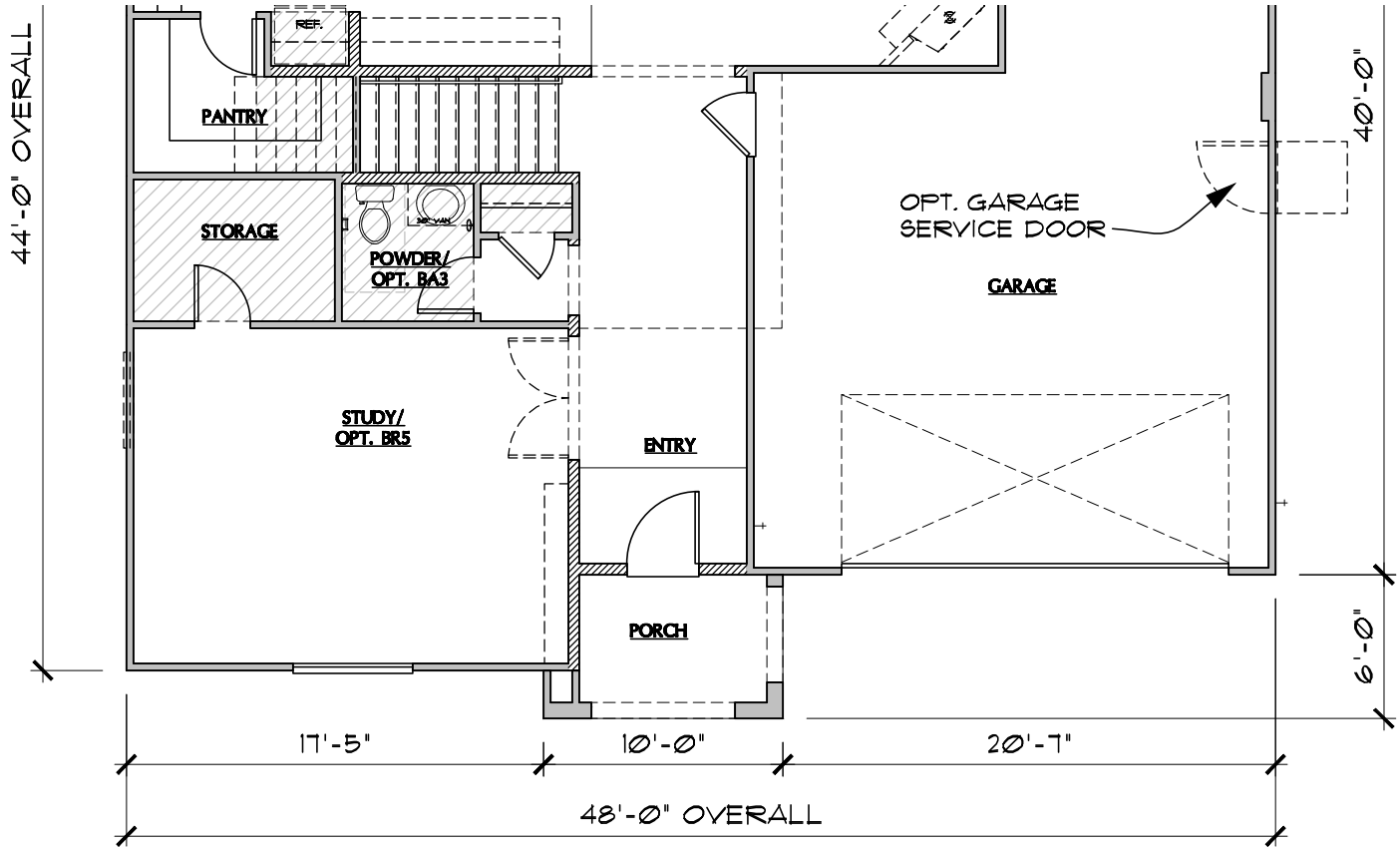
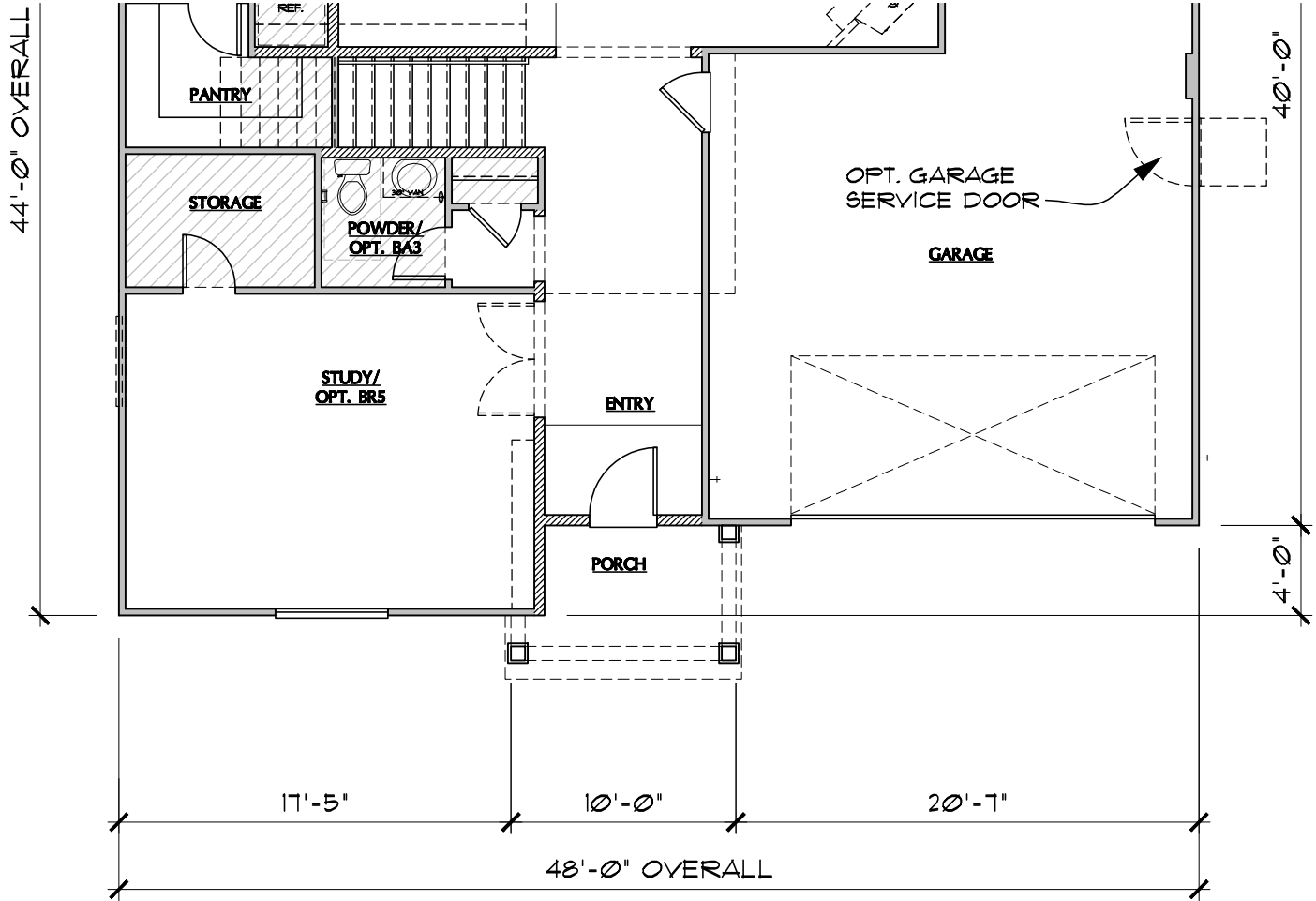


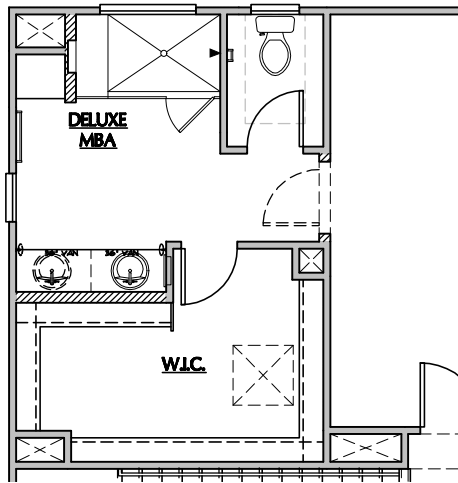
3 ROOF PLAN C - FRENCH COUNTRY
SCALE: 1/16"=1'-0"



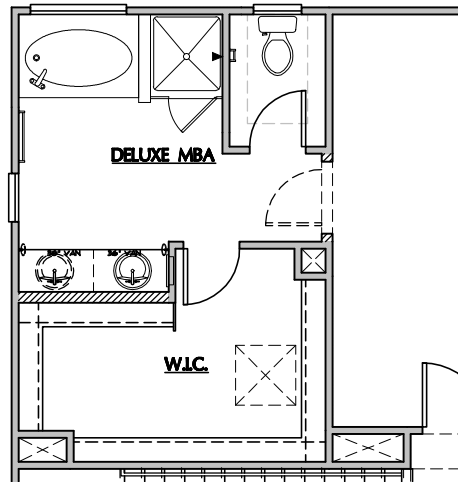


S31P PARKER - ELEVATION A SQUARE FOOTAGE CALCULATIONS			
	ALL ELEVATIONS		
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR TANDEM GARAGE			671 SQ. FT
GARAGE W/ OPT. EXT. GREAT ROOM/ OPT. FLEX/ OPT. BR6			462 SQ. FT
COVERED ENTRY			34 SQ. FT
OPT. COVERED PATIO			+12 SQ. FT
FIRST FLOOR	1323 SQ. FT		
OPT. EXT. GREAT ROOM, OPT. FLEX, OPT. BEDROOM 6		+209 SQ. FT	
SECOND FLOOR	1871 SQ. FT		
TOTAL (BASE HOUSE)	3200 SQ. FT.		

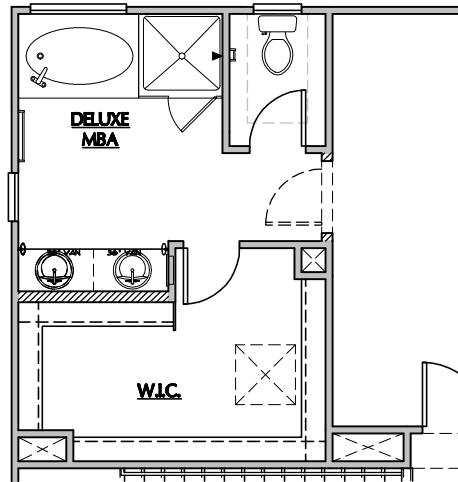




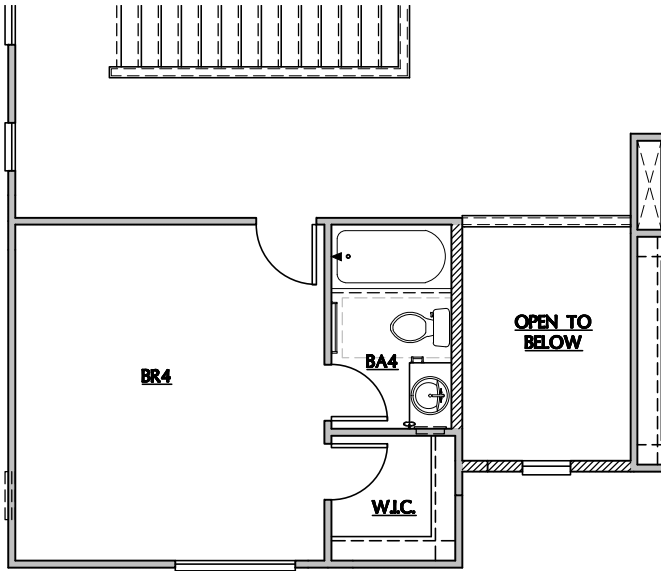
5 OPT. DELUXE MBA
W/ OPT. WALK-IN SHOWER
SCALE: 1/8"=1'-0"



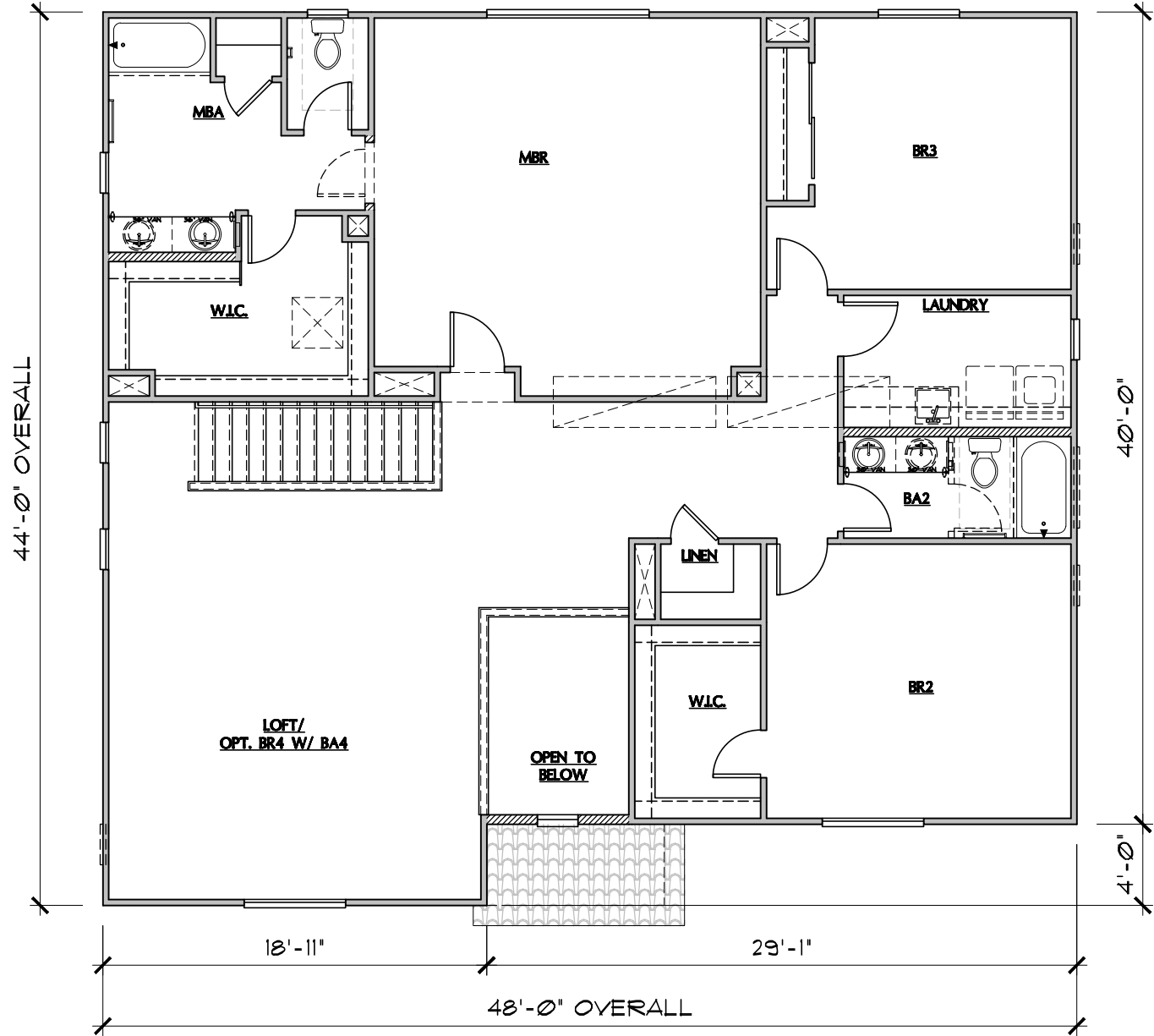
4 OPT. DELUXE MBA
W/ OPT. TILE UPGRADE
SCALE: 1/8"=1'-0"



3 OPT. DELUXE MBA
SCALE: 1/8"=1'-0"

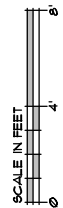


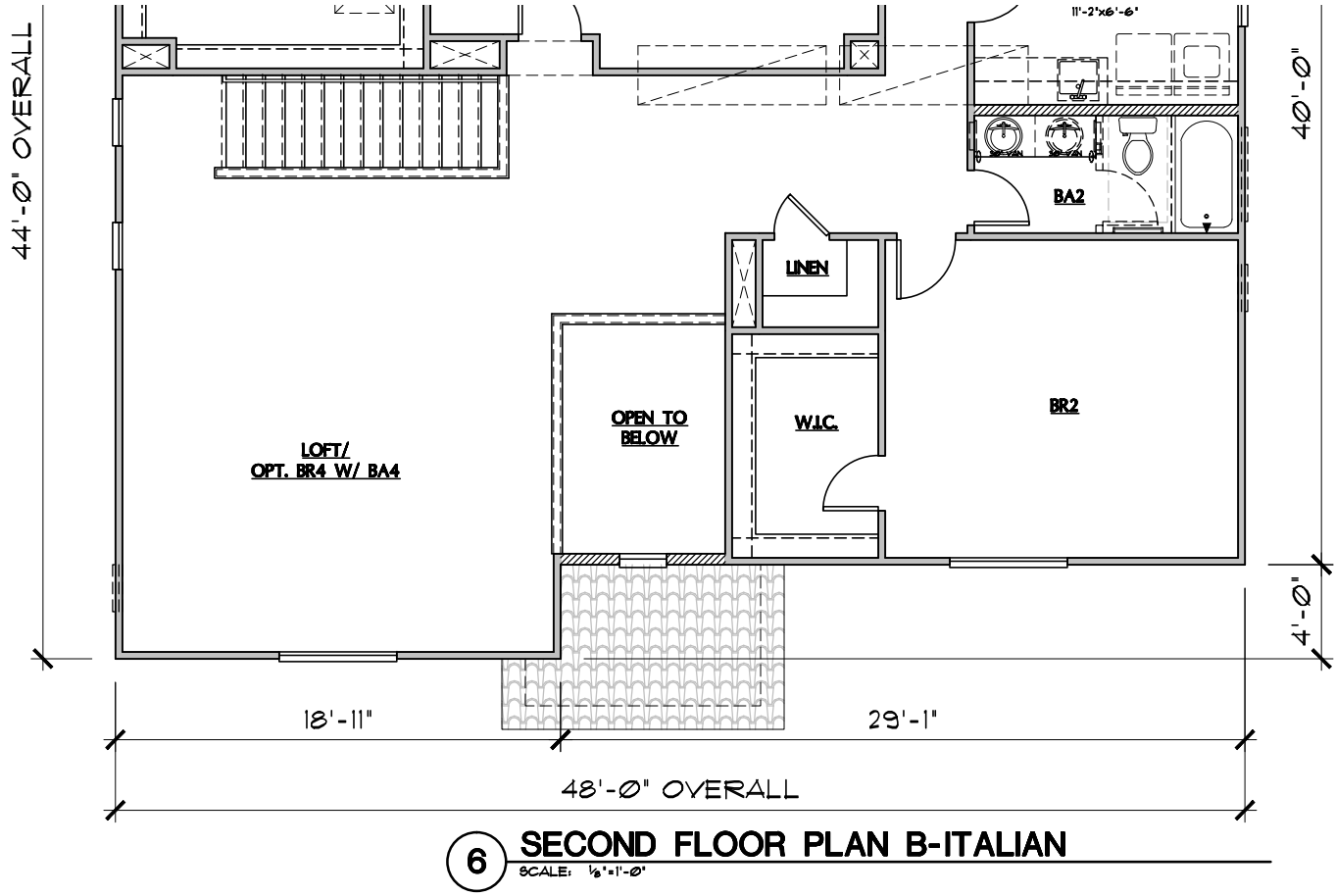
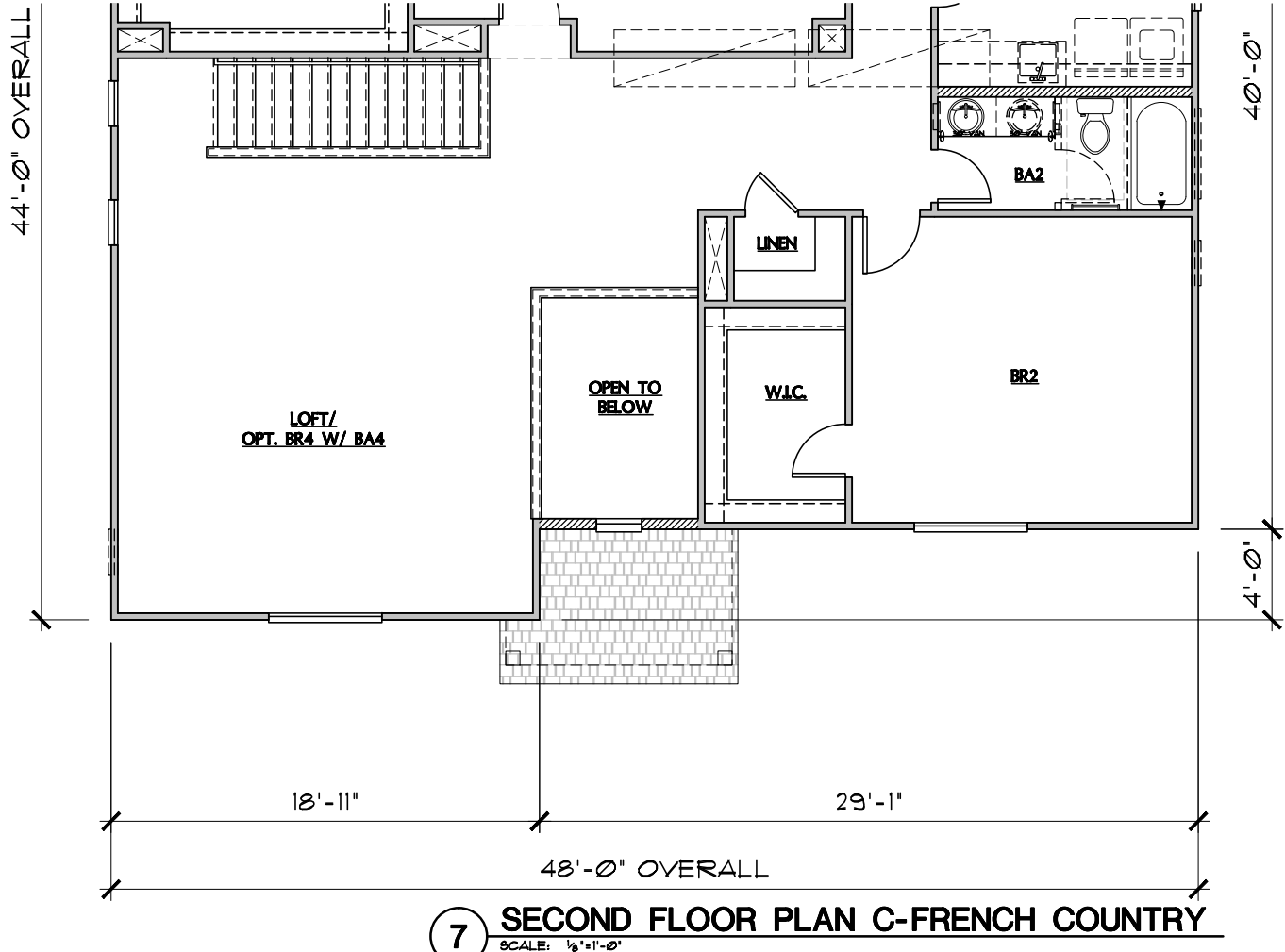
2 OPT. BR4 W/ BA4
SCALE: 1/8"=1'-0"



1 SECOND FLOOR PLAN A-SPANISH
SCALE: 1/8"=1'-0"

S31P PARKER - ELEVATION A SQUARE FOOTAGE CALCULATIONS			
	ALL ELEVATIONS		
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR TANDEN GARAGE			671 SQ. FT
GARAGE W/ OPT. EXT. GREAT ROOM/ OPT. FLEX/ OPT. BR6			462 SQ. FT
COVERED ENTRY			34 SQ. FT
OPT. COVERED PATIO			+12 SQ. FT
FIRST FLOOR	1323 SQ. FT		
OPT. EXT. GREAT ROOM, OPT. FLEX, OPT. BEDROOM 6		+209 SQ. FT	
SECOND FLOOR	1811 SQ. FT		
TOTAL (BASE HOUSE)	3200 SQ. FT.		





ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTER
STUCCO OVER FOAM BAND
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



2 FRONT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

FRENCH COUNTRY ELEVATION "C"

- ROOF: CONCRETE FLAT TILE
10" EAVE OVERHANG
3" RAKE OVERHANG
6:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT LAP SIDING
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE
VENEER WAINSCOT RETURNED 4'-0" MIN. TO
FENCE LINE AT SIDES
STUCCO OVER FOAM POT SHELF
- COLUMN: WOOD COLUMN, BRACE, AND TRIM
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

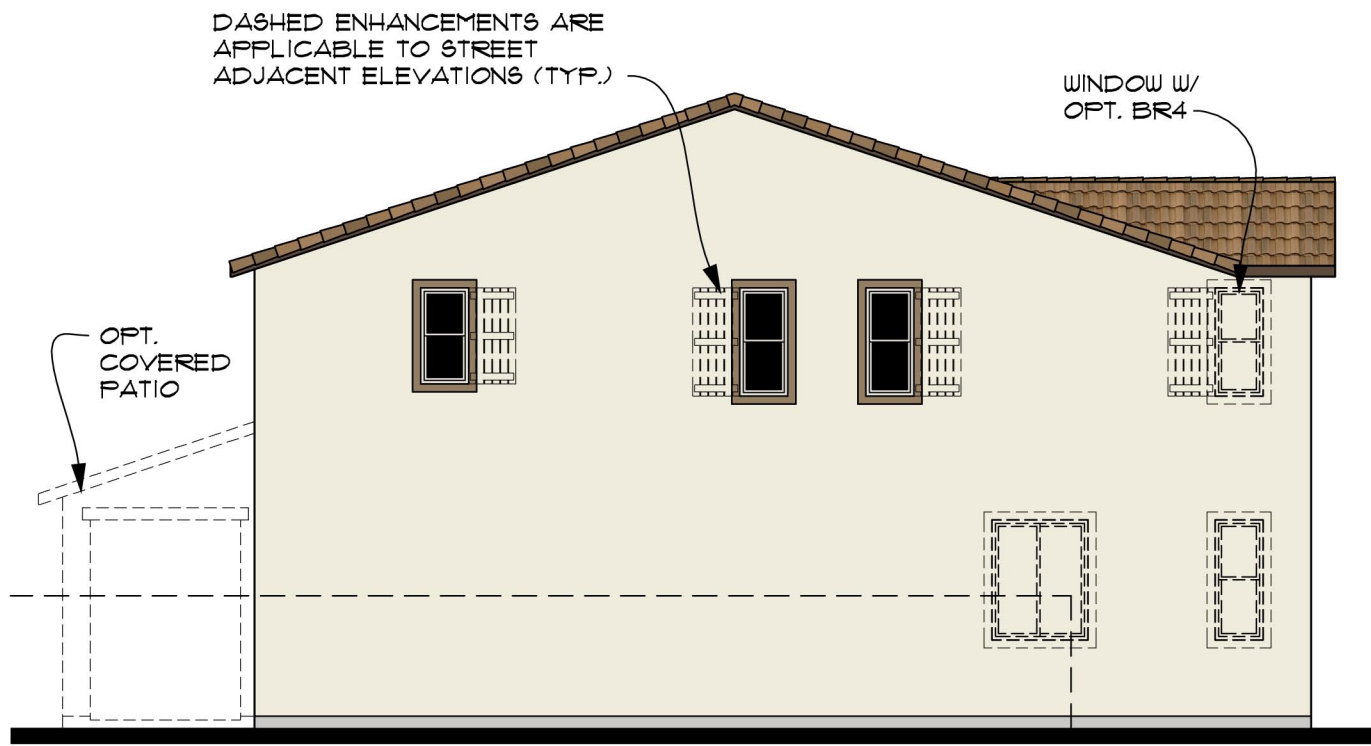


3 FRONT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

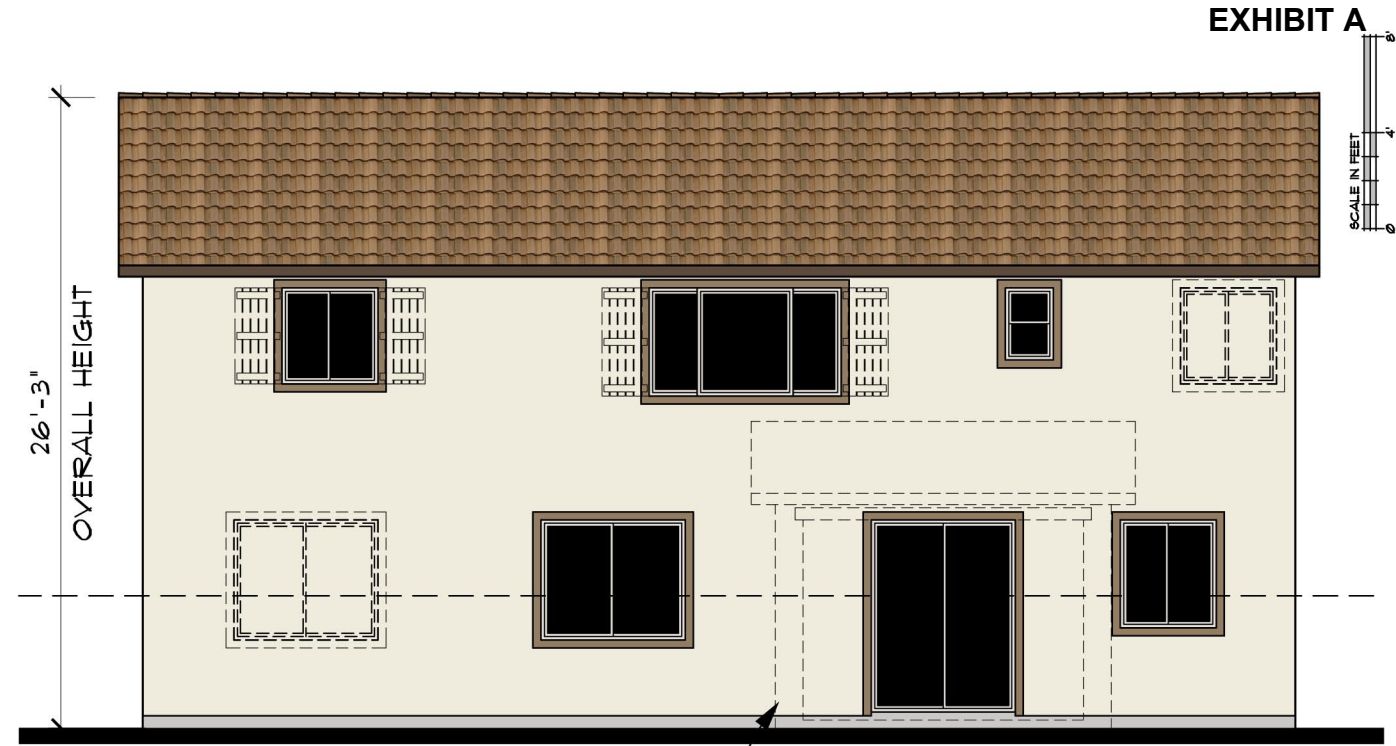
EXHIBIT A

SCALE IN FEET

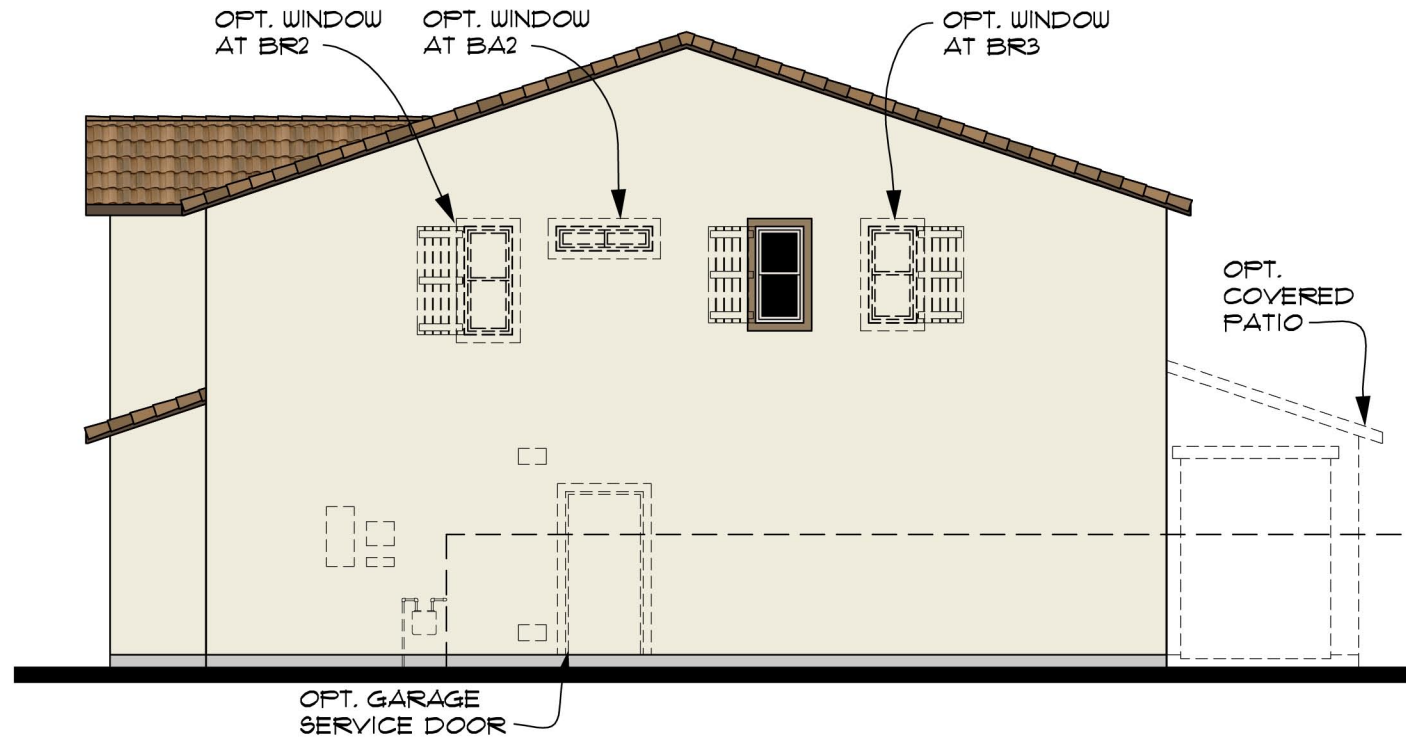
0 4 8



1 LEFT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



2 REAR ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

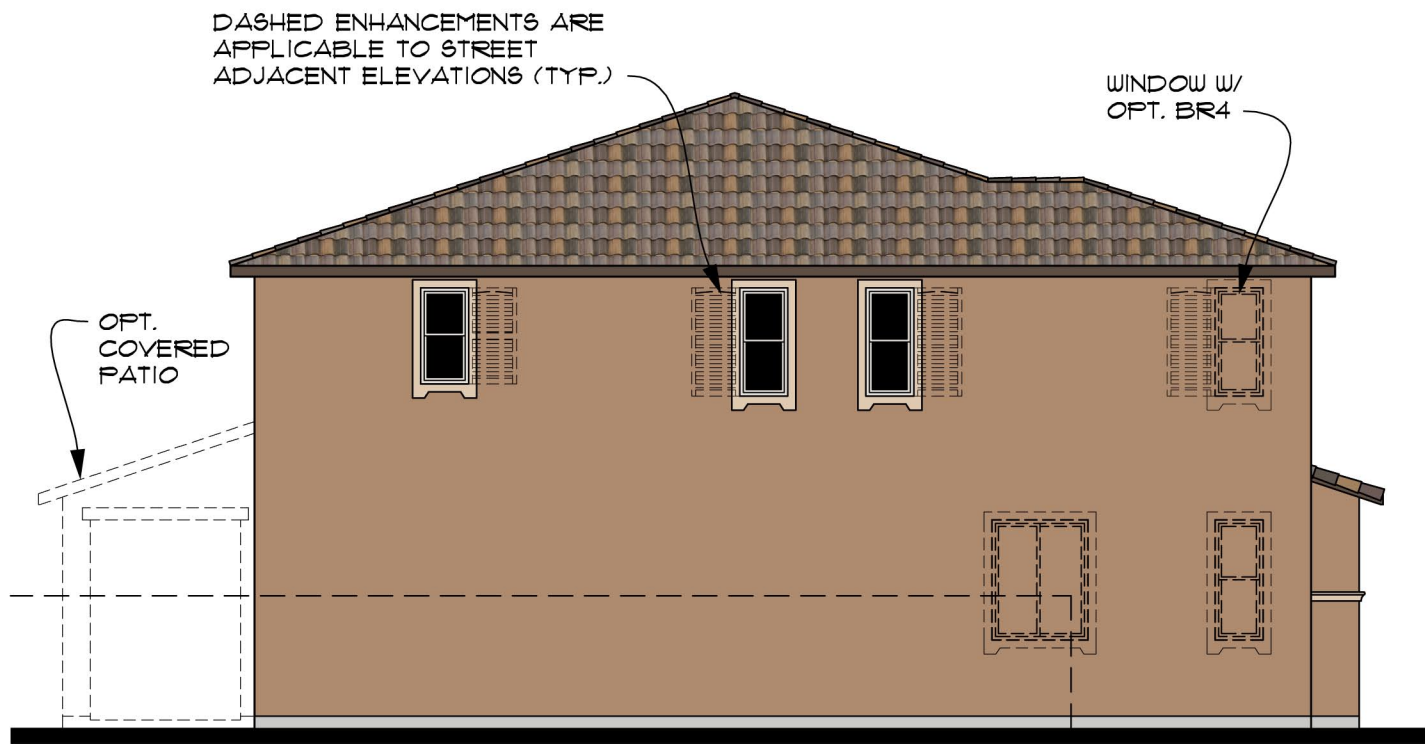


3 RIGHT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

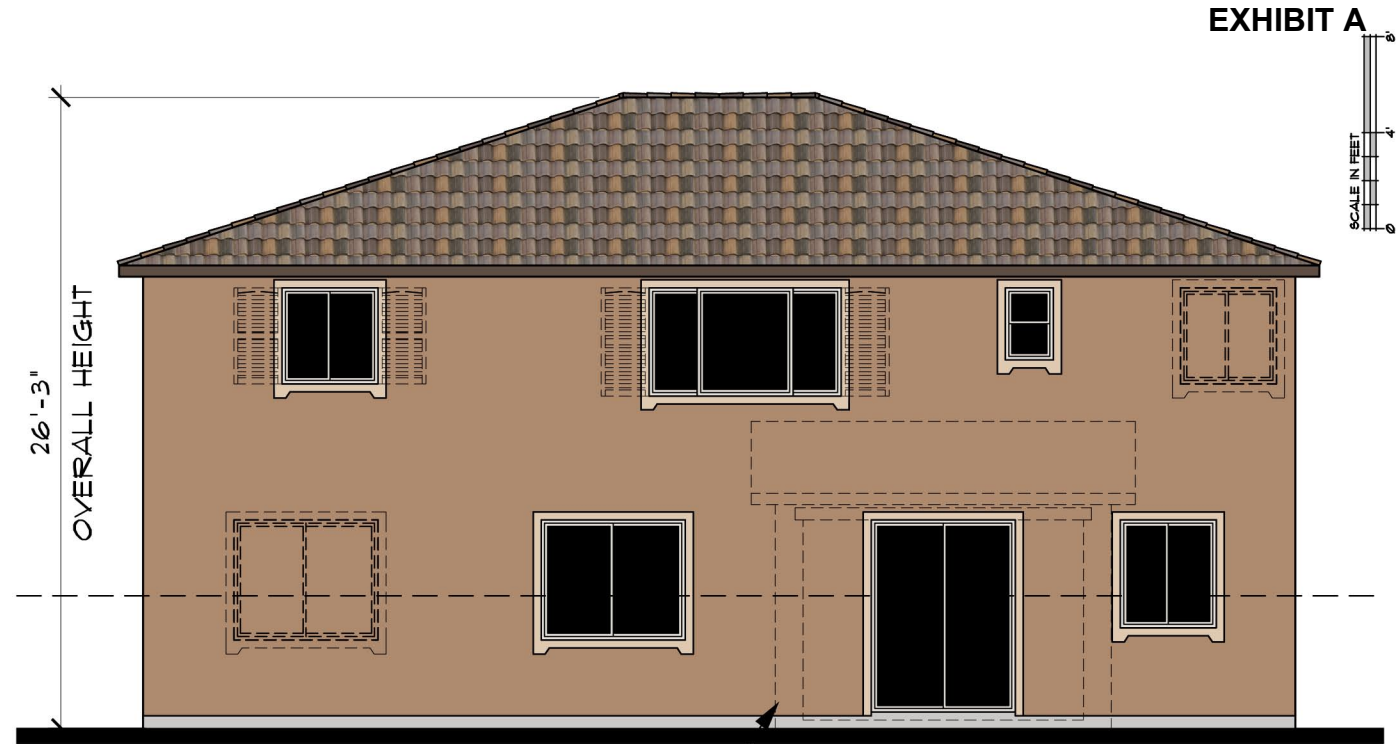
SPANISH ELEVATION 'A'

ROOF:	CONCRETE S-TILE 12" EAVE OVERHANG 12" RAKE OVERHANG 4:12 ROOF PITCH
FASCIA:	2X6 FASCIA
GABLE:	FOAM ACCENT
WALL:	STUCCO VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING

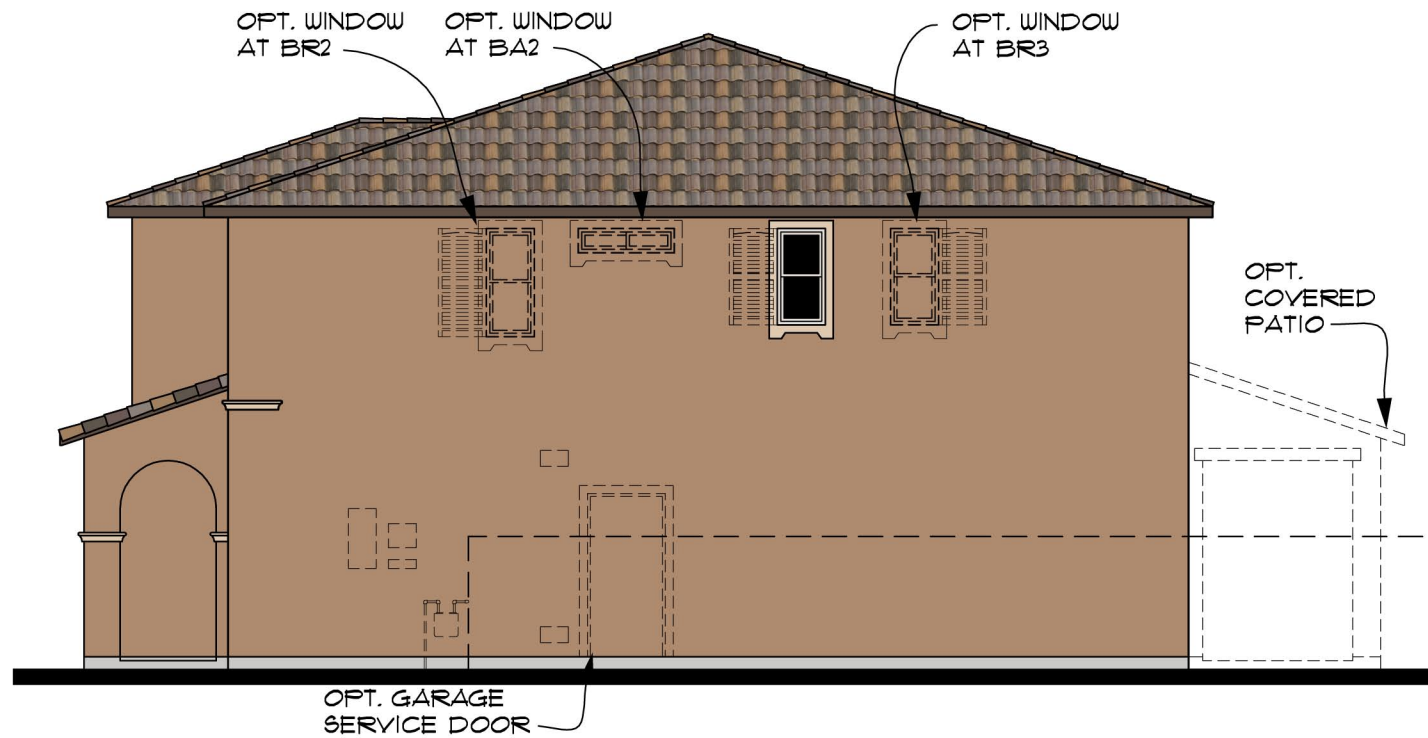
EXHIBIT A



1 LEFT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



2 REAR ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

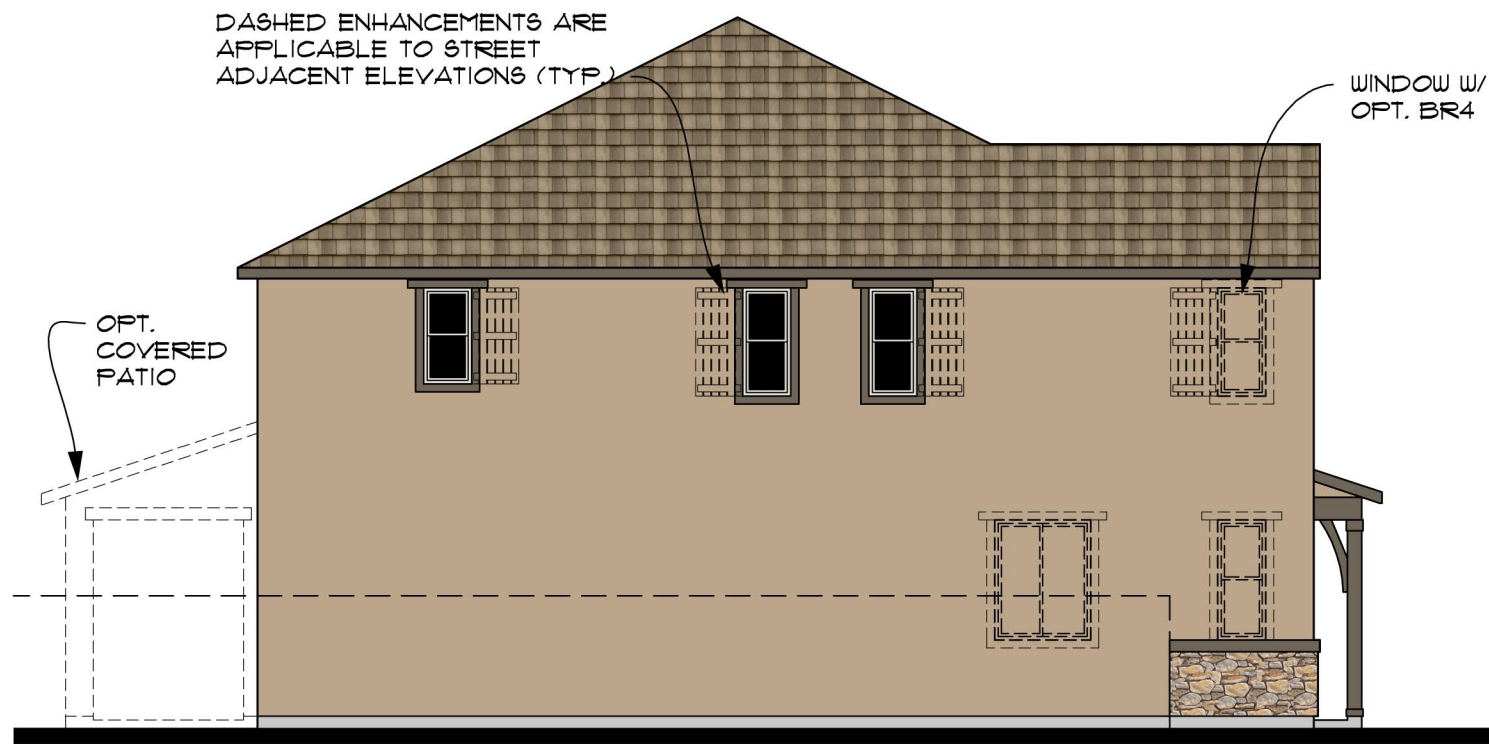


3 RIGHT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

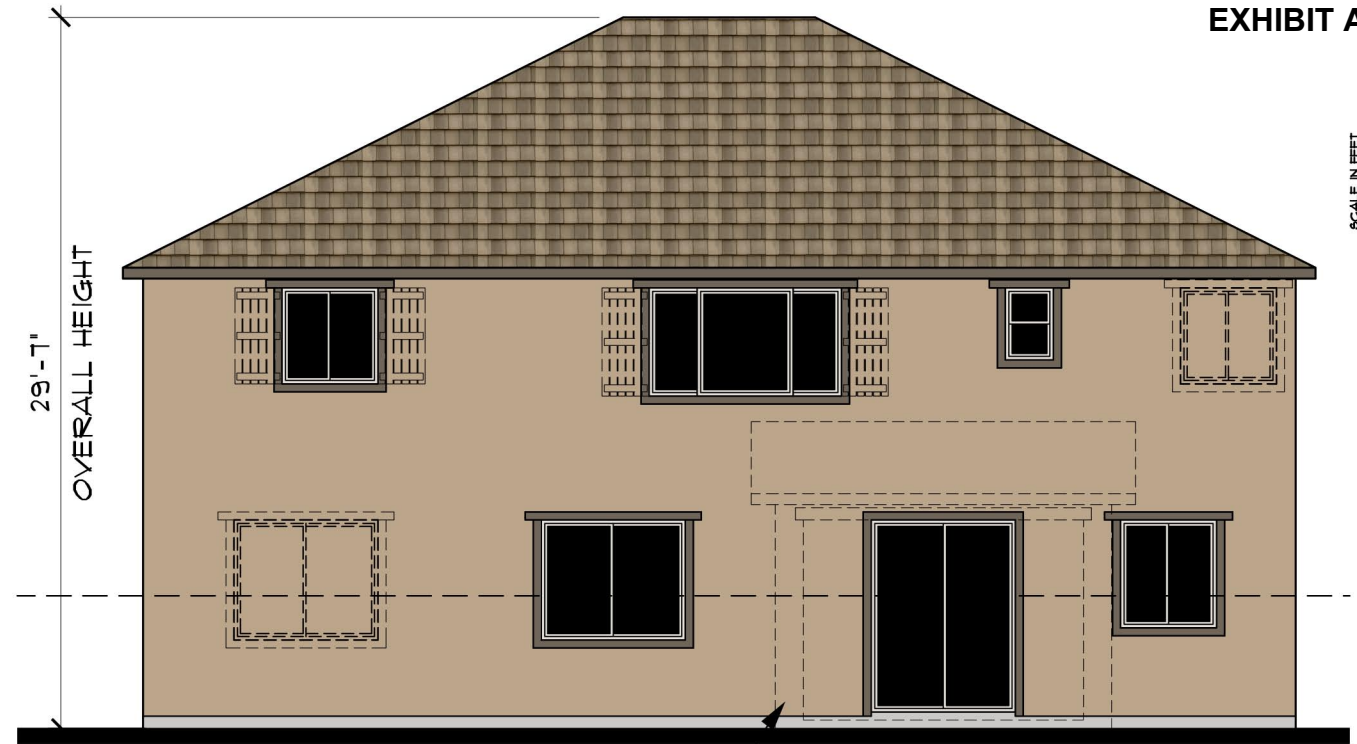
ITALIAN ELEVATION "B"

ROOF:	CONCRETE S-TILE 12" OVERHANG 4:12 ROOF PITCH
FASCIA:	2X6 FASCIA
WALL:	STUCCO VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTER STUCCO OVER FOAM BAND
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING

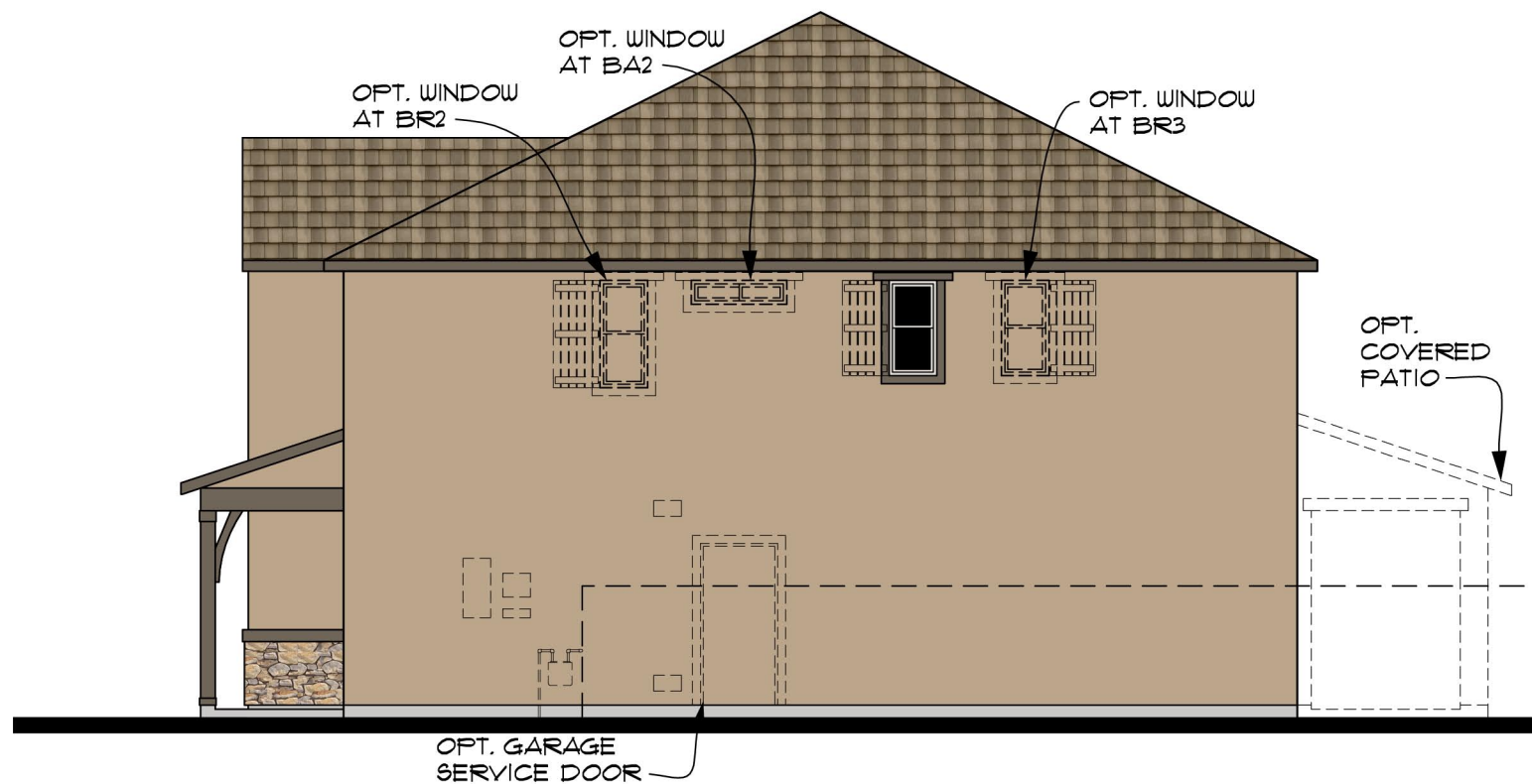
EXHIBIT A
SCALE IN FEET
0 4 8



1 LEFT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



2 REAR ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

FRENCH COUNTRY ELEVATION 'C'

ROOF:	CONCRETE FLAT TILE 10' EAVE OVERHANG 3' RAKE OVERHANG 6:12 ROOF PITCH
FASCIA:	2X6 FASCIA
GABLE:	FIBER CEMENT LAP SIDING
WALL:	STUCCO VENEER
TRIM:	STUCCO OVER FOAM TRIM
ACCENTS:	DECORATIVE PREFABRICATED SHUTTERS STUCCO OVER FOAM BAND OVER STONE VENEER WAINSCOT RETURNED 4'-0" MIN. TO FENCE LINE AT SIDES STUCCO OVER FOAM POTSHELFS
COLUMN:	WOOD COLUMN, BRACE, AND TRIM
GARAGE DOOR:	OPTIONAL GARAGE DOOR GLAZING

EXHIBIT A

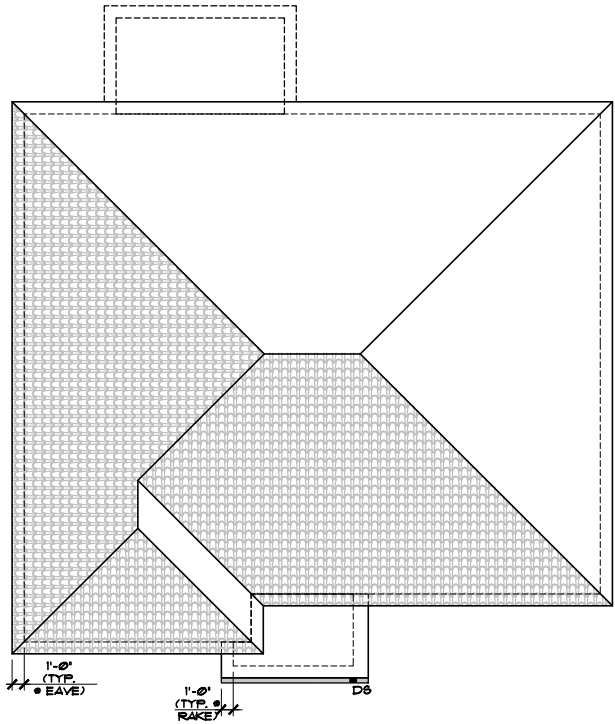
Plotted: June 7, 2013

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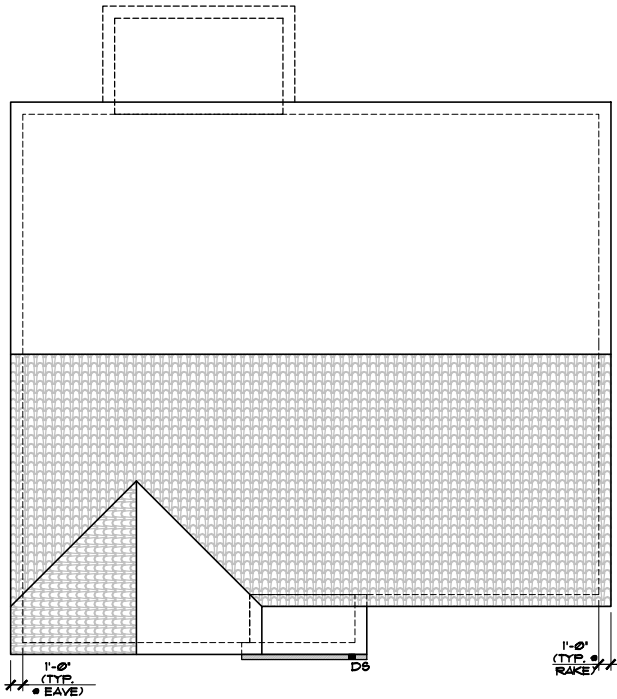
RICHMOND
AMERICAN HOMES

KAVALA RANCH
RANCHO CORDOVA, CALIFORNIA

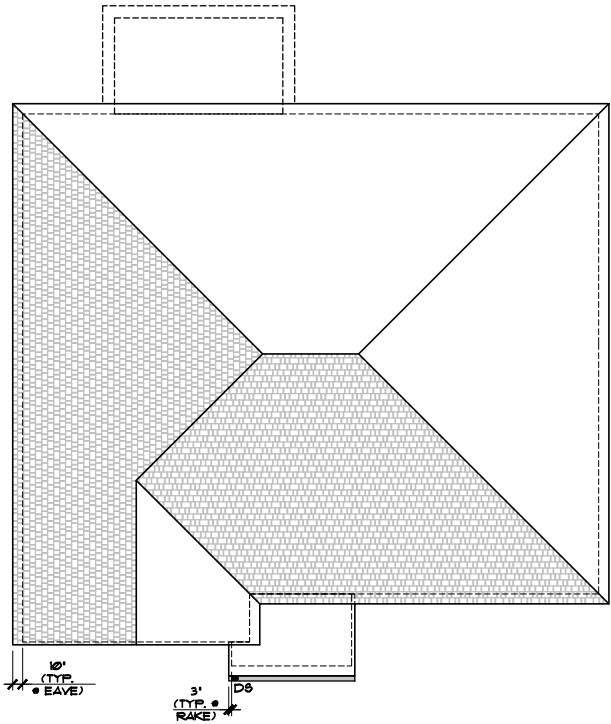
N31P PARKER
111 3,200 SQ.FT.



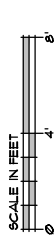
2 ROOF PLAN B - ITALIAN
SCALE: 1/16"=1'-0"

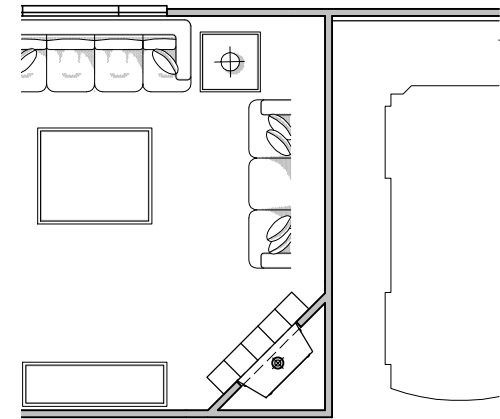
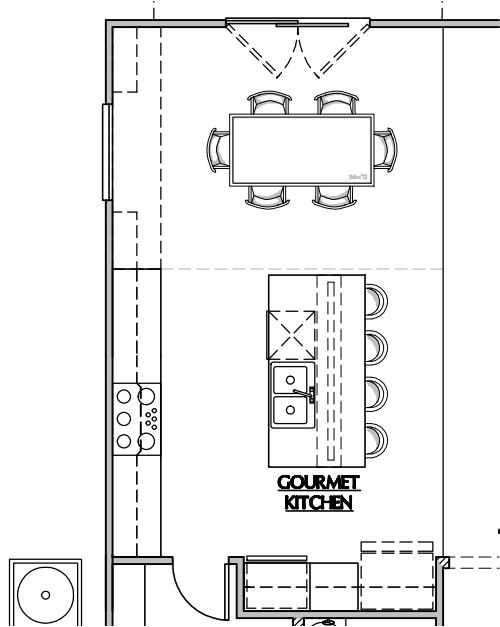


1 ROOF PLAN A - SPANISH
SCALE: 1/16"=1'-0"



3 ROOF PLAN C - FRENCH COUNTRY
SCALE: 1/16"=1'-0"





SQUARE FOOTAGE CALCULATION			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR TANDEM GARAGE			835 SQ. FT.
OPT. 2' EXTENDED GARAGE			461 SQ. FT.
OPT. 4' EXTENDED GARAGE			423 SQ. FT.
OPT. 6' EXTENDED GARAGE			484 SQ. FT.
COVERED PORCH			126 SQ. FT.
COVERED PATIO			96 SQ. FT.
OPT. EXT. COVERED PATIO			460 SQ. FT.
FIRST FLOOR	1231 SQ. FT.		
OPT. BR3 & BA3 / MEDIA RM		419 SQ. FT.	
SECOND FLOOR	2045 SQ. FT.		
TOTAL	3,342 SQ. FT.		

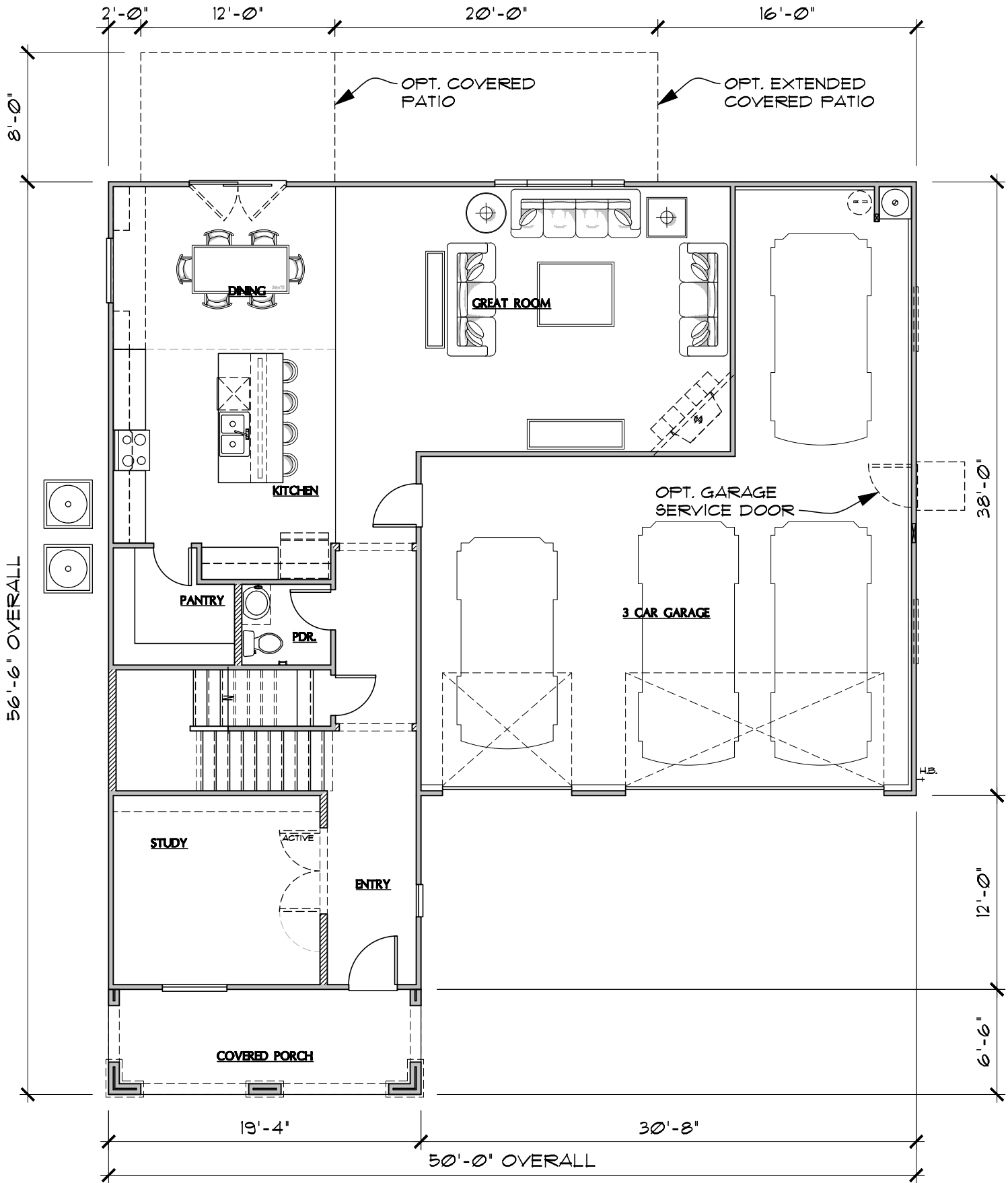


EXHIBIT A

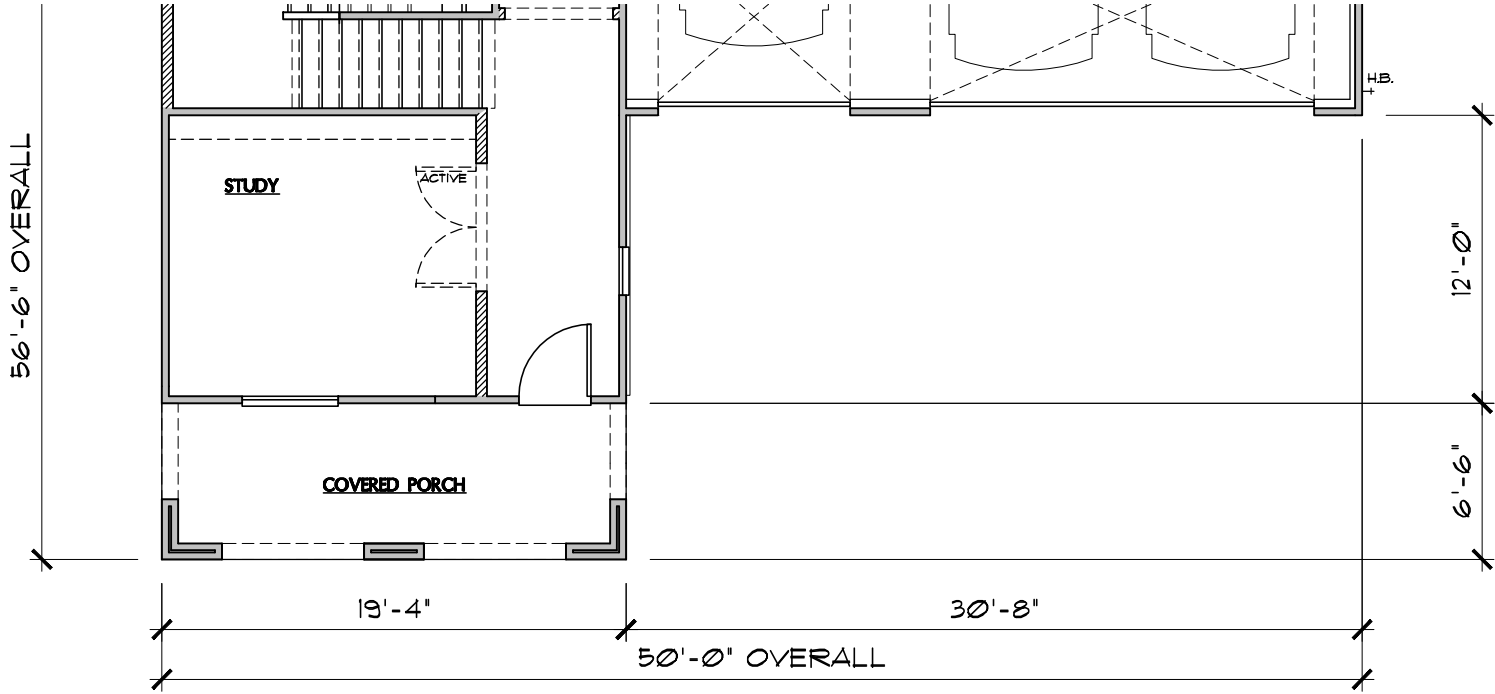


Plotted June 7, 2013
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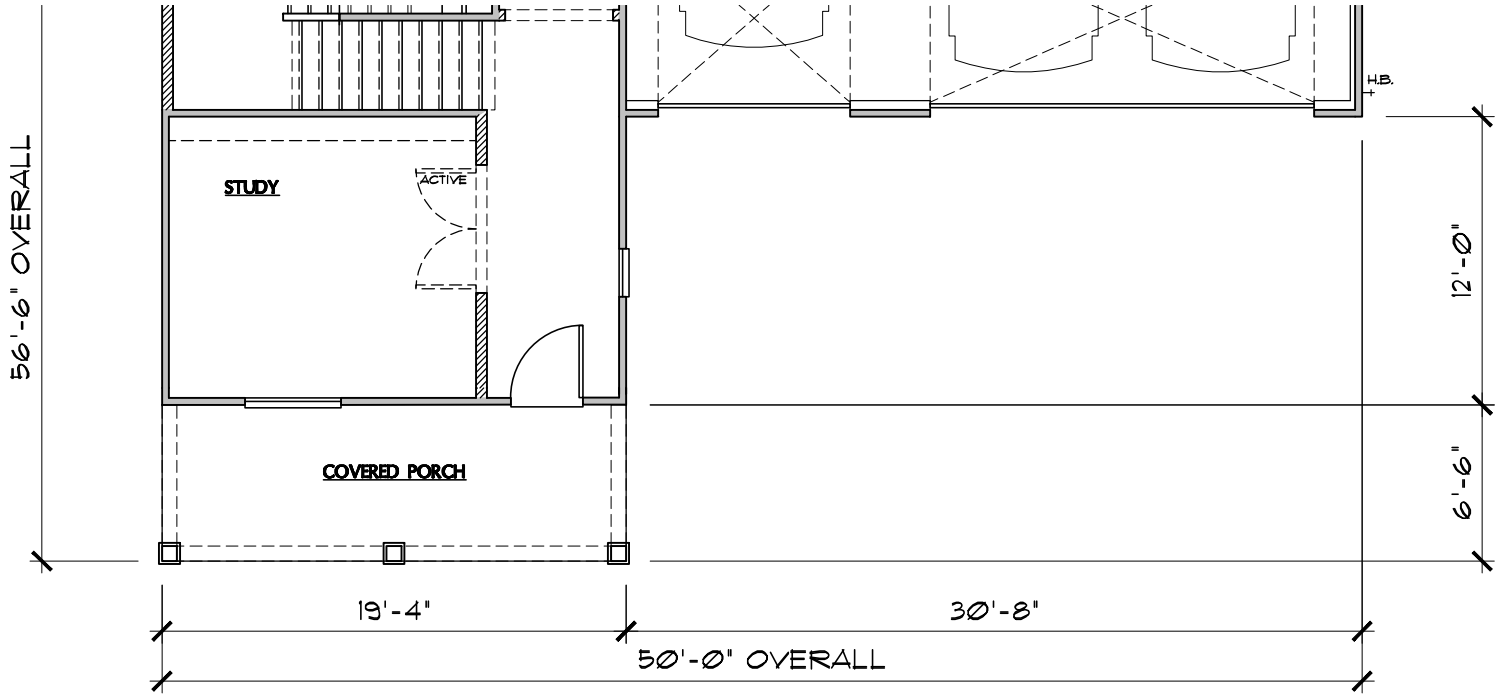


KAVALA RANCH
RANCHO CORDOVA, CALIFORNIA

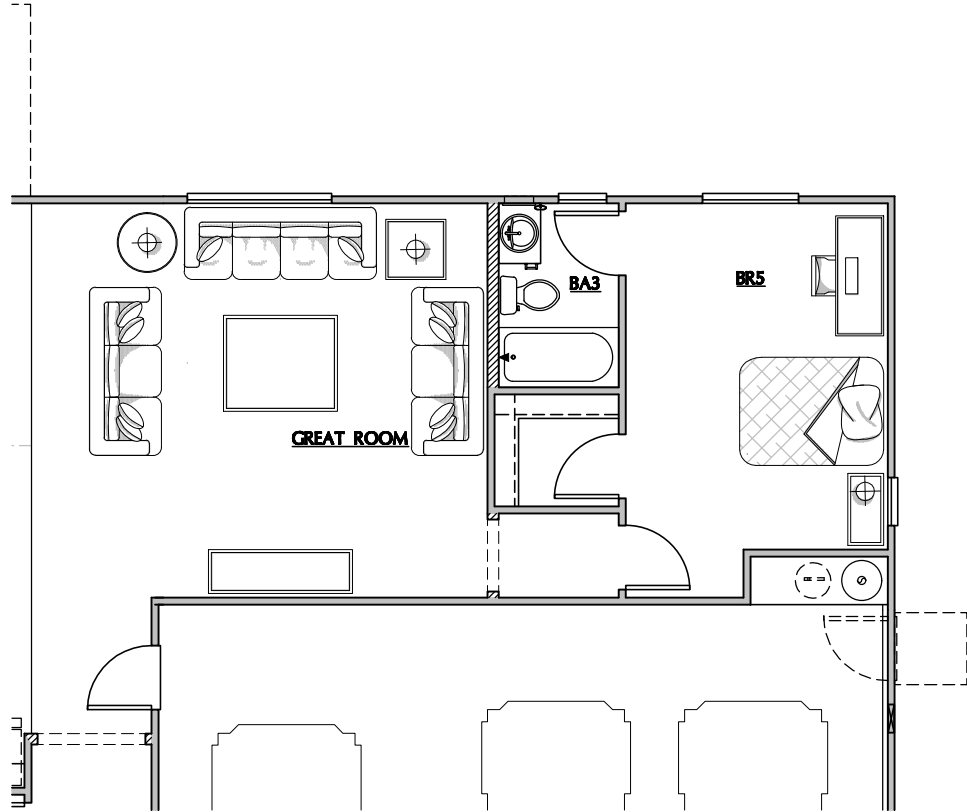
N34P PEYTON
3,342 SQ.FT.



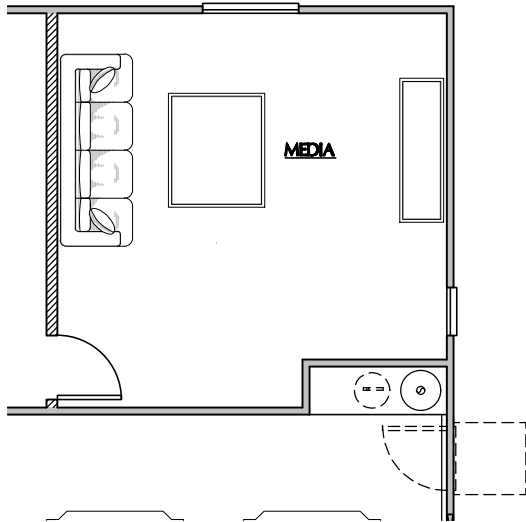
6 FIRST FLOOR PLAN B-ITALIAN
SCALE: 1/8"=1'-0"



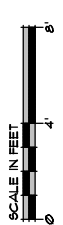
7 FIRST FLOOR PLAN C-FRENCH COUNTRY
SCALE: 1/8"=1'-0"



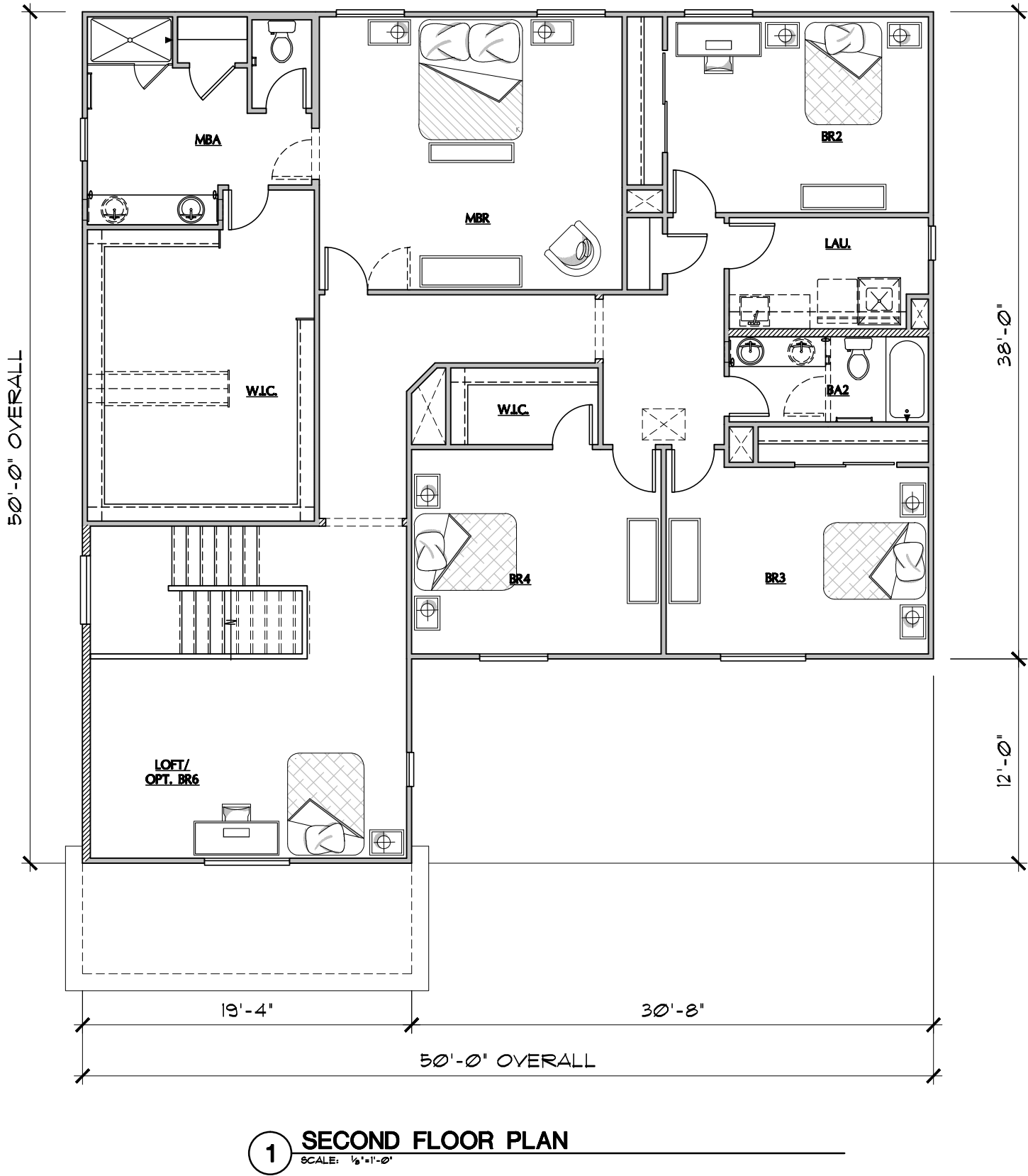
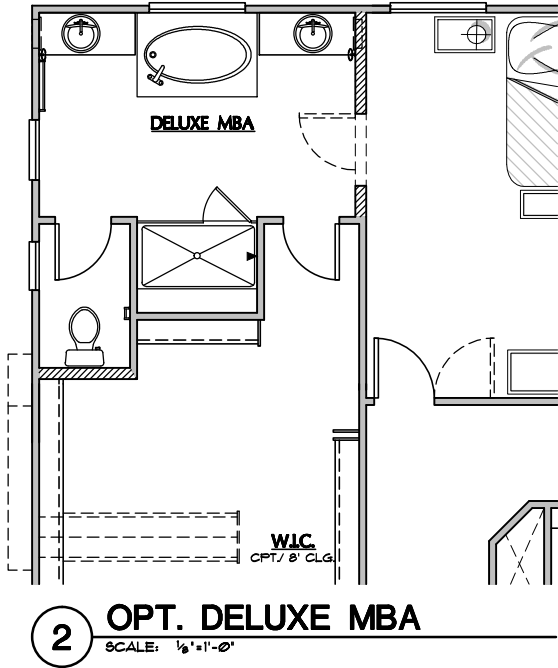
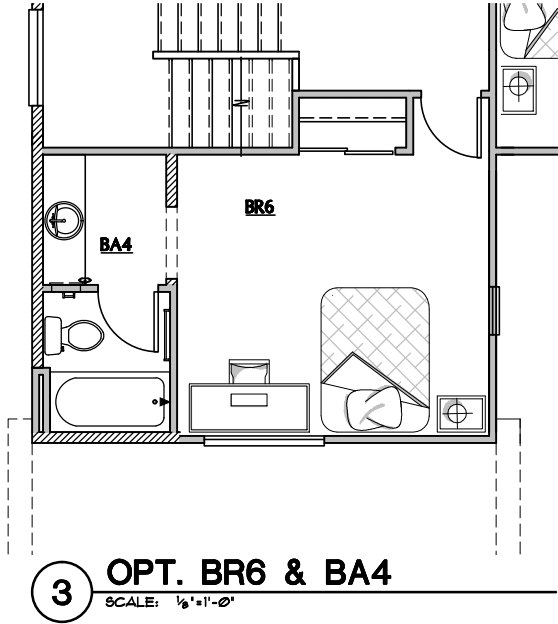
4 OPT. BR5 & BA3
SCALE: 1/8"=1'-0"



5 OPT. MEDIA ROOM
SCALE: 1/8"=1'-0"



SQUARE FOOTAGE CALCULATION			
	FINISHED	OPT. FINISHED	UNFINISHED
3 CAR TANDEM GARAGE			835 SQ. FT.
OPT. 2' EXTENDED GARAGE			+61 SQ. FT.
OPT. 4' EXTENDED GARAGE			+123 SQ. FT.
OPT. 6' EXTENDED GARAGE			+184 SQ. FT.
COVERED PORCH			126 SQ. FT.
COVERED PATIO			96 SQ. FT.
OPT. EXT. COVERED PATIO			+160 SQ. FT.
FIRST FLOOR	1291 SQ. FT.		
OPT. BR5 & BA3 / MEDIA RM		+119 SQ. FT.	
SECOND FLOOR	2045 SQ. FT.		
TOTAL	3,342 SQ. FT.		





SPANISH ELEVATION "A"

- ROOF: CONCRETE S-TILE
12" EAVE OVERHANG
12" RAKE OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FOAM ACCENT
- WALL: STUCCO VENEER WAINSCOT
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POT SHELFs
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

ITALIAN ELEVATION "B"

- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTER
STUCCO OVER FOAM POT SHELFs
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



1 FRONT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

FRENCH COUNTRY ELEVATION "C"

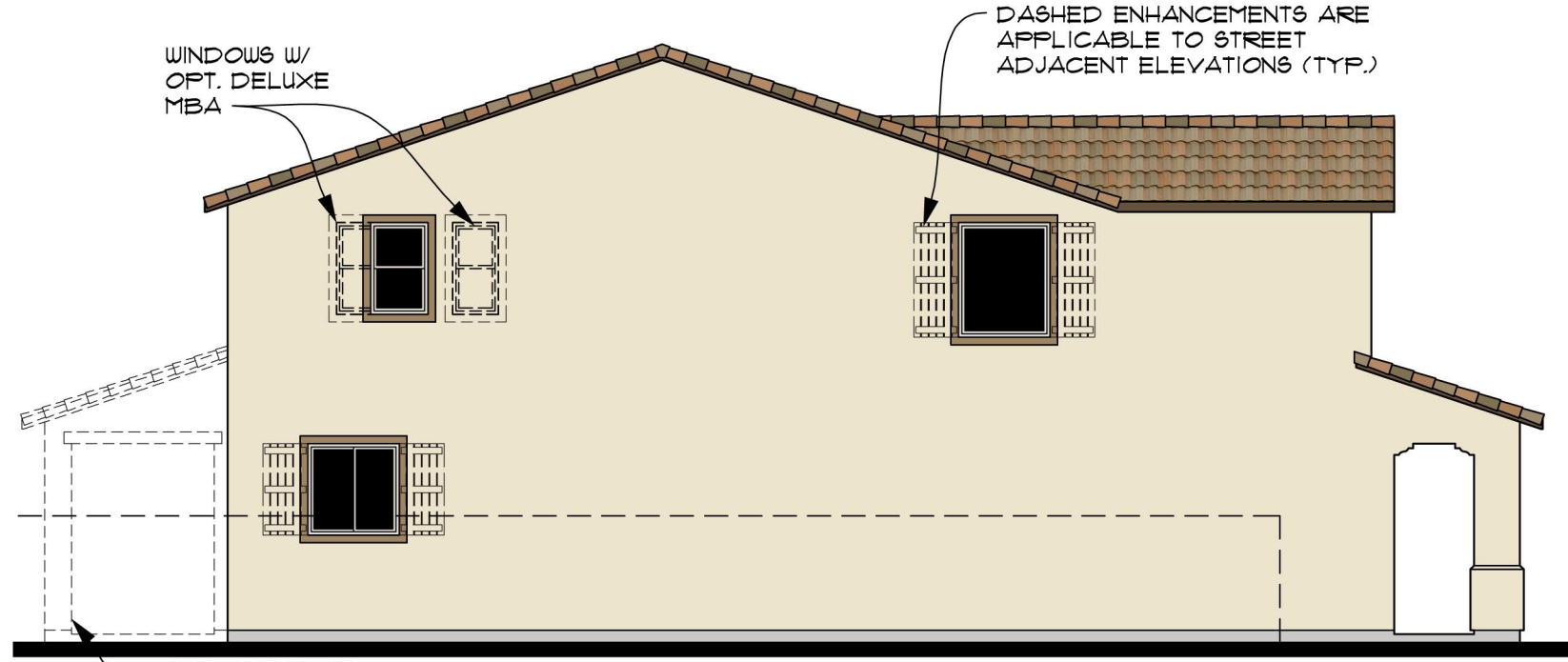
- ROOF: CONCRETE FLAT TILE
10" EAVE OVERHANG
3" RAKE OVERHANG
6:12 ROOF PITCH
- FASCIA: 2X6 FASCIA
- GABLE: FIBER CEMENT LAP SIDING
- WALL: STUCCO VENEER
- TRIM: STUCCO OVER FOAM TRIM
- ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE
VENEER WAINSCOT RETURNED 4'-0" MIN. TO
FENCE LINE AT SIDES
STUCCO OVER FOAM POT SHELFs
- COLUMN: WOOD COLUMN, BRACE, AND TRIM
- GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING



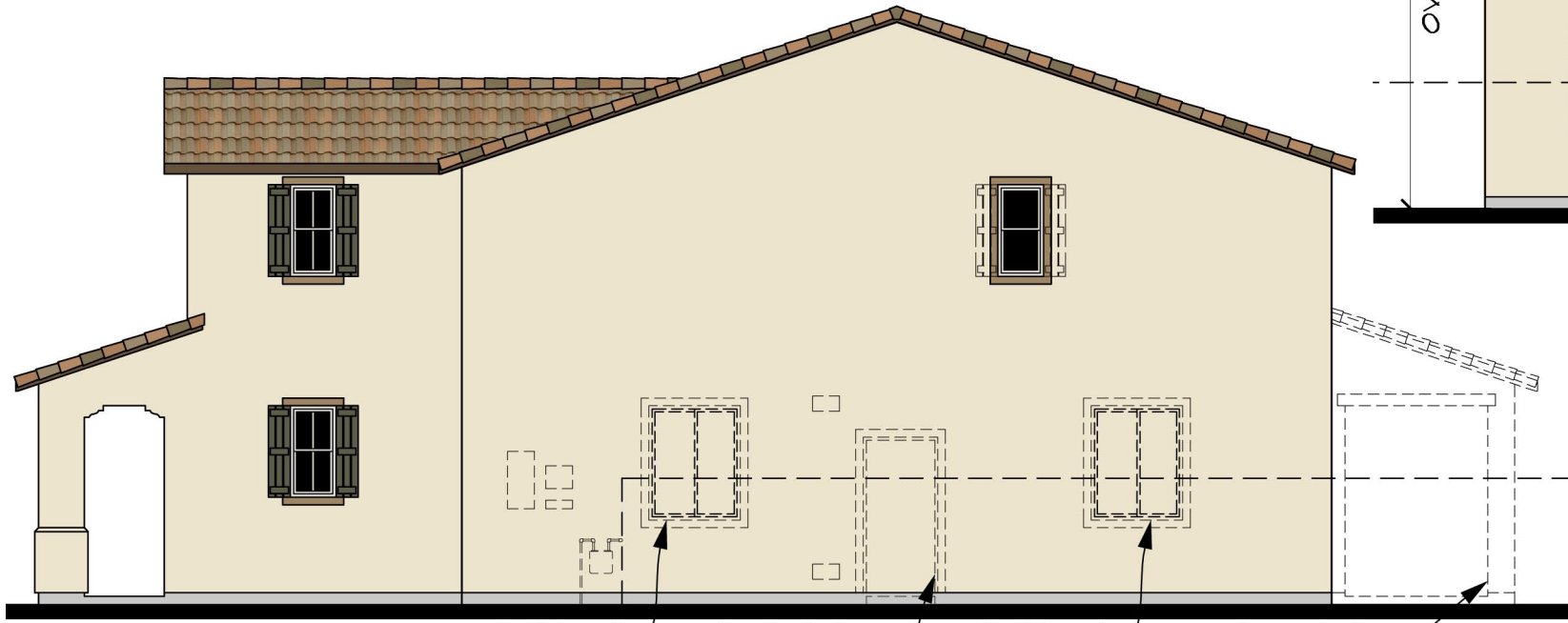
2 FRONT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



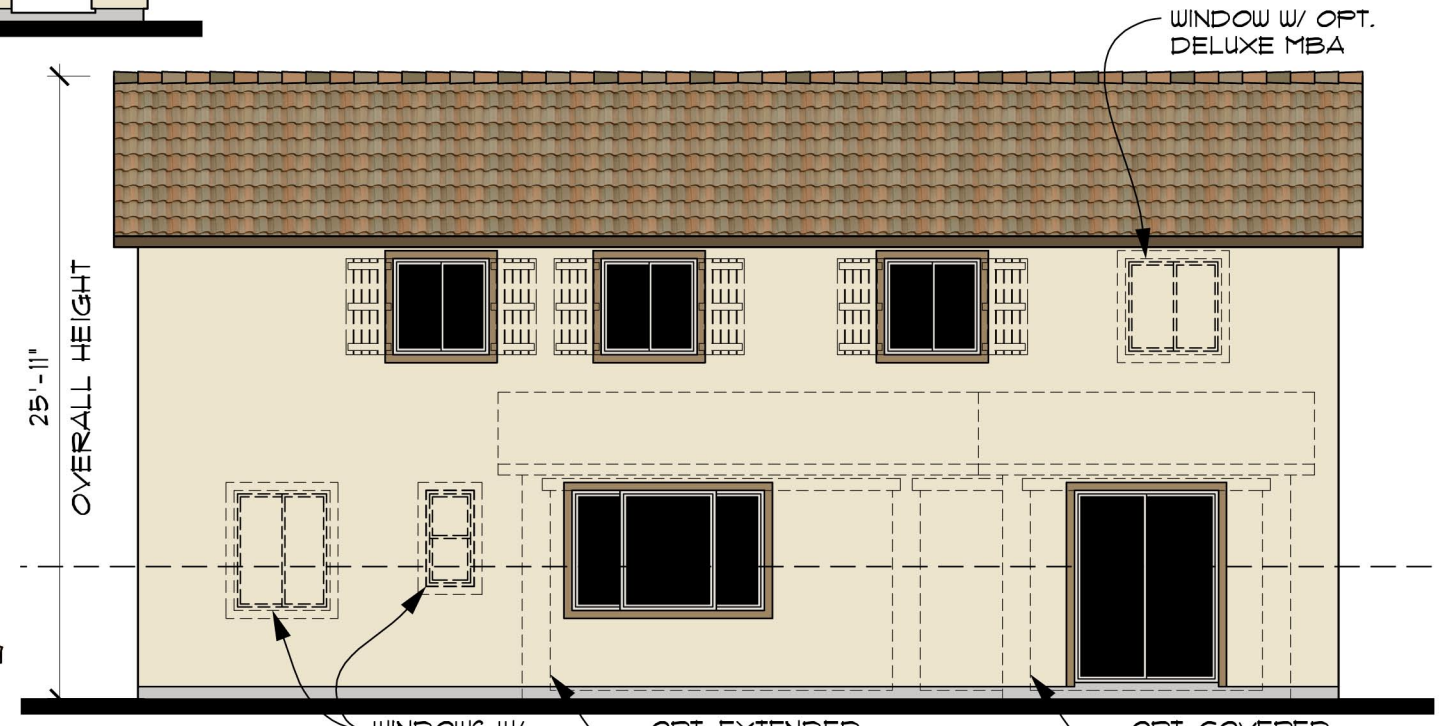
3 FRONT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"



1 LEFT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"



2 REAR ELEVATION A - SPANISH
SCALE: 1/8"=1'-0"

- SPANISH ELEVATION "A"
- ROOF: CONCRETE S-TILE
12' EAVE OVERHANG
12' RAKE OVERHANG
4:12 ROOF PITCH
 - FASCIA: 2X6 FASCIA
 - GABLE: FOAM ACCENT
 - WALL: STUCCO VENEER WAINSCOT
 - TRIM: STUCCO OVER FOAM TRIM
 - ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM POT SHELFs
 - GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

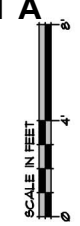
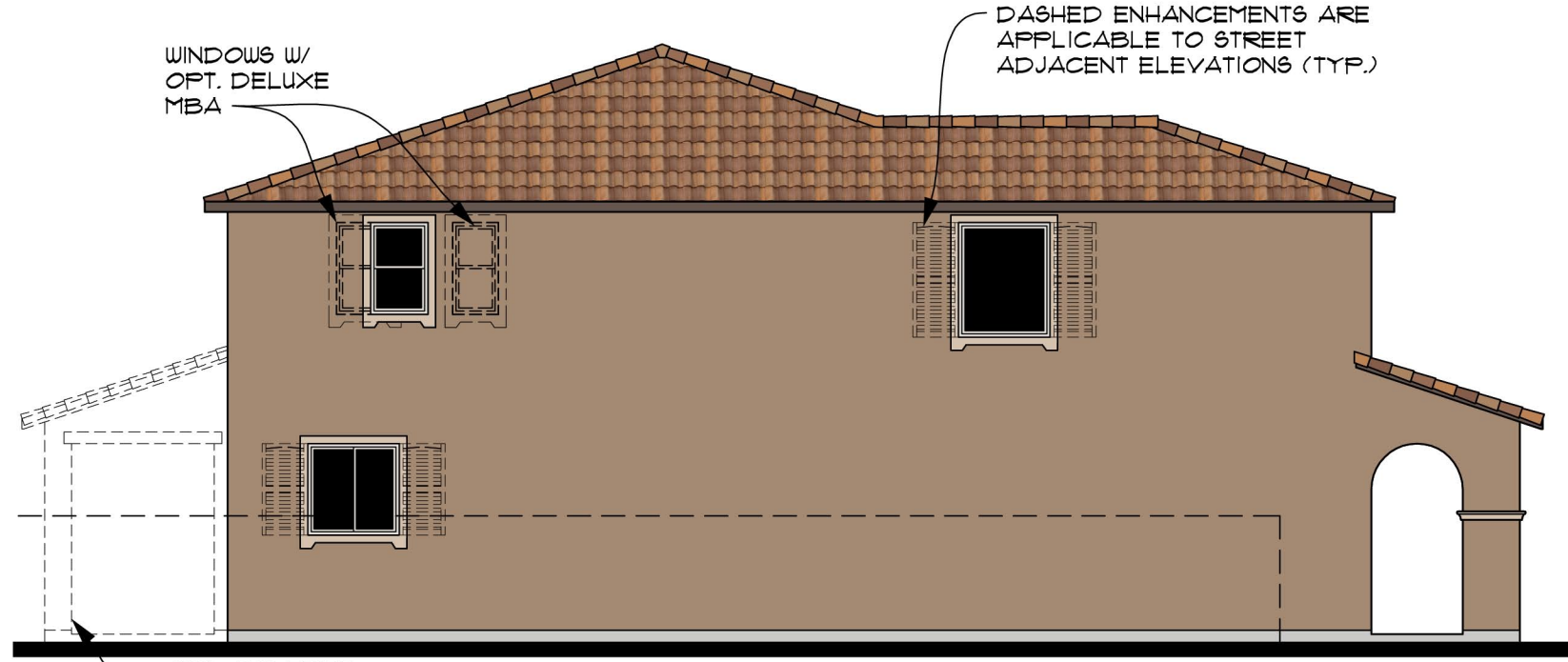
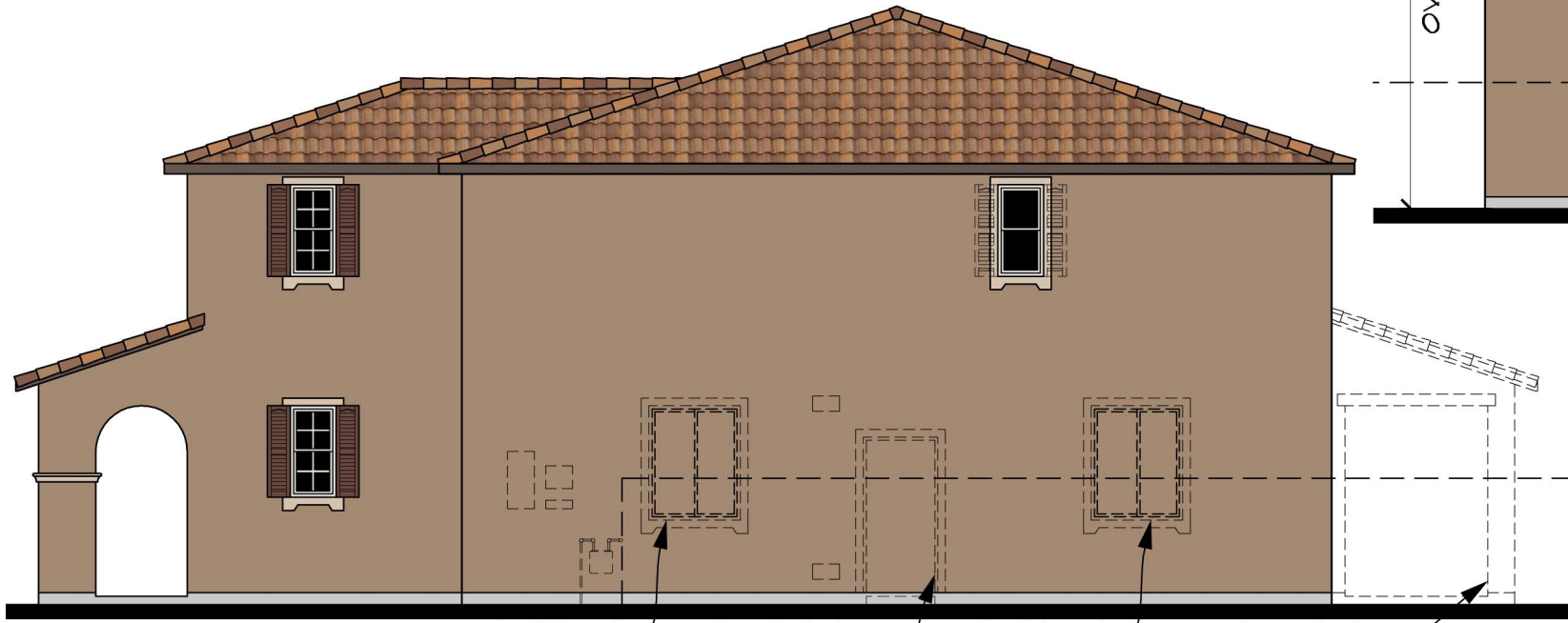


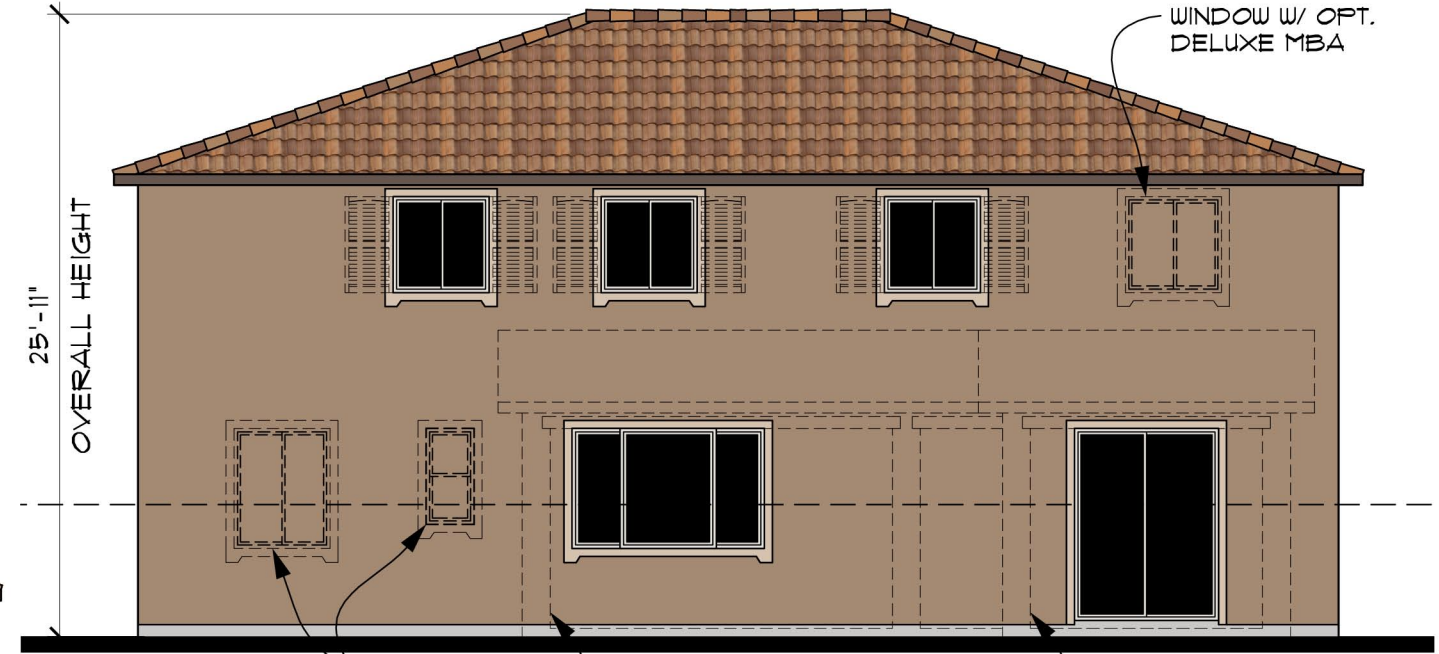
EXHIBIT A



1 LEFT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"



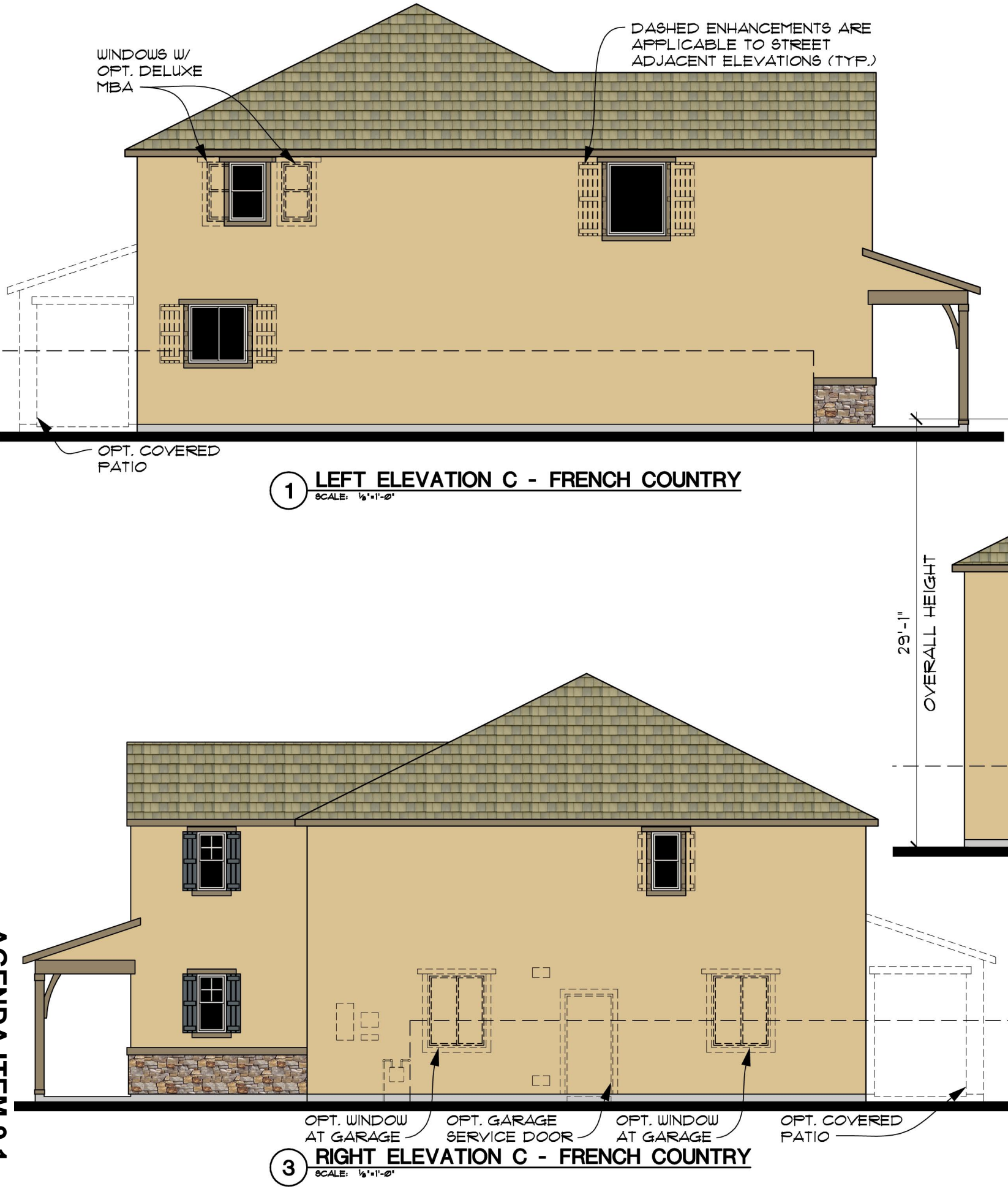
2 REAR ELEVATION B - ITALIAN
SCALE: 1/8"=1'-0"

- ITALIAN ELEVATION "B"
- ROOF: CONCRETE S-TILE
12" OVERHANG
4:12 ROOF PITCH
 - FASCIA: 2X6 FASCIA
 - WALL: STUCCO VENEER
 - TRIM: STUCCO OVER FOAM TRIM
 - ACCENTS: DECORATIVE PREFABRICATED SHUTTER
STUCCO OVER FOAM POTSFELFS
 - GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

EXHIBIT A

SCALE IN FEET

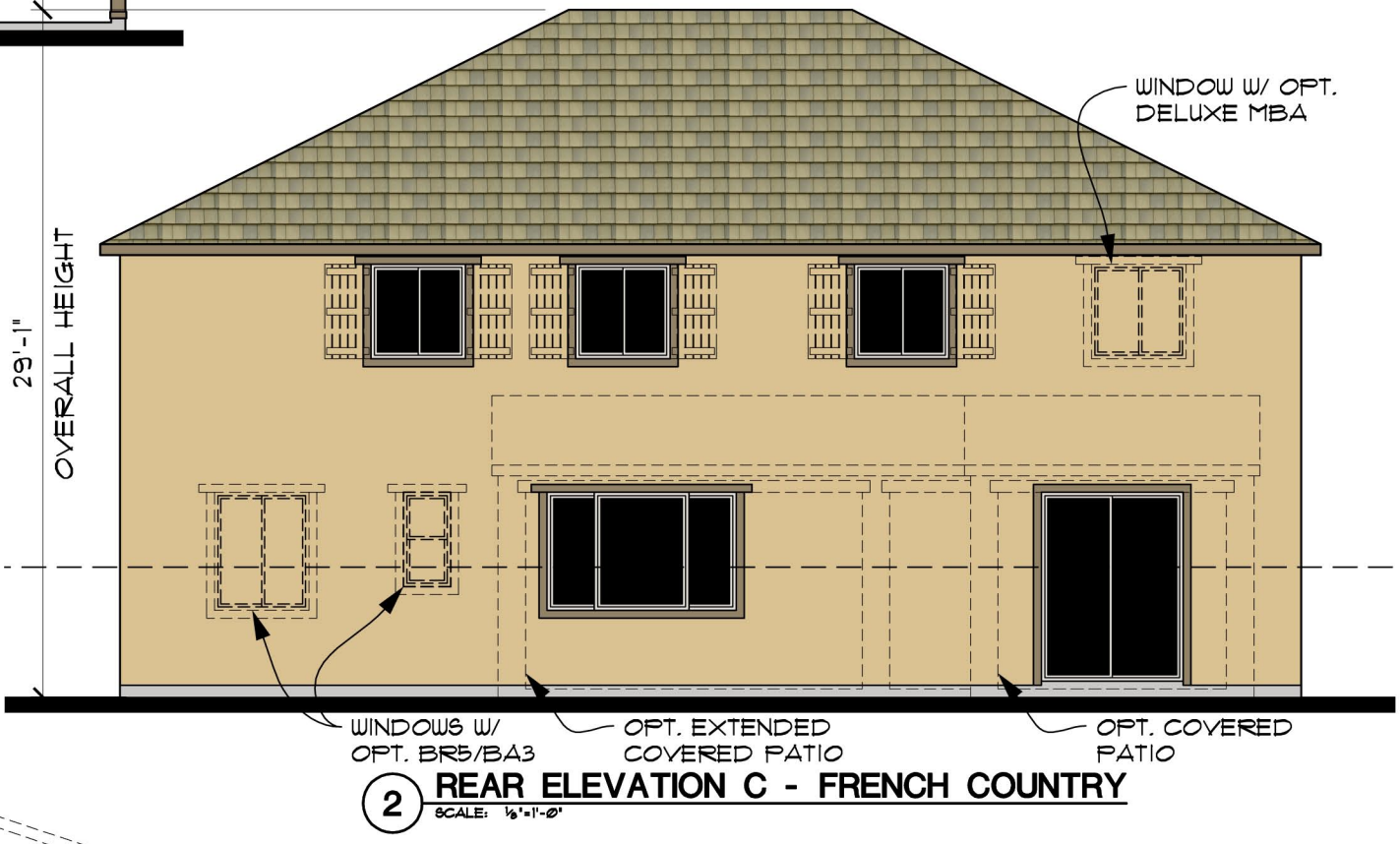
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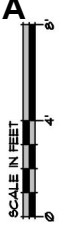
1 LEFT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

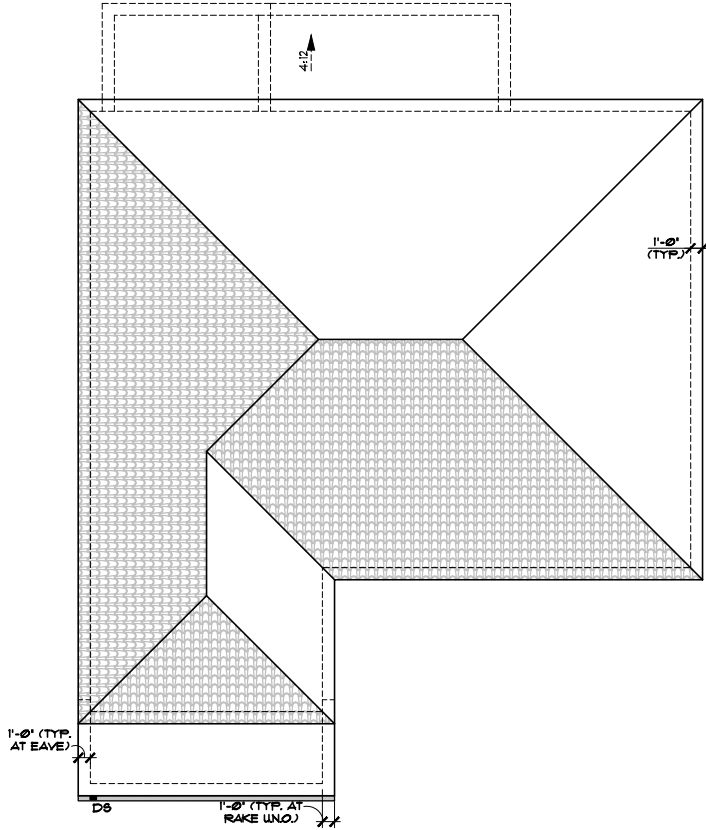
3 RIGHT ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

- FRENCH COUNTRY ELEVATION "C"
- ROOF: CONCRETE FLAT TILE
10' EAVE OVERHANG
3' RAKE OVERHANG
6:12 ROOF PITCH
 - FASCIA: 2X6 FASCIA
 - GABLE: FIBER CEMENT LAP SIDING
 - WALL: STUCCO VENEER
 - TRIM: STUCCO OVER FOAM TRIM
 - ACCENTS: DECORATIVE PREFABRICATED SHUTTERS
STUCCO OVER FOAM BAND OVER STONE VENEER WAINSCOT RETURNED 4'-0" MIN. TC FENCE LINE AT SIDES
STUCCO OVER FOAM POTSHELFS
 - COLUMN: WOOD COLUMN, BRACE, AND TRIM
 - GARAGE DOOR: OPTIONAL GARAGE DOOR GLAZING

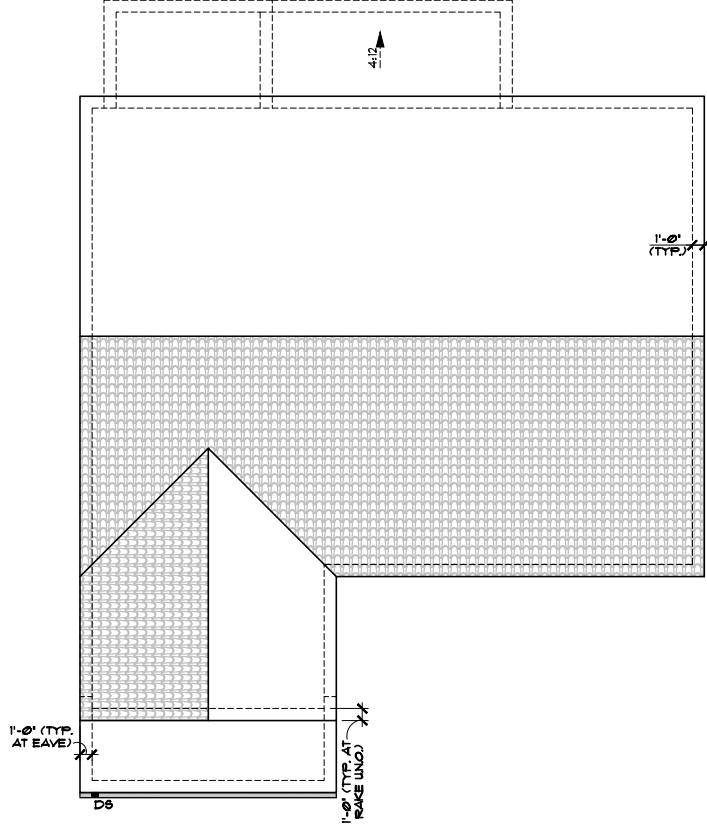


2 REAR ELEVATION C - FRENCH COUNTRY
SCALE: 1/8"=1'-0"

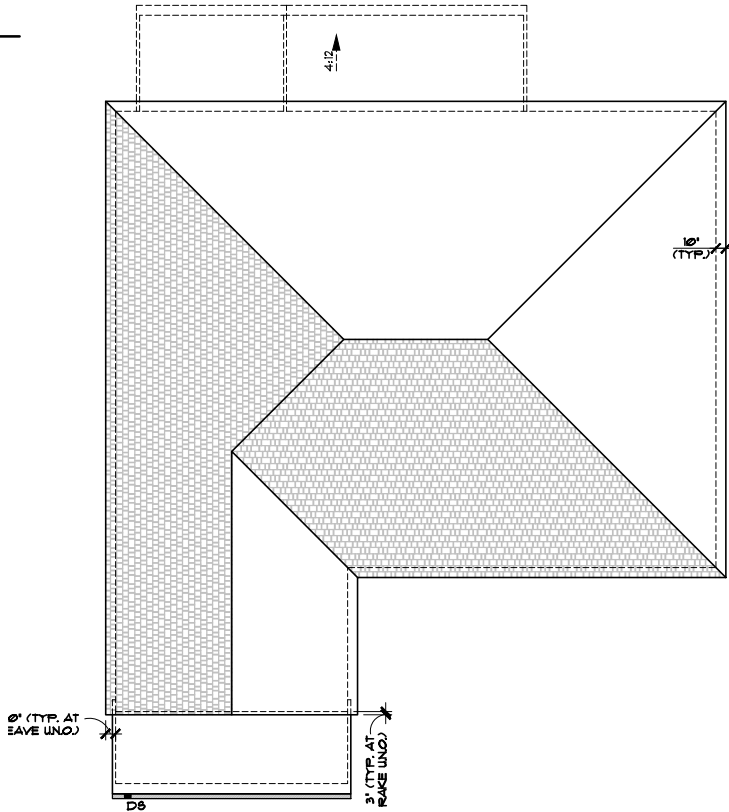




2 ROOF PLAN B - ITALIAN
SCALE: 1/16"=1'-0"



1 ROOF PLAN A - SPANISH
SCALE: 1/16"=1'-0"



3 ROOF PLAN C - FRENCH COUNTRY
SCALE: 1/16"=1'-0"



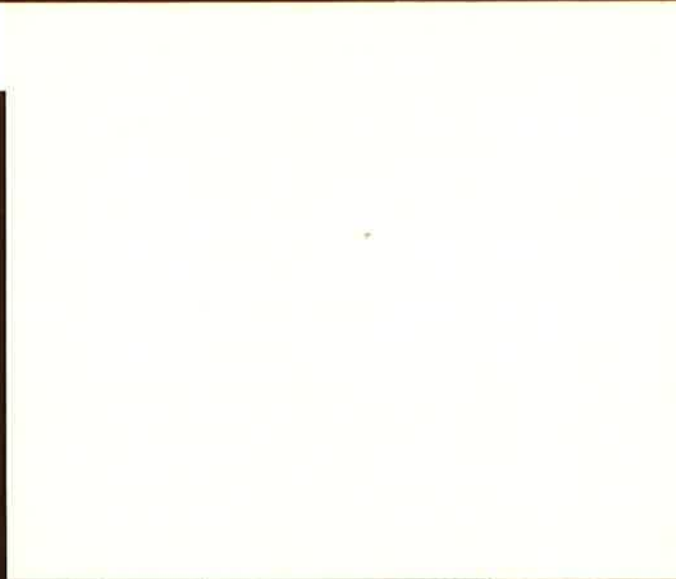


ROOFING

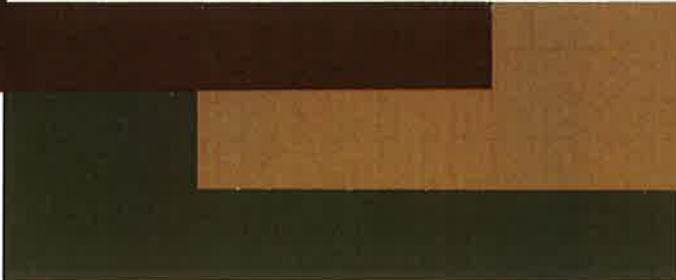
FASCIA



STUCCO

WOOD
TRIMFRONT
DOORGARAGE
DOORSSTUCCO
TRIM

SHUTTERS



'A' ELEVATIONS ONLY - SPANISH

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

4D

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC. © 2013

For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1



July 29, 2013

RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 4D** of 9*'A' Elevations Only, Spanish*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3680 LOS PADRES BLEND	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	TERRACOTTA	EAGLE
GUTTERS <i>(Factory Finish)</i>	RUSTIC BROWN	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	LINEN	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i> 1 1/4 12	Match Sherwin Williams SW 2829 CLASSICAL WHITE	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Garage Doors Stucco Trim Secondary Doors	SW 6109 HOPSACK	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SW 6104 KAFFEE	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SW 6167 GARDEN GATE	SHERWIN WILLIAMS
PREFAB PIPES	SW 7705 WHEAT PENNY	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

William Hezmalhalch Architects, Inc. © 2013

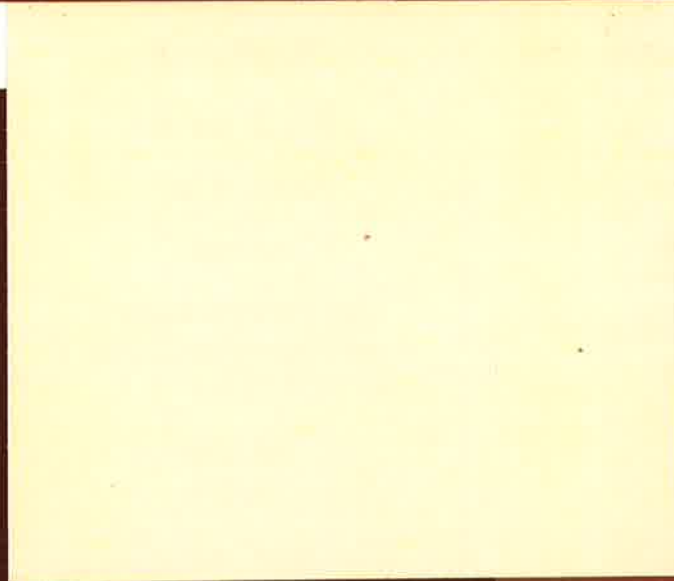


ROOFING

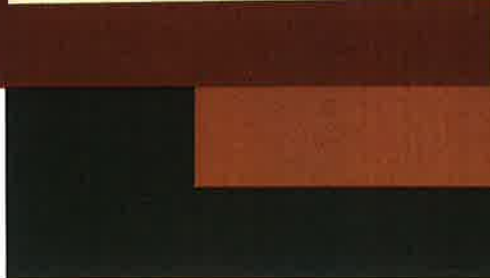
FASCIA



STUCCO

WOOD
TRIMFRONT
DOORGARAGE
DOORSSTUCCO
TRIM

SHUTTERS



'A' ELEVATIONS ONLY - SPANISH

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

5D

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALOH ARCHITECTS INC © 2013

For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1

July 29, 2013



RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 5D of 9***'A' Elevations Only, Spanish*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3522 TERRA COTTA FLASHED	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	TERRACOTTA	EAGLE
GUTTERS <i>(Factory Finish)</i>	RUSTIC BROWN	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	CHAMPAGNE	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i> 1/2 A 110	Match Sherwin Williams SW 7537 IRISH CREAM	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Garage Doors Stucco Trim Secondary Doors	SW 6095 TOASTY	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SW 6068 BREVITY BROWN	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SW 7062 ROCK BOTTOM	SHERWIN WILLIAMS
PREFAB PIPES	SW 7705 WHEAT PENNY	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

William Hezmalhalch Architects, Inc. © 2013



ROOFING

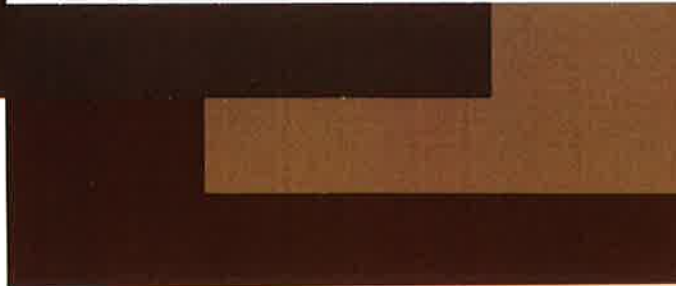
FASCIA



STUCCO

WOOD
TRIMFRONT
DOORGARAGE
DOORSSTUCCO
TRIM

SHUTTERS



'A' ELEVATIONS ONLY - SPANISH

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

6D

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2013

For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1



July 29, 2013

RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 6D** of 9*'A' Elevations Only, Spanish*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3532 WEATHERED TERRACOTTA	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	TERRACOTTA	EAGLE
GUTTERS <i>(Factory Finish)</i>	RUSTIC BROWN	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	LINEN	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i> 1/2 420	Match Sherwin Williams SW 6385 DOVER WHITE	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Garage Doors Stucco Trim Secondary Doors	SW 6102 PORTABELLO	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SW 6083 SABLE	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SW 6062 RUGGED BROWN	SHERWIN WILLIAMS

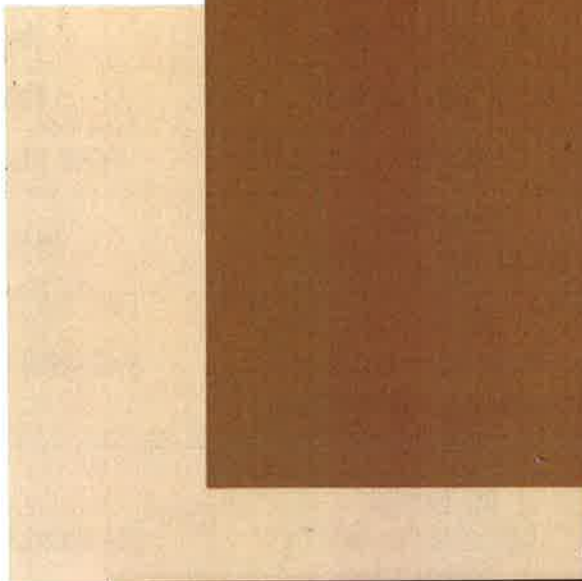
Color Designer: Donna Aldrich

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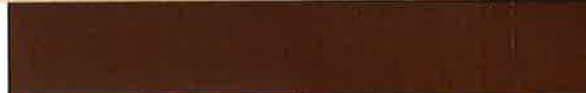


ROOFING

FASCIA

STUCCO
TRIM

STUCCO

FRONT
DOORWOOD
TRIMGARAGE
DOORS

SHUTTERS



'B' ELEVATIONS ONLY - ITALIAN

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

1B

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2013

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7/29/13

2013235

AGENDA ITEM 9.1

July 29, 2013



RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 1B of 9***'B' Elevations Only, Italian*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	SCC 8830 ALBUQUERQUE BLEND	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	BLACK	EAGLE
GUTTERS <i>(Factory Finish)</i>	RUSTIC BROWN	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	BUCKSKIN BROWN	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i> 409	Match Frazee CL 2675D MOMMIA	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Stucco Trim	SQ 14105 Match to Frazee CL 2673W TROTting	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SQ 14106 Match to Frazee CL 3267N TWIG	SHERWIN WILLIAMS
TRIM COLOR #3 <i>(applied to):</i> Garage Doors Secondary Doors	SQ 14107 Match to Frazee CL 3267N TWIG	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SQ 14100 Match to Frazee CL 2587N WORN WOOD	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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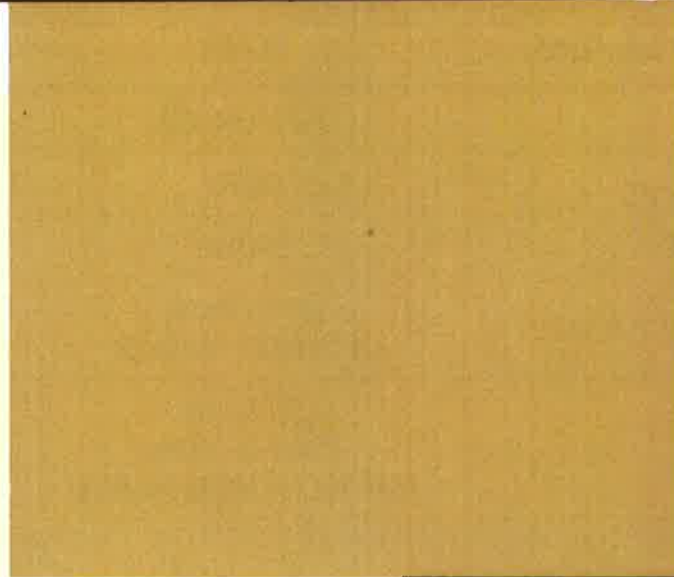


ROOFING

FASCIA

STUCCO
TRIM

STUCCO

FRONT
DOOR
WOOD
TRIMGARAGE
DOORS

SHUTTERS



'B' ELEVATIONS ONLY - ITALIAN

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

2B

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2013

For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1

July 29, 2013



RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 2B** of 9*'B' Elevations Only, Italian*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3605 SAN BENITO BLEND	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	BLACK	EAGLE
GUTTERS <i>(Factory Finish)</i>	LIGHT BRONZE	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	IVORY	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i> 1 1/2 A 516	Match Frazee CL 2784D STARDUST	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Stucco Trim	SQ 14108 Match to Frazee CLW 1011W MERE MORTAL	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SQ 14074 Match to Frazee CL 2886N SEA-BLITE	SHERWIN WILLIAMS
TRIM COLOR #3 <i>(applied to):</i> Garage Doors Secondary Doors	SQ 13651 Match to Frazee CL 2895A TEASLE	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SQ 14071 Match to Frazee CL 2966N BOREAL	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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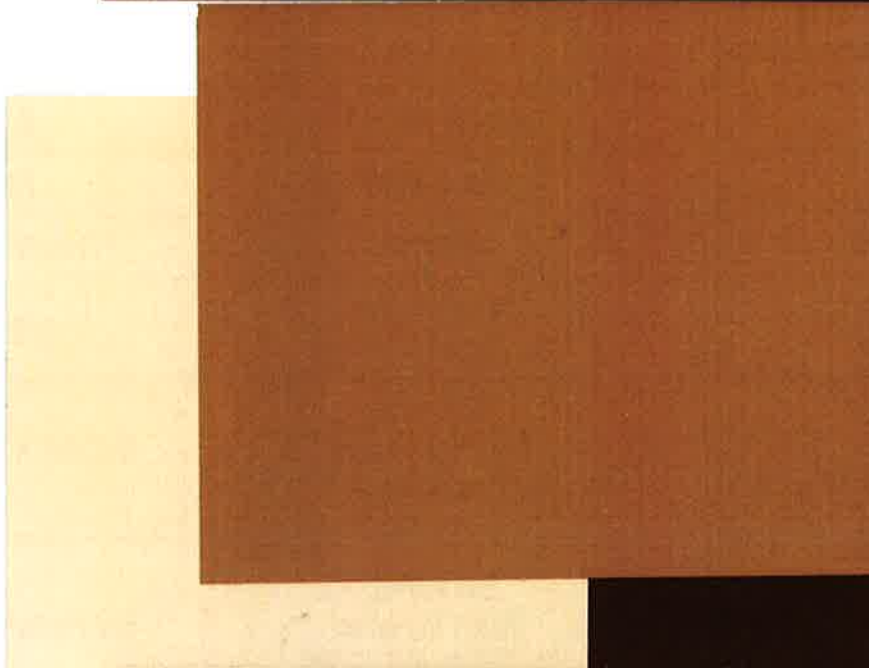


ROOFING

FASCIA



STUCCO

STUCCO
TRIMFRONT
DOORWOOD
TRIMGARAGE
DOORS

SHUTTERS

'B' ELEVATIONS ONLY - ITALIAN

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

3B

RICHMOND AMERICAN HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2013

For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1



July 29, 2013

RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 3B** of 9*'B' Elevations Only, Italian*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	SMC 8402 SANTA CRUZ BLEND	EAGLE
METAL BIRD STOP @ 'S' TILE <i>(Factory Finish)</i>	BLACK	EAGLE
GUTTERS <i>(Factory Finish)</i>	ROYAL BROWN	RGS
DOWNSPOUTS <i>(Factory Finish)</i>	WOOD BEIGE	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
STUCCO <i>(Lightlace Finish)</i>	Match Frazee CL 2725D DISSENT	OMEGA
TRIM COLOR #1 <i>(applied to):</i> Stucco Trim	SQ 14110 Match to Frazee CL2742W KNOTT	SHERWIN WILLIAMS
TRIM COLOR #2 <i>(applied to):</i> Eaves Fascia Front Door Wood Trim	SQ 13792 Match to Frazee CL 2657N ASTEROID	SHERWIN WILLIAMS
TRIM COLOR #3 <i>(applied to):</i> Garage Doors Secondary Doors	SQ 14111 Match to Frazee CL 2677N ESPRESSO	SHERWIN WILLIAMS
ACCENT COLOR <i>(applied to):</i> Shutters	SQ 14112 Match to Frazee CL 3186A SOOT	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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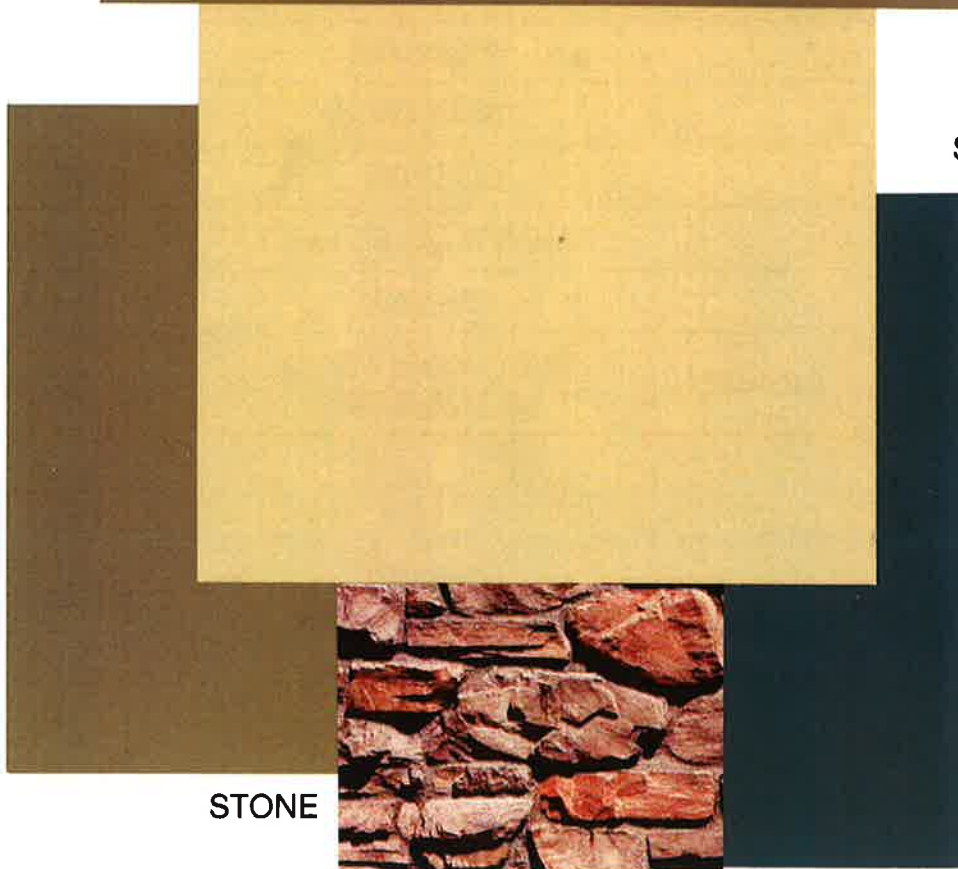


ROOFING

FASCIA

GABLE
SIDINGGARAGE
DOORSSTUCCO
TRIMWOOD
TRIM

STUCCO

FRONT DOOR
SHUTTERS

STONE

'C' ELEVATIONS ONLY - FRENCH COUNTRY

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

1G

RICHMOND AMERICAN HOMES

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7/29/13

2013235

AGENDA ITEM 9.1



July 29, 2013

RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 1G of 9***'C' Elevations Only, French Country*

MATERIAL		COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile		4690 PEWTER BRONZE BLEND	EAGLE
GUTTERS (Factory Finish)		WOOD BEIGE	RGS
DOWNSPOUTS (Factory Finish)		CLASSIC CREAM	RGS
WEATHER SEAL @ GARAGE DOOR		SANDTONE	FEHR BROTHERS
MANUFACTURED STONE		ITALIAN VILLA - BELLAGIO	CORONADO STONE
MORTAR @ STONE		CARAMEL	ORCO
STUCCO (16/20 Sand Finish) 5/8 A 842		Match Sherwin Williams SW 6128 BLONDE	OMEGA
TRIM COLOR (applied to): Eaves Fascia Gable Siding Garage Doors Secondary Doors Stucco Trim Wood Trim		SW 2841 WEATHERED SHINGLE	SHERWIN WILLIAMS
ACCENT COLOR (applied to): Front Door Shutters		SW 6236 GRAYS HARBOR	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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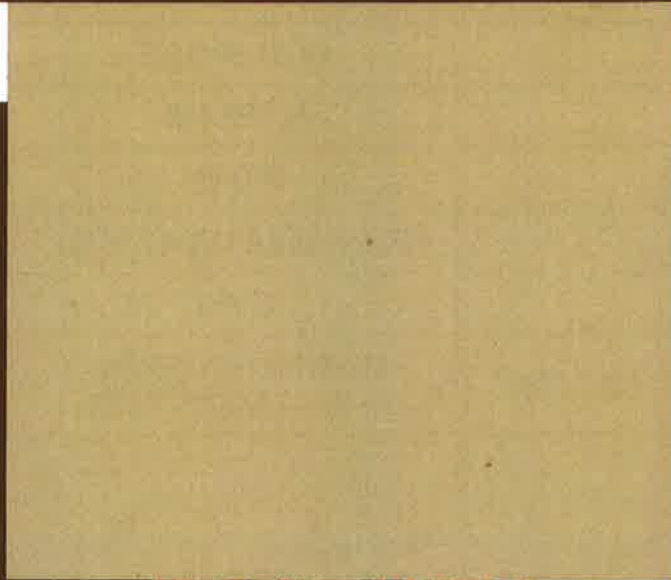


ROOFING

FASCIA



STUCCO

FRONT DOOR
SHUTTERSGABLE
SIDINGGARAGE
DOORSSTUCCO
TRIMWOOD
TRIM

STONE



'C' ELEVATIONS ONLY - FRENCH COUNTRY

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

2G

RICHMOND AMERICAN HOMES

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7/29/13

2013235

AGENDA ITEM 9.1



July 29, 2013

RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 2G of 9***'C' Elevations Only, French Country*

MATERIAL		COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile		4634 KINGS CANYON BLEND	EAGLE
GUTTERS (Factory Finish)		LIGHT BRONZE	RGS
DOWNSPOUTS (Factory Finish)		ADOBE TAN	RGS
WEATHER SEAL @ GARAGE DOOR		BROWN	FEHR BROTHERS
MANUFACTURED STONE		ITALIAN VILLA - NEW CASTLE	CORONADO STONE
MORTAR @ STONE		KHAKI	ORCO
STUCCO (16/20 Sand Finish) 1/2 A 753		Match Sherwin Williams SW 6143 BASKET BEIGE	OMEGA
TRIM COLOR (applied to): Eaves Fascia Gable Siding Garage Doors Secondary Doors Stucco Trim Wood Trim		SW 6152 SUPERIOR BRONZE	SHERWIN WILLIAMS
ACCENT COLOR (applied to): Front Door Shutters		SW 6208 PEWTER GREEN	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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ROOFING

FASCIA



STUCCO

GABLE
SIDINGGARAGE
DOORSSTUCCO
TRIMWOOD
TRIMFRONT DOOR
SHUTTERS

STONE



'C' ELEVATIONS ONLY - FRENCH COUNTRY

KAVALA RANCH

RANCHO CORDOVA, CALIFORNIA

3G

RICHMOND AMERICAN HOMES

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For exact color refer to manufacturers' actual samples.

7/29/13

2013235

AGENDA ITEM 9.1

July 29, 2013



RICHMOND AMERICAN HOMES

KAVALA RANCH

Rancho Cordova, California

Project #2013235

EXTERIOR COLOR & MATERIALS**SCHEME 3G** of 9*'C' Elevations Only, French Country*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete Slate Tile	4687 GRAY BROWN RANGE	EAGLE
GUTTERS (Factory Finish)	LIGHT BRONZE	RGS
DOWNSPOUTS (Factory Finish)	IVORY	RGS
WEATHER SEAL @ GARAGE DOOR	BROWN	FEHR BROTHERS
MANUFACTURED STONE	ITALIAN VILLA - VERONA	CORONADO STONE
MORTAR @ STONE	BROWN	ORCO
STUCCO (16/20 Sand Finish) A 507	Match Sherwin Williams SW 6101 SANDS OF TIME	OMEGA
TRIM COLOR (applied to): Eaves Fascia Gable Siding Garage Doors Secondary Doors Stucco Trim Wood Trim	SW 7026 GRIFFIN	SHERWIN WILLIAMS
ACCENT COLOR (applied to): Front Door Shutters	SW 7705 WHEAT PENNY	SHERWIN WILLIAMS

Color Designer: Donna Aldrich

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CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Exhibit A) for the four new floor plans, elevations, color and materials sample and preliminary landscape plans to be built in Kavala Ranch, portions of Villages 18, 19 and 24. Minor modifications may be approved by the Planning Director at his discretion, and those changes shall be reported by to the City Council.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	Applicant 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.	On-Going	Finance	
	Prior to Issuance of Building Permits			
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director or his designee.	Prior to Building Permit	Planning	
5.	Submit final site landscaping and fence plans for review and approval by the Planning Director or his designee.	Prior to Building Permit	Planning	

CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
6.	Each phase of the development may be pre-plotted and approved before the issuance of the permit for that phase. The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • Any two story house on a corner shall provide all the window trims and casing, shutters and other details found on the front elevation on all sides, as shown on the design elevations. • Any two story structure placed on a corner lot will be required to have the setbacks for corner lots, as shown within the Design Review Package. • The front yard setbacks for any two adjacent lots shall not be the same distance. A two foot offset shall be the minimum setback required to meet this condition. • No more than three two-story homes shall be placed in a row, unless the Planning Director determines there is sufficient front building setback and differentiating mass that the row of homes does not present the appearance of a large mass of two story homes.	Prior to Building Permit	Planning	
7.	All lots adjacent to the open space corridor shall provide open metal fencing (excluding chain link) along the rear and/or side property lines, whichever is the case.	Prior to Building Permit	Planning	

CONDITIONS OF APPROVAL

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Prior to Final Inspection			
8.	The final building finishes and the front and street side yard landscaping shall be inspected for consistency with approved Design Review plans. Inspection request will be required of the Planning Department, prior to final inspection by the Building Department.	Prior to Final Occupancy	Planning	

POR. SEC. 20 T.8N., R.7E., M.D.B. & M.

067-069

09

09

68

73

71

76

MOSSY

STONE

HEATHER

RANCH

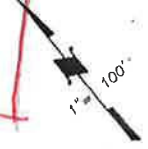
PARK

CRYSTAL COVE DR

BRIDGE WY

MAPLE

QUAIL FALLS



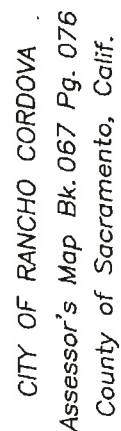
For Mineral Rights See Pages 067-0030 & 067-0090

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg. 069
County of Sacramento, Calif.

Por. Anatolia III Village 18 R.M. Bk.333 Pg.6 (8-5-2004)

067-076

POR. SEC 20 T.8N., R.7E., M.D.B. & M.

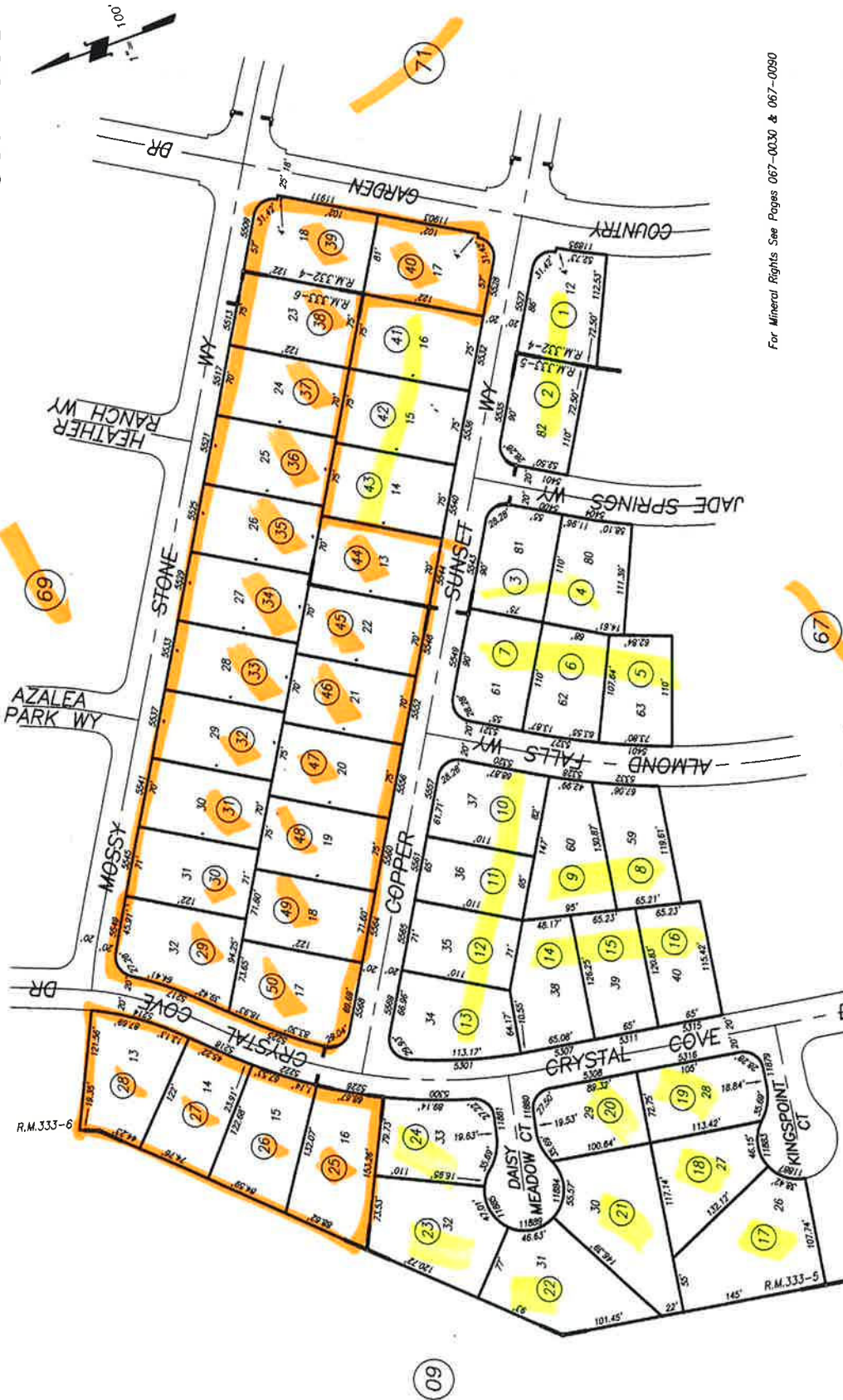


Anatolia III Village 19, R.M. Bk.333, Pg.7 (8-5-2004)

For Mineral Rights See Pages 067-0030 & 067-0090

067-068

POR. SEC. 20 T.8N., R.7E., M.D.B. & M.



For Mineral Rights See Pages 067-0030 & 067-0090

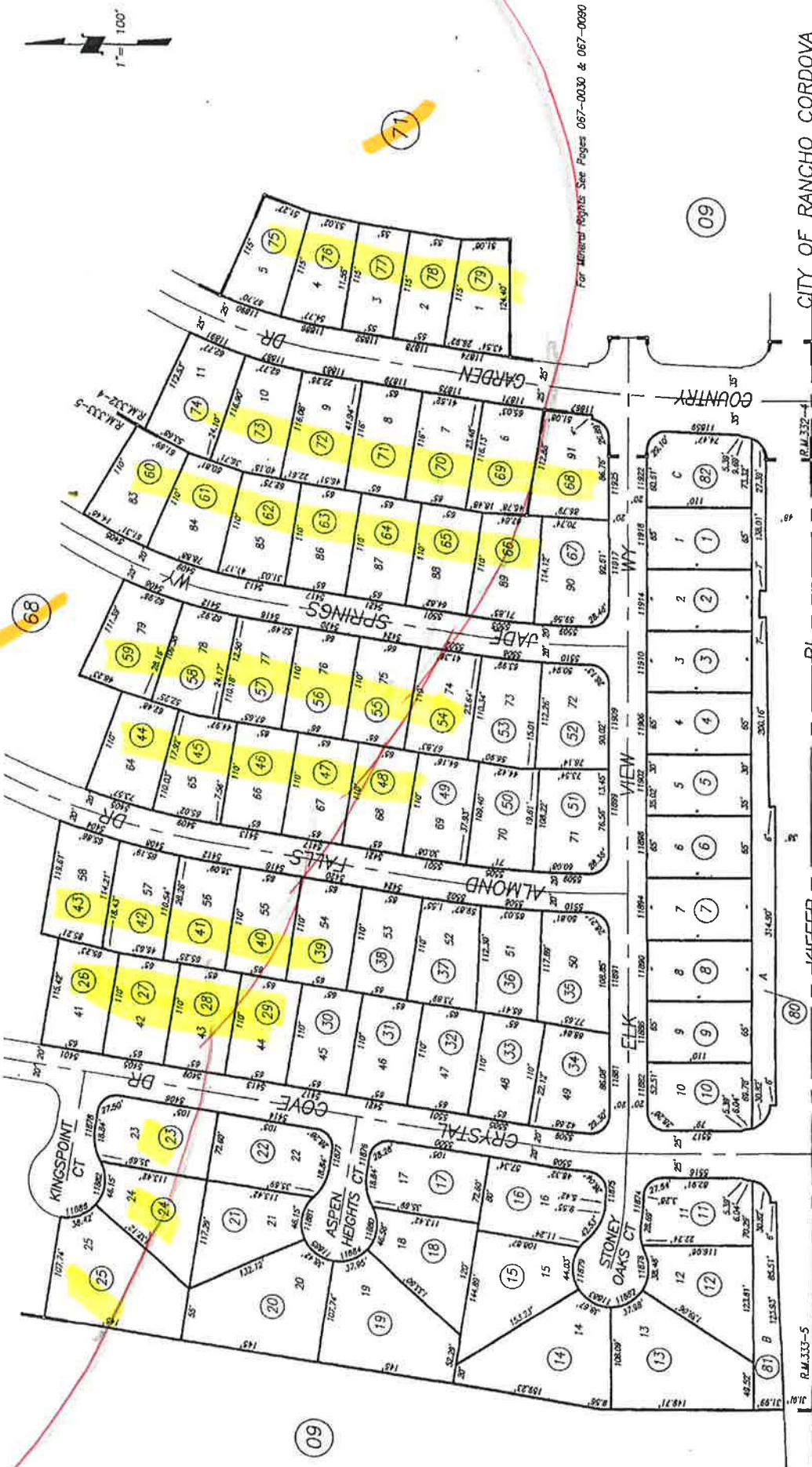
CITY OF RANCHO CORDOVA
 Assessor's Map Bk. 067 Pg. 068
 County of Sacramento, Calif.

Por. Anatolia III Village 17 R.M. Bk.333 Pg.5 (8-5-2004)
 Por. Anatolia III Village 18 R.M. Bk.333 Pg.6 (8-5-2004)
 Por. Anatolia III Village 24 R.M. Bk.332 Pg.4 (7-22-2004)

SEP 13 2004

067-067

POR. SEC. 20 T.8N., R.7E., M.D.B. & M.



ATTACHMENT 2

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Assessor's Map Bk. 067 Pg. 067
County of Sacramento, Calif.

Por. Anatolia III Village 17, R.M. Bk. 333, Pg. 5 (8-5-2004)
Por. Anatolia III Village 24, R.M. Bk. 332, Pg. 4 (7-22-2004)

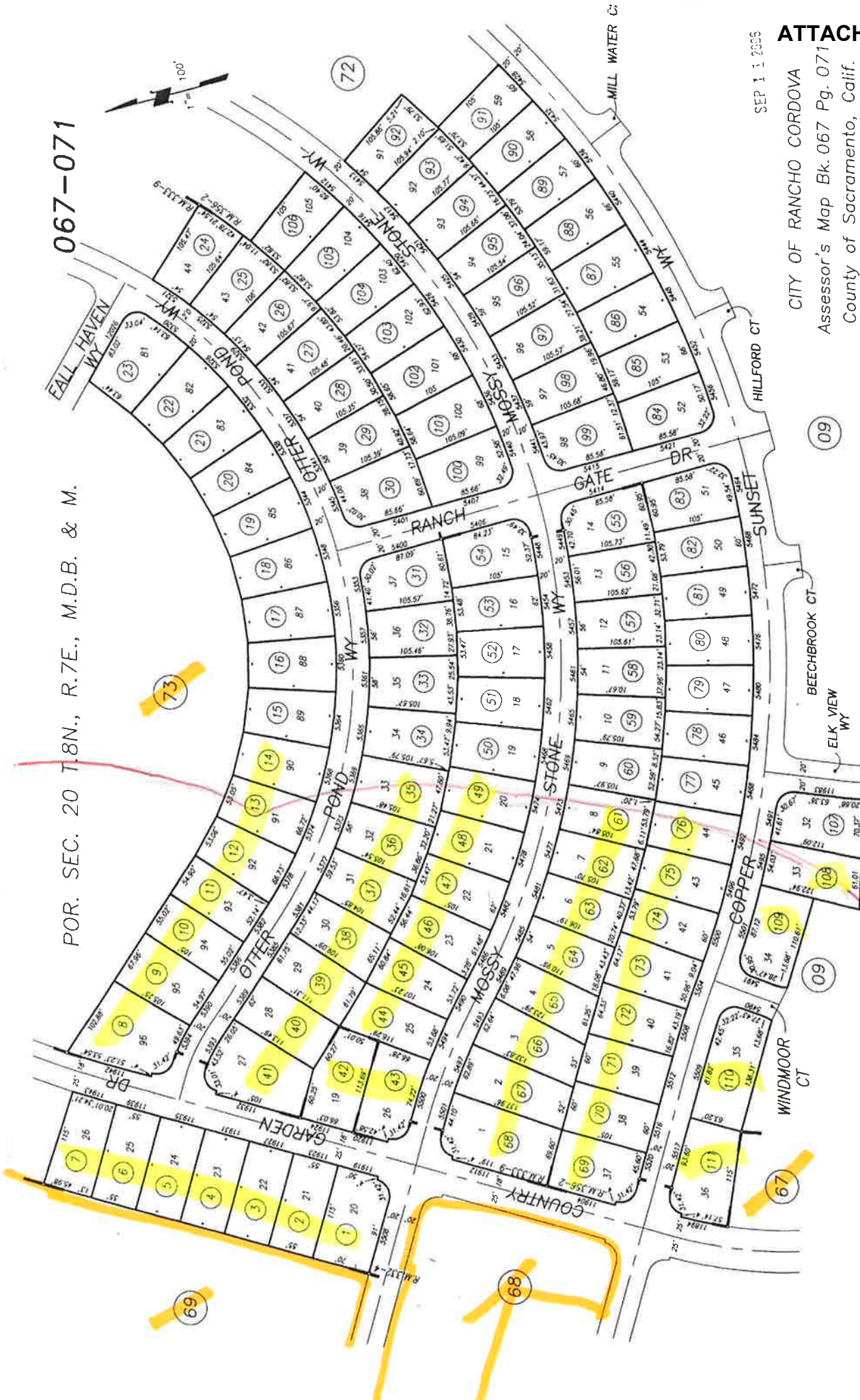
ATTACHMENT 2

SEP 11 2006

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg.071
County of Sacramento, Calif.

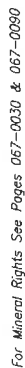
Por. Anatolia III Village 22, R.M. Bk.332 Pg.4 (7-22-2004)
Por. Anatolia III Village 23, R.M. Bk.356 Pg.2 (8-15-2006)

AGENDA ITEM 9.1



067-071

POR. SEC. 20 T.8N., R.7E., M.D.B. & M.



OCT 03 2005

CITY OF RANCHO CORDOVA

Assessor's Map Bk. 067 Pg. 073

County of Sacramento, Calif.

Por. Anatolia III Village 22 R.M. Bk.333 Pg.9 (8-5-2004)

Por. Anatolia III Village 24 R.M. Bk332 Pg.4 (7-22-2004)

067-074

067-074

POR. SEC. 20 T.8N., R.7E., M.D.B. & M.

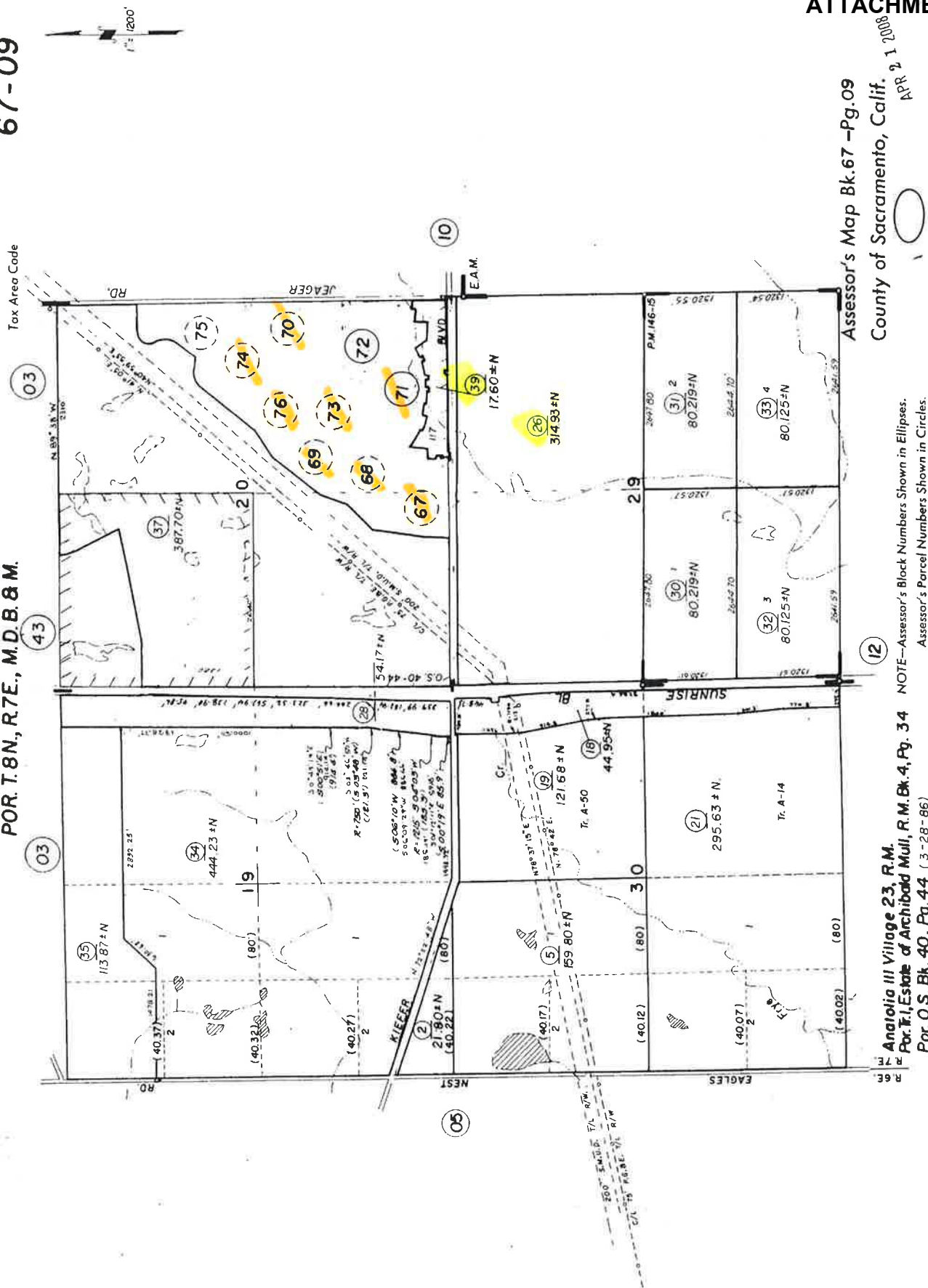


For Mineral Rights See Pages 067-0030 & 067-0090

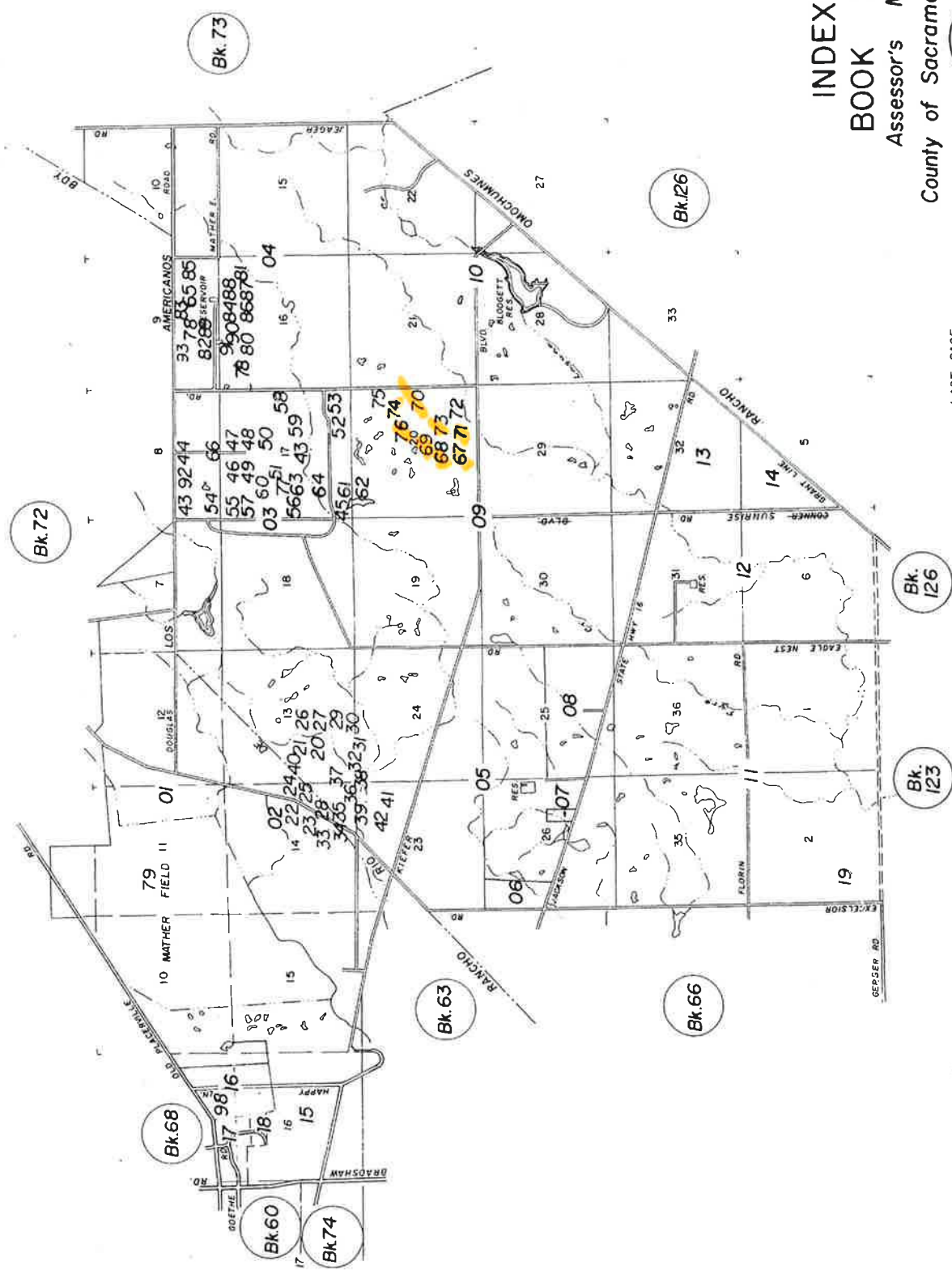
CITY OF RANCHO CORDOVA

Assessor's Map Bk. 067 Pg. 074
County of Sacramento, Calif.

Por. Anatolia III Village 20, R.M. Bk. 333 Pg. 8 (8-5-2004)
Por. Anatolia III Village 24, R.M. Bk. 332 Pg. 4 (7-22-2004)



POR T.7&8 N., R.6&7 E., MDB&M.
 & POR RANCHO RIO DE LOS AMERICANOS



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 BOOK 67

Assessor's Maps

County of Sacramento, Calif.

JUN 21 2007

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Shalako Investors
11344 Coloma Rd #350
Gold River, CA 95670-6302

067 0090 039 0000
Sun Ridge LLC
7700 College Town Dr #101
Sacramento, CA 95826-2303

067 0670 023 0000
Nalini & Hari Singh
11878 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 024 0000
Lorne & Cristina Snyder
11882 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 025 0000
Chris Gallardo
11886 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 026 0000
Rhuena Bautista
5401 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 027 0000
Christine & Franke Warouw
5405 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 028 0000
Mark & Elaina Frank
5409 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 029 0000
Nathan Champlin
5413 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 039 0000
Lydia & Rick Mills
5420 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 040 0000
Adam & Ginger Hart
5416 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 041 0000
N B F & Pon
5412 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 042 0000
Brian Foster Morgan
5408 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 043 0000
Abiramy & Kuruswamy Selventhiran
5404 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 044 0000
Todd Hilton
5405 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 045 0000
Secretary Of Veterans Affairs
5409 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 046 0000
Julius & Christa Maria Duyanen
5413 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 047 0000
Mark & Laura Campbell
5417 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 048 0000
Nathanael & Rhean Goodgame
5421 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 054 0000
Amy Suhoza
5502 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 055 0000
Purificacion & Joel Siruno
5424 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 056 0000
Shahram Tabrizi
5420 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 057 0000
Jennifer Corcoran
5416 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 058 0000
Meredith & Peterparenas Parrenas Jr.
5412 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 059 0000
J W & M McCutcheon
5408 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 060 0000
Jack Patterson
5405 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 061 0000
Richard Peretti
5409 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 062 0000
Jorge Chavez
5413 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 063 0000
Lisa Downey
5417 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 064 0000
Tom Vu Dao
5421 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 065 0000
Anthony & Shirae Telford
5501 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 066 0000
Jacob & Alicia Watts
5505 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 068 0000
Lennar Homes Of California Inc
1075 Creekside Ridge Dr #100
Roseville, CA 95678-3503

067 0670 069 0000
Hector & Natalia Estrada
11871 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 070 0000
Steven Iannone
11875 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 071 0000
Barry & Emily Shevick
11879 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 072 0000
Rajesh Vijayaraghavan
11883 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 073 0000
M & Dilegame
11887 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 074 0000
Tri Nguyen
11891 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 075 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0670 076 0000
Hopson Sr & Ilse Bell
11886 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 077 0000
Nathan Alchesky
11882 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 078 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0670 079 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0680 001 0000
Lennar Homes Of California Inc
1075 Creekside Ridge Dr #100
Roseville, CA 95678-3503

067 0680 002 0000
Scott & Jennifer Burciaga
5401 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0680 003 0000
Kenny Li
5400 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0680 004 0000
Ronald & Diane Kimball
522 Mystic Shores Blvd
Spring Branch, TX 78070-5240

067 0680 005 0000
Heisel Guillen
5401 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0680 006 0000
Todd & Kelly Sebastian
5327 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 007 0000
April & Casey Hagopian
5321 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 008 0000
Juan & Carola Valdes
5332 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 009 0000
Andrew & Honorata Collier
5328 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 010 0000
Douglas & Kristin Bassett
5557 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 011 0000
Christopher Allan Deleon
5561 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 012 0000
Erica Bosso
5565 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 013 0000
Thelma Cash
5569 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 014 0000
Daniel Martinez
5307 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 015 0000
Paul & Bethany Linger
5311 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 016 0000
David Taylor
5315 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 017 0000
John & Angela Day
11887 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 018 0000
Shawn & Heather White
11883 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 019 0000
Alan Olsen
11879 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 020 0000
Tam Chan
11880 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 021 0000
Kristopher & Aimee Rolin
11884 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 022 0000
Surinder Singh
11889 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 023 0000
Carlos & Najiba Chavez
11885 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 024 0000
Jose & Veronica Diaz
11881 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 025 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0680 026 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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5260 Perry Polk Dr
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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0680 041 0000
Leroy & Dirinda Debruyne
5532 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 042 0000
Kathleen Thompson
5536 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 043 0000
Desiree Dorantes
5540 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 044 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0680 045 0000
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5260 Perry Polk Dr
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067 0680 046 0000
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Richmond American Homes Of Md Inc
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067 0690 001 0000
Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 046 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 047 0000
Gale York
5116 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 048 0000
Ralph Sr & Dye James
5120 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 049 0000
Aram & Mari Karapetyan
5124 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 050 0000
Barry & Kimberly Chamberlain
5128 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 051 0000
Robert & Judi Walker
5132 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 052 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 053 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 054 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 065 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0690 066 0000
Jason Zengsheng Fan
5201 Heather Ranch Way
Rancho Cordova, CA 95742-8117

067 0690 067 0000
John Higgins
5129 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 068 0000
Frank & Marcia McGrath
5125 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 069 0000
Michelle Surace
5121 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 070 0000
Remedios Andrada
5117 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 071 0000
Cordova Recreation & Park
2197 Chase Dr
Rancho Cordova, CA 95670-2037

067 0700 009 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 010 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 011 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 012 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 013 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 014 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 015 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 016 0000
Lennar Hms Of Ca Inc
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Roseville, CA 95661-2830

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1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

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1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 047 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 048 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 049 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0700 050 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2830

067 0710 001 0000
Jasmine Cardenas
11919 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 002 0000
Regina & Anthony Kyaw
11923 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 003 0000
Leander & Nidhana Perera
11927 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 004 0000
Andrew & Kala Voigt
11931 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 005 0000
Michael Balan
11935 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 006 0000
Erin & Brett Schreiner
11939 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 007 0000
Ramiz Ali
11943 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 008 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0710 009 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
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Roseville, CA 95661-2835

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1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
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Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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1420 Rocky Ridge Dr #320
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067 0710 067 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0710 068 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0710 069 0000
Jennifer Powers
5520 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 070 0000
Celina Chouinard
5516 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 071 0000
Jerry & Michelle Padgett II
5512 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 072 0000
Vyacheslav & Iryna Nesterchuk
5508 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 073 0000
Homer Poorjahanshah
5504 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 074 0000
Paulino & Maria Luna
5500 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 075 0000
Eric & Joy Cheah
5496 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 076 0000
Devin Heimbuch
5492 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 108 0000
Stephen & Kelly Camara
5495 Copper Sunset Way
Rancho Cordova, CA 95742-8143

067 0710 109 0000
Patrick Cox
5491 Windmoor Ct
Rancho Cordova, CA 95742-0000

067 0710 110 0000
Keith & Jennifer Rohde
5490 Windmoor Ct
Rancho Cordova, CA 95742-0000

067 0710 111 0000
Lennar Homes Of California Inc
1075 Creekside Ridge Dr #100
Roseville, CA 95678-3503

067 0730 001 0000
Evelyn Mendez
11947 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 002 0000
Robert & Laura Kopp
11951 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 003 0000
Tonya Wolfe
11955 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 004 0000
John & Mercedes Somerville
11959 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 005 0000
Julie Cha
11963 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 006 0000
Andrea & Joseph Clatterbuck
11967 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 007 0000
Denise Vargas
11971 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 008 0000
Liza Gonzalez
11979 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 009 0000
Nickolas & M Ganas
11983 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 010 0000
Adam & Melanie Bennett
11987 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 011 0000
Maria Mangahas
11991 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 012 0000
Chandrashekar & Chethana Gaajula
11995 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 013 0000
Terence Taylor
11999 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 014 0000
Alexis & Luigi Piciucco
12003 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 015 0000
Brian & Lori Faulconer
12007 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 016 0000
Jing Liu
12011 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 017 0000
Hamid Dabiri
1145 Ferguson Way
Folsom, CA 95630-7331

067 0730 018 0000
Jason & Crystal Hall
12019 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 019 0000
Jasbhir & Baljindar Singh
12023 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 020 0000
Tiffany & Victor Sambel
12027 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 021 0000
Jerrold Anub
12031 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 022 0000
Lyna Facelo
5101 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 023 0000
Decima Valenzuela
5105 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 024 0000
Editha Hinahon
5109 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 025 0000
Narender Bhau
5113 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 026 0000
Anjulika & Nikhil Sharma
1731 Terracina Dr
El Dorado Hills, CA 95762-5409

067 0730 027 0000
Greg & Yolanda Buhay
5121 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 028 0000
Jeffrey & Carolyn Garner
5125 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 036 0000
Lennar Hms Of Ca Inc
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0730 037 0000
Rodolfo & Flordelis Nasol
1217 Pembroke Dr
San Jose, CA 95131-2839

067 0730 038 0000
Kenneth & Elizabeth Clevenger
5118 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 039 0000
Roger Wendelken
20 May Ln
Los Altos, CA 94022-1275

067 0730 040 0000
Fred & Rebecca Jewell
5110 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 041 0000
Jeremy Johnson
5106 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 042 0000
Daovong Sayasing
5102 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 043 0000
Raphael & Maureen Gianzon
5121 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 044 0000
Haiping Zhou
5125 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 045 0000
Alexandra & Jason Bendlin
5129 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 046 0000
Jennifer Millan
5133 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 047 0000
Alfred David Reyes
5137 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 048 0000
Michael Dale
5201 Dusty Rose Way
Rancho Cordova, CA 95742-8148

067 0730 049 0000
James & Patricia Seaman
5205 Dusty Rose Way
Rancho Cordova, CA 95742-8148

067 0730 063 0000
Jeffrey Kolek
5329 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 064 0000
Gertrudes & Restituto Sabadera
5333 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 065 0000
Melissa & Tim Jacobsen
5337 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 066 0000
Michael & Theresa Sowards
5341 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 067 0000
Erich & Linda Nolan
5345 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 068 0000
David Hoang
5349 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 069 0000
Cameron & Tracie Porter
5350 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 070 0000
LoDavid & Heather
5346 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 071 0000
Dwayne McPherson
5342 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 072 0000
Craig Brady
5338 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 073 0000
Alina Davis
5334 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 074 0000
Leonardo & Nadja Martins
5330 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 075 0000
Thyya Ung
5326 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 083 0000
David & Jolene Pasztor
5206 Dusty Rose Way
Rancho Cordova, CA 95742-8149

067 0730 084 0000
Nicholaus Bradshaw
5200 Dusty Rose Way
Rancho Cordova, CA 95742-8149

067 0730 085 0000
Kimberly Wiseman
5134 Dusty Rose Way
Rancho Cordova, CA 95742-8146

067 0730 086 0000
Jonathan Wunderlich
5130 Dusty Rose Way
Rancho Cordova, CA 95742-8146

067 0730 087 0000
Khi Lam
5126 Dusty Rose Way
Rancho Cordova, CA 95742-8146

067 0730 088 0000
Viengkham Amphonephong
5122 Dusty Rose Way
Rancho Cordova, CA 95742-8146

067 0730 089 0000
Jimmie Jr Johnson
5201 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 090 0000
Alexander Clark
5207 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 091 0000
Darren & Stephanie Stoddard
5211 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 092 0000
James Baglin
5215 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 093 0000
Andriy Hlushchenko
5219 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 094 0000
Mack & Jennifer Hoskins
5223 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 095 0000
Jaxan Prier
5226 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 096 0000
Floda Gavis
5222 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 097 0000
Bryan Ino
5218 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 098 0000
Ross King II
5214 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 099 0000
Roger Smith
5210 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 100 0000
Shi Cohn
5206 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 101 0000
Michael & Melanie Fitzgerald
5202 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0740 001 0000
Roland & Gilda Germono
12035 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0740 002 0000
Gino & Jacqueline Decesari
12039 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0740 003 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 008 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Lennar Homes Ca Incorporated
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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

067 0760 018 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 019 0000
Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

067 0760 020 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 021 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 022 0000
Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

067 0760 023 0000
Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

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Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

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Sankey 380 LLC
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Folsom, CA 95630-8310

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Folsom, CA 95630-8310

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Folsom, CA 95630-8310

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Sankey 380 LLC
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Folsom, CA 95630-8310

067 0760 029 0000
Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

067 0760 030 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0760 031 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0760 032 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0760 034 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 035 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Roseville, CA 95661-2835

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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 045 0000
Sankey 380 LLC
1130 Iron Point Rd #150
Folsom, CA 95630-8310

067 0760 046 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 047 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 048 0000
Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
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Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

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Richmond American Homes Of Md Inc
5260 Perry Polk Dr
Fairfield, CA 94533-1447

067 0760 061 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835



067 0760 062 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

067 0760 068 0000
Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
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Roseville, CA 95661-2835

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Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835

067 0760 073 0000
Lennar Homes Ca Incorporated
1420 Rocky Ridge Dr #320
Roseville, CA 95661-2835





067 0090 026 0000
Occupant At
Sunrise Blvd
Rancho Cordova, CA 95742-0000

067 0090 039 0000
Occupant At
Rancho Cordova P
Rancho Cordova, CA 95742-0000

067 0670 023 0000
Occupant At
11878 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 024 0000
Occupant At
11882 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 025 0000
Occupant At
11886 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0670 026 0000
Occupant At
5401 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 027 0000
Occupant At
5405 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 028 0000
Occupant At
5409 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 029 0000
Occupant At
5413 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0670 039 0000
Occupant At
5420 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 040 0000
Occupant At
5416 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 041 0000
Occupant At
5412 Almond Falls Way
Rancho Cordova, CA 95742-8119

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Occupant At
5408 Almond Falls Way
Rancho Cordova, CA 95742-8119

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Occupant At
5404 Almond Falls Way
Rancho Cordova, CA 95742-8119

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Occupant At
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Rancho Cordova, CA 95742-8119

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Occupant At
5409 Almond Falls Way
Rancho Cordova, CA 95742-8119

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Occupant At
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Rancho Cordova, CA 95742-8119

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Occupant At
5417 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 048 0000
Occupant At
5421 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0670 054 0000
Occupant At
5502 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 055 0000
Occupant At
5424 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 056 0000
Occupant At
5420 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5416 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5412 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5408 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5405 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5409 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5413 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5417 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0670 064 0000
Occupant At
5421 Jade Springs Way
Rancho Cordova, CA 95742-8133



067 0670 065 0000
Occupant At
5501 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 066 0000
Occupant At
5505 Jade Springs Way
Rancho Cordova, CA 95742-8140

067 0670 068 0000
Occupant At
11867 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 069 0000
Occupant At
11871 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 070 0000
Occupant At
11875 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 071 0000
Occupant At
11879 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 072 0000
Occupant At
11883 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 073 0000
Occupant At
11887 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 074 0000
Occupant At
11891 Country Garden Dr
Rancho Cordova, CA 95742-8126

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Occupant At
11890 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0670 076 0000
Occupant At
11886 Country Garden Dr
Rancho Cordova, CA 95742-8126

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Rancho Cordova, CA 95742-8126

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Occupant At
11878 Country Garden Dr
Rancho Cordova, CA 95742-8126

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Occupant At
11874 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0680 001 0000
Occupant At
11895 Country Garden Dr
Rancho Cordova, CA 95742-8126

067 0680 002 0000
Occupant At
5401 Jade Springs Way
Rancho Cordova, CA 95742-8133

067 0680 003 0000
Occupant At
5400 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5404 Jade Springs Way
Rancho Cordova, CA 95742-8133

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Occupant At
5401 Almond Falls Way
Rancho Cordova, CA 95742-8119

067 0680 006 0000
Occupant At
5327 Almond Falls Way
Rancho Cordova, CA 95742-8118

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Occupant At
5321 Almond Falls Way
Rancho Cordova, CA 95742-8118

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Occupant At
5332 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 009 0000
Occupant At
5328 Almond Falls Way
Rancho Cordova, CA 95742-8118

067 0680 010 0000
Occupant At
5557 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 011 0000
Occupant At
5561 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 012 0000
Occupant At
5565 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 013 0000
Occupant At
5569 Copper Sunset Way
Rancho Cordova, CA 95742-8139

067 0680 014 0000
Occupant At
5307 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 015 0000
Occupant At
5311 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 016 0000
Occupant At
5315 Crystal Cove Dr
Rancho Cordova, CA 95742-8136

067 0680 017 0000
Occupant At
11887 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 018 0000
Occupant At
11883 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 019 0000
Occupant At
11879 Kings Point Ct
Rancho Cordova, CA 95742-8137

067 0680 020 0000
Occupant At
11880 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 021 0000
Occupant At
11884 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 022 0000
Occupant At
11889 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 023 0000
Occupant At
11885 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

067 0680 024 0000
Occupant At
11881 Daisy Meadow Ct
Rancho Cordova, CA 95742-8138

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Occupant At
5226 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5222 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5218 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

067 0680 028 0000
Occupant At
5214 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

067 0680 029 0000
Occupant At
5549 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0680 030 0000
Occupant At
5545 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0680 031 0000
Occupant At
5541 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0680 032 0000
Occupant At
5537 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5533 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5529 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5525 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5521 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
5509 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0680 040 0000
Occupant At
5528 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 041 0000
Occupant At
5532 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 042 0000
Occupant At
5536 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5540 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5544 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5548 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5552 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5556 Copper Sunset Way
Rancho Cordova, CA 95742-8121

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Occupant At
5560 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 049 0000
Occupant At
5564 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0680 050 0000
Occupant At
5568 Copper Sunset Way
Rancho Cordova, CA 95742-8121

067 0690 001 0000
Occupant At
5090 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

067 0690 002 0000
Occupant At
5094 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5098 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5102 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5106 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5110 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5114 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5118 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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5122 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5202 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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5206 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5209 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5109 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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5105 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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5101 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5085 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5081 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5077 Crystal Cove Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5120 Azalea Way
Rancho Cordova, CA 95742-0000

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Occupant At
5124 Azalea Way
Rancho Cordova, CA 95742-0000

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5128 Azalea Way
Rancho Cordova, CA 95742-0000

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5132 Azalea Way
Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
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Occupant At
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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
5105 Azalea Park Way
Rancho Cordova, CA 95742-0000

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Occupant At
5102 Azalea Park Way
Rancho Cordova, CA 95742-0000

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Occupant At
5116 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 048 0000
Occupant At
5120 Heather Ranch Way
Rancho Cordova, CA 95742-8116

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Occupant At
5124 Heather Ranch Way
Rancho Cordova, CA 95742-8116

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Occupant At
5128 Heather Ranch Way
Rancho Cordova, CA 95742-8116

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Occupant At
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Rancho Cordova, CA 95742-8116

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Occupant At
5204 Heather Ranch Way
Rancho Cordova, CA 95742-8117

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Occupant At
5208 Heather Ranch Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5224 Heather Ranch Way
Rancho Cordova, CA 95742-0000

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5228 Heather Ranch Way
Rancho Cordova, CA 95742-0000

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Occupant At
5229 Heather Ranch Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5213 Heather Ranch Way
Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5205 Heather Ranch Way
Rancho Cordova, CA 95742-8117

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Occupant At
5201 Heather Ranch Way
Rancho Cordova, CA 95742-8117

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Occupant At
5129 Heather Ranch Way
Rancho Cordova, CA 95742-8116

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Occupant At
5125 Heather Ranch Way
Rancho Cordova, CA 95742-8116

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Occupant At
5121 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 070 0000
Occupant At
5117 Heather Ranch Way
Rancho Cordova, CA 95742-8116

067 0690 071 0000
Occupant At
Azalea Park Way
Rancho Cordova, CA 95742-0000

067 0700 009 0000
Occupant At
5106 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0700 010 0000
Occupant At
5102 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5034 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5030 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5022 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
5101 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0700 047 0000
Occupant At
5014 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0700 048 0000
Occupant At
5010 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0700 049 0000
Occupant At
5006 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0700 050 0000
Occupant At
5002 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0710 001 0000
Occupant At
11919 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 002 0000
Occupant At
11923 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 003 0000
Occupant At
11927 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11931 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11935 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11939 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 007 0000
Occupant At
11943 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0710 008 0000
Occupant At
5394 Otter Pond Way
Rancho Cordova, CA 95742-0000

067 0710 009 0000
Occupant At
5390 Otter Pond Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Rancho Cordova, CA 95742-0000

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Occupant At
5385 Otter Pond Way
Rancho Cordova, CA 95742-0000

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5389 Otter Pond Way
Rancho Cordova, CA 95742-0000

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Occupant At
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Rancho Cordova, CA 95742-0000

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Occupant At
11920 Country Garden Dr
Rancho Cordova, CA 95742-0000

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Occupant At
5494 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5490 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5486 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5482 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5478 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5474 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5473 Mossy Stone Way
Rancho Cordova, CA 95742-0000



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5477 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5481 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5485 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5489 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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5493 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5497 Mossy Stone Way
Rancho Cordova, CA 95742-0000

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Occupant At
5501 Mossy Stone Way
Rancho Cordova, CA 95742-0000

067 0710 069 0000
Occupant At
5520 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 070 0000
Occupant At
5516 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 071 0000
Occupant At
5512 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 072 0000
Occupant At
5508 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 073 0000
Occupant At
5504 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 074 0000
Occupant At
5500 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 075 0000
Occupant At
5496 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 076 0000
Occupant At
5492 Copper Sunset Way
Rancho Cordova, CA 95742-8142

067 0710 108 0000
Occupant At
5495 Copper Sunset Way
Rancho Cordova, CA 95742-8143

067 0710 109 0000
Occupant At
5491 Windmoor Ct
Rancho Cordova, CA 95742-0000

067 0710 110 0000
Occupant At
5490 Windmoor Ct
Rancho Cordova, CA 95742-0000

067 0710 111 0000
Occupant At
11894 Country Garden Dr #D
Rancho Cordova, CA 95742-0000

067 0730 001 0000
Occupant At
11947 Country Garden Dr
Rancho Cordova, CA 95742-8125

067 0730 002 0000
Occupant At
11951 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11955 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11959 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11963 Country Garden Dr
Rancho Cordova, CA 95742-8125

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11967 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Rancho Cordova, CA 95742-8125

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Rancho Cordova, CA 95742-8125

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Rancho Cordova, CA 95742-8125

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Occupant At
11987 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
11991 Country Garden Dr
Rancho Cordova, CA 95742-8125





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Occupant At
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11999 Country Garden Dr
Rancho Cordova, CA 95742-8125

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Occupant At
12003 Country Garden Dr
Rancho Cordova, CA 95742-8113

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Occupant At
12007 Country Garden Dr
Rancho Cordova, CA 95742-8113

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Occupant At
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Rancho Cordova, CA 95742-8113

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Occupant At
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Rancho Cordova, CA 95742-8113

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Occupant At
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Rancho Cordova, CA 95742-8113

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Rancho Cordova, CA 95742-8113

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Occupant At
12027 Country Garden Dr
Rancho Cordova, CA 95742-8113

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Occupant At
12031 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0730 022 0000
Occupant At
5101 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 023 0000
Occupant At
5105 Otter Pond Way
Rancho Cordova, CA 95742-8122

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Occupant At
5109 Otter Pond Way
Rancho Cordova, CA 95742-8122

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Occupant At
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Rancho Cordova, CA 95742-8122

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5117 Otter Pond Way
Rancho Cordova, CA 95742-8122

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Rancho Cordova, CA 95742-8122

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5102 Otter Pond Way
Rancho Cordova, CA 95742-8122

067 0730 043 0000
Occupant At
5121 Dusty Rose Way
Rancho Cordova, CA 95742-8145

067 0730 044 0000
Occupant At
5125 Dusty Rose Way
Rancho Cordova, CA 95742-8145

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Occupant At
5129 Dusty Rose Way
Rancho Cordova, CA 95742-8145

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Occupant At
5133 Dusty Rose Way
Rancho Cordova, CA 95742-8145

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Occupant At
5137 Dusty Rose Way
Rancho Cordova, CA 95742-8145

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Occupant At
5201 Dusty Rose Way
Rancho Cordova, CA 95742-8148





067 0730 049 0000
Occupant At
5205 Dusty Rose Way
Rancho Cordova, CA 95742-8148

067 0730 063 0000
Occupant At
5329 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 064 0000
Occupant At
5333 Dusty Rose Way
Rancho Cordova, CA 95742-8124

067 0730 065 0000
Occupant At
5337 Dusty Rose Way
Rancho Cordova, CA 95742-8124

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Occupant At
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Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8124

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5330 Dusty Rose Way
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5326 Dusty Rose Way
Rancho Cordova, CA 95742-8124

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Rancho Cordova, CA 95742-8149

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Rancho Cordova, CA 95742-8149

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Rancho Cordova, CA 95742-8146

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Rancho Cordova, CA 95742-8146

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Rancho Cordova, CA 95742-8146

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Rancho Cordova, CA 95742-8146

067 0730 089 0000
Occupant At
5201 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 090 0000
Occupant At
5207 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 091 0000
Occupant At
5211 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 092 0000
Occupant At
5215 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 093 0000
Occupant At
5219 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 094 0000
Occupant At
5223 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 095 0000
Occupant At
5226 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 096 0000
Occupant At
5222 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 097 0000
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5218 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

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5214 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 099 0000
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5210 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 100 0000
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5206 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0730 101 0000
Occupant At
5202 Rose Canyon Ct
Rancho Cordova, CA 95742-8147

067 0740 001 0000
Occupant At
12035 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0740 002 0000
Occupant At
12039 Country Garden Dr
Rancho Cordova, CA 95742-8113

067 0740 003 0000
Occupant At
4831 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0760 008 0000
Occupant At
11991 Quail Falls Way
Rancho Cordova, CA 95742-0000

067 0760 009 0000
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11987 Quail Falls Way
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067 0760 041 0000
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4824 Heather Ranch Way
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4827 Birch Valley Way
Rancho Cordova, CA 95742-0000

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4815 Birch Valley Way
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067 0760 071 0000
Occupant At
4811 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0760 072 0000
Occupant At
4807 Birch Valley Way
Rancho Cordova, CA 95742-0000

067 0760 073 0000
Occupant At
4803 Birch Valley Way
Rancho Cordova, CA 95742-0000



MEMORANDUM



DATE: September 16, 2013

TO: Honorable Mayor and Council Members

FROM: Jessica Hayes, Housing and Community Development Specialist

SUBJECT: A PUBLIC HEARING TO CONSIDER APPROVAL OF A RESOLUTION ADOPTING THE 2012-2013 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

RECOMMENDATION

Approve Resolution 110-2013 of the City Council of the City of Rancho Cordova to approve the FY 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER).

RESULT OF RECOMMENDED ACTION

CAPER will be submitted to the US Department of Housing and Urban Development (HUD) in accordance with HUD requirements and timelines.

ADVANCES GOALS: 1, 2, 3, 5

BACKGROUND

The City receives an annual entitlement allocation of the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City received \$561,195 of CDBG in FY 2012-2013, and reprogrammed an additional \$169,030 in recaptured prior year funds. CDBG allows the City to carry out a number of housing and community development programs that are targeted primarily to low- and moderate-income households and individuals, including housing rehabilitation, neighborhood infrastructure improvements, and public services.

The Department of Housing and Urban Development (HUD) requires an annual evaluation of their grant programs, also known as the "Consolidated Annual Performance and Evaluation Report," or CAPER. The 2012-2013 CAPER describes the City's accomplishments in the implementation of programs and activities under the Community Development Block Grant (CDBG) program. It also reports the progress of the City in meeting overall five-year goals and priorities, as well as identifying areas for improvement as a result of this annual review.

CDBG regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent

on September 6, 2013 and copies of the CAPER were made available for public review at designated locations, including the City's website. Any written comments or questions are responded to in writing by staff, and are included in the CAPER when it is submitted to HUD. The public comment period on the CAPER concluded September 21, 2013.

ANALYSIS

The 2012-2013 program year was the City's sixth year as an entitlement jurisdiction for CDBG funds. Staff has continually striven to provide training opportunities to new grant recipients and establish "best practices," with the goal of integrating them into the day-to-day and long-term implementation of the program. As a new initiative, the City has undertaken efforts to coordinate activities with our neighboring cities. Efforts have included standardizing reporting requirements and forms to help encourage efficiency and consistency, and sharing information from workshops. Staff continued to work on refining guidelines and procedures, and worked with service providers to provide technical assistance in administering CDBG funds.

Significant progress in satisfying performance goals was made during the past CDBG program year. The City's new Fair Housing Program started addressing our community's fair housing needs, and has successfully implemented case management practices as well as forged solid relationships with local fair housing advocates and legal teams. The City was also able to sponsor several critical public services that many of our citizens have come to rely on – including senior nutrition programs, youth mentoring programs, and homelessness prevention programs.

Continuing challenges are recognized to include developing and implementing strategies to increase public review and input related to all CDBG efforts, to develop permanent solutions to homeless issues, to increase the availability of affordable housing, and to effectively remove barriers to affirmatively furthering Fair Housing.

ATTACHMENTS

1. Resolution 110-2013
2. City of Rancho Cordova 2012-2013 Consolidated Annual Performance and Evaluation Report (CAPER)
3. CAPER PowerPoint Presentation

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 110-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE FY 2012-2013 CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER) FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

WHEREAS, the City of Rancho Cordova has applied for and received Community Development Block Grant (CDBG) funds as an entitlement jurisdiction from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

WHEREAS, HUD requires that entitlement jurisdictions complete an annual evaluation of their grants programs through a report known as the Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, City staff has completed the 2012-2013 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on September 6, 2013; and

WHEREAS, the 15-day public comment period will close September 21, 2013 and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council:

1. Approves the 2011-2012 Consolidated Annual Performance and Evaluation Report (CAPER);
2. Authorizes the City Manager, or his designee, to submit the CAPER to the Department of Housing and Urban Development; and
3. Authorizes staff to make technical modifications to the CAPER as required by HUD, and pending any public comment received prior to September 21, 2013.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2013 by the following vote:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

City of Rancho Cordova

2012-2013 Community Development Block Grant: Consolidated Annual Performance Evaluation Report

CDBG: CAPER

Housing Services Division
9/6/2013

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Introduction

As an entitlement grantee for the United States Department of Housing and Urban Development (HUD) formula Community Development Block Grant (CDBG) program, the City of Rancho Cordova is required to prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to analyze and summarize program accomplishments during the preceding program year. The CAPER assesses the City of Rancho Cordova and its subrecipients' progress in completing activities identified in the 2012-13 Action Plan, which covers the period July 1, 2012 through June 30, 2013. The CAPER also reports the progress in meeting overall five-year Consolidated Plan (Con Plan) goals and priorities, and identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews. This year represents the second year of the City's second Con Plan cycle (2011-2016). The 2012-13 program year was the City of Rancho Cordova's seventh year as an entitlement recipient of CDBG funds. The City of Rancho Cordova Housing Services Division, within the Economic Development Department, serves as the lead agency for the administration of CDBG funds. Questions regarding this report should be directed to the staff within this division at:

Housing Services Administrator
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
916-851-8784

This report was made available for public review during a 15-day public comment period from September 6, 2013 to September 21, 2013. A public notice announcing its availability was published in the *Grapevine Independent* on September 6, 2013. Copies of this CAPER were made available for public review and comment in electronic format found online on the City of Rancho Cordova's website (www.cityofranhocordova.org) and as printed copies located at both City Hall and the Rancho Cordova Public Library from September 6 until September 21. A public hearing on the report was held on September 16, 2013 at the Rancho Cordova City Council meeting held at City Hall, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Summary of Resources and Distribution of Funds

The City received \$560,195 from the federal Community Development Block Grant (CDBG) program, in addition to a reallocation of \$169,030 in unspent funds from previous program years. The City also worked to meet its community development and housing needs using a variety of other funding sources, including the City's Very Low Income Housing Trust Fund and a Low-Income Housing Trust Fund Grant from the State.

During the 2012-2013 program year, the City was able to make considerable progress toward the objectives identified in the 2012-2013 Action Plan. These objectives were:

- Arrest decline in deteriorated areas of the City by requiring rental property owners to fix code violations and improve their properties, and by increasing code enforcement efforts;
- Assist community-based organizations with additional financing that allows them to provide new or expanded services to target low-income residents, especially seniors and youth;
- Assist economic development through the targeted removal of slum and blight;
- Improve accessibility to public facilities for youth as well as youth crime prevention, primarily through after school activities within the CDBG target area.

During the 2012-2013 CDBG program year, the City used \$306,443 of CDBG funding to help address the quality of our housing stock, make emergency home repairs, to improve livability in our CDBG target area, and to continue in our pursuit of improving rental housing opportunities for our residents.

An additional \$44,500 of CDBG funding was used to fund programs that aid our senior population, including home-bound seniors, with access to affordable nutritious meals, and seniors with severe memory loss, through the provision of senior respite day care services

The City assisted the Folsom Cordova Community Partnership with \$17,500 of CDBG funds to help support the Group Mentoring Initiative program that provides youth support and improves community involvement through intensive one-on-one youth mentoring.

In responding to those in the community who are homeless or in danger of becoming homeless, the City used \$24,000 for the provision of housing services, including counseling and referrals, provided by Sacramento Self-Help Housing, Inc.

The City spent \$91,356 on the development and improvement of annual sidewalk repair and gap completion projects, including increased ADA accessibility and repairs to damaged sidewalks. An additional \$45,013 of \$95,650 allocated was spent during the program year in the planning and construction of ADA improvements to existing infrastructure at Soil Born Farms, and facility improvements to the Cordova Senior Center. The remainder will be expended during the 2013-2014 program year.

The City used \$12,000 to intensify its role in fair housing efforts, with the establishment of its own Fair Housing Representative who participates in case intake, referral services, and provision of education to both tenants and landlords about fair housing rights.

Finally, the City continued to work with the Folsom Cordova Unified School District and the Police Activities League (PAL) to negotiate a lease for a portable building to be used as an after school youth center. While this project has fallen behind its original schedule, the facility is expected to be constructed during the 2013-2014 program year, using funds set aside during the 2010-2011, 2011-2012, and 2012-2013 program years.

I. General Narrative

In the 2012-13 program year, the City funded numerous public service activities, including those serving the elderly, youth, families, the homeless, and those at risk of homelessness. The City of Rancho Cordova is also leveraging several resources to improve the City's neighborhoods and to affirmatively further the fair housing needs of residents. Accomplishments in 2012-13 include:

- Continued attention to the quality of our City's rental housing stock, with 1,653 units inspected
- Responded to 1,432 code complaints in the CDBG target area in efforts to improve aesthetics and bring our buildings up to standard
- Provision of 14 emergency repair loans to income qualified residents; the forgivable loans funded construction repairs to health and safety hazards in residents' homes
- Improvements made to sidewalks in the City, including installation of wheelchair ramps, crosswalks, and damaged sidewalk repairs
- ADA accessibility improvements made to existing infrastructure at Soil Born Farms, and facility improvements made to the Cordova Senior Center
- Provision of youth support and intensive one-on-one mentoring to 125 youth aged 10-18 at 8 different elementary, middle, and high schools in the Folsom Cordova Unified School District
- 58 seniors were provided with 2,962 hot meals at the Cordova Senior Center, and 66 homebound seniors provided with 10,941 frozen heat-and-serve meals, for a total of 124 seniors served 13,903 meals through the Meals on Wheels program
- 86 households provided homeless housing counseling and referral services through Sacramento Self-Help Housing, Inc.
- 30 households provided with fair housing case referral and mediation services by the City's Fair Housing Representative

Staff has continually strived to provide training opportunities to new grant subrecipients and establish "best practices," with the goal of integrating them into the day-to-day and long-term implementation of the program. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regards to responding to fair housing-related efforts. Coordinated efforts include consolidated monitoring of common service providers, standardizing reporting requirements and forms to help encourage efficiency and consistency, and sharing information from workshops.

Mid-Year Amendment

In February 2013, the City amended its 2012-13 Action Plan after it recognized \$169,030 in unspent prior year funds, for a total of \$729,225 in available CDBG funds for 2012-13. Some of the unspent funds from prior program years were left over from projects that were completed under budget, some were programmed for projects that were later determined to be infeasible, and had been reallocated to potential projects that were never fully identified. Staff was able to use these unspent monies to increase funding for some of the activities it identified in the 2012-13 Action Plan. In addition to reallocating unspent prior years' funds, staff was also able to use funds originally set aside for Façade and Facilities Improvements (\$100,000) to fund/increase funding for other activities. Staff realized that the feasibility of pursuing the Façade and Facilities Improvements project would have been complicated and difficult to effectively implement in a timely manner.

Table 1 below shows the funding changes that staff effectuated in the 2012-13 Action Plan Amendment. All changes are bolded in the table.

Table 1
2012-13 CDBG Action Plan Amendment: Changes in Funding of Activities

Goal	Activity Name	Activity Description	Output	Funding
Housing				
HS-1, HS-2	Rental Housing Inspection Program	Inspect rental units in the redevelopment area to find and correct code violations.	700 homes inspected	\$82,000 (increased from \$67,200, using unspent prior year funds)
HS-1, HS-2	Code Enforcement	Provide code enforcement services in the redevelopment area.	700 homes inspected	\$82,000 (increased from \$67,200, using unspent prior year funds)
HS-1, HS-2	Emergency Repair Loan Program	Emergency repairs for very low- and low-income homeowners facing health and safety problems (including mobile homes)	6 loans made	\$54,795 (no change)
Public Facilities				
	Public Works ADA Improvements – NEW ACTIVITY	Development and improvement of annual sidewalk repair and gap completion projects, including installation of wheelchair ramps,	1 public works project completed	\$104,930 (from unspent prior year funds)

	Public Facility ADA Accessibility Improvements – NEW ACTIVITY	Planning and construction of ADA improvements to existing infrastructure at Soil Born Farms	Planning and construction of ADA improvements	\$95,650 (transferred from Façade and Facilities Improvements)
CD-2, CD-3, CD-4	Police Activities League (PAL)	Fund and supervise the acquisition and renovation of a dedicated building to house PAL activities (Project is funded, will be completed during the 2012-2013 program)	1 Public facility acquired and renovated	\$38,850 (\$4,350 transferred from Façade and Facilities Improvements and \$34,500 from unspent prior year funds)
CD-2, CD-3, CD-4	Senior Center Facility Improvements	Provide improved emergency access to the Senior Center, including new gates and exiting, as well as updated restroom facilities	1 public facility acquired and renovated	\$75,000 (no change)
Public Services				
CD-2, CD-3	Group Mentoring Initiative	Provide youth support and improve community involvement through intensive one-on-one youth mentoring	80 youth served	\$17,500 (decreased from \$20,000)
CD-1, CD-3	Senior Nutrition Program (Meals on Wheels)	Provide homebound seniors with hot meals or frozen heat- and-serve meals and provide lunch to seniors at the Cordova Senior Center	205 seniors provided meals	\$37,500 (increased from \$35,000, using funds transferred from Group Mentoring Initiative)
HA-1, CD-3	Sacramento Self- Help Housing, Inc.	Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing	75 households provided counseling	24,000 (increased from \$12,000, using \$10,000 in funds originally set aside for Fair Housing and \$2,000 from Planning and Admin.)
CD-1, CD-3	Respite CLUB	Provides senior respite day care services to seniors with severe memory loss	24 seniors provided care services	\$7,000 (no change)
HS-1, HS-2	Fair Housing	Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints	50 households provided assistance and education	\$10,000 (Decreased from \$22,000 – which was \$10,000 from Public Services, & \$12,000 from Planning and Admin.)
Economic Development				
CD-1, CD-3	Façade and Facilities Improvement	Initiate an economic development program designed to help small and medium	2 façade or facilities improvements	\$0 (Decreased from \$100,000)

		businesses in the CDBG target area fund façade and facilities improvements		
Planning and Administration				
	Planning and Administration	Provide general administration of the CDBG program, including all planning and reporting activities	1 year of program administration	\$112,000 (\$12,000 of this total to be used to further Fair Housing efforts) – no change

Table 2 (next page) shows the annual goals identified for each activity in the 2012-13 Action Plan and Action Plan Amendment, the City's achievement level for those goals, and a progress report towards achieving the five-year goals identified in the City's Consolidated Plan, which spans a 5-year planning period (2011-2016).

Table 2
Annual Goal Achievement and Progress to Meeting Five-year Goals

Category						
Project/Service Type	Annual Accomplishment	Annual Goal	Over (Short) Annual Goal	5-year Goal (2011-16)	Over (Short) 5-year Goal (2011-16)	
Housing						
Home Repair Assistance	14 homes	6 homes	8 home	40 homes	(22) homes	
Rental Inspection	1,653 homes	700 homes	953 homes	2,500 homes	18 homes	
Code Enforcement	1,432 homes	700 homes	731 homes	2,500 homes	396 homes	
Owner Occupied Housing Rehabilitation	0 homes	1 home	(1) home	10 homes	activity not funded through CDBG ¹	
Homeless Prevention	86 persons	75 persons	11 persons	300 persons	(140) persons	
Public Facilities						
Police Activities League	0 facilities	1 facility	(1) facility ²	1 facility (after-school youth center)	(1) facility ²	
ADA Infrastructure Improvements	1 projects	2 projects	(1) projects	2 projects	(1) projects	
Public Services						
Youth Services	126 youth	80 youth	46 youth	1,000 youth	(638) youth	
Senior Services ³	149 seniors	229 seniors	(80) seniors	2,500 seniors	(1873) seniors	
Housing Services ⁴	123 persons	75 persons	(18) persons	630 persons	(299) persons	
Special Needs (all programs)						

City of Rancho Cordova CDBG CAPER

Disabled	81	--	--	--	--
Senior (62+)	186	--	--	--	--
Female-headed	170	--	--	--	--
Large family (5+)	71	--	--	--	--
Total persons /households	404				--
Low/mod households	365	--	--	--	--
Percent low-mod served	90%	--	--	--	--

¹ Owner Occupied Housing Rehabilitation is not a CDBG-funded activity. The City has received funding from the State Department of Housing and Community Development to administer its CalHOME program, which will provide loans to income qualified homeowners to rehabilitate their properties. This category will be removed from future CAPER reports.

² The City has dedicated a total of \$275,100 to the Police Activities League to renovate and operate an after-school youth center over the 2010-11, 2011-12, and 2012-13 program years. The City estimates that the youth center will begin operation in the 2013-14 program year.

³ The Senior Services category includes Meals on Wheels and Respite C.L.U.B. activities, as described in the 2012-13 Action Plan.

⁴ The Housing Services category includes all housing-related activities: the Emergency Repair Loan Program, Sacramento Self-Help Counseling (homeless housing counseling and referrals), and fair housing cases/case referrals.

II. Program descriptions

Housing Activities

Emergency Repair Loan Program

Provide emergency repair assistance to low-income homeowners, eliminating health and safety hazards in their units.

2012-13 Objective: 6 homes repaired

Funding Allocated: \$54,795 from 2012-2013, and \$55,908 remaining from 2011-2012 (Total of \$110,703)

2012-13 Accomplishment: 14 households assisted

Goals Met: Emergency Repair Loan Program (Goals identified in 2011-2016 Consolidated Plan pg 46.)

Actual Expenditure: \$106,443

Narrative: The Emergency Repair Loan Program was created in 2006 to provide assistance to homeowners who had no other resources to make necessary repairs to their homes to address health and safety concerns. While only 4 homes were repaired in 2011-12, the 2012-2013 program year made up for that shortfall with a total of 14 homes repaired. The City plans to continue funding this program, as the community continues to demonstrate a need for these loans. The City is also currently in the process of updating its Emergency Repair Loan Program guidelines to reflect a change away from loan-based assistance, so that each project is funded using small-amount grants. Changing the program to one that is grants-based will ease the administrative burden on City staff in its ongoing management of the loans, and should improve homeowner participation in the program.

Table 3
Emergency Repair Loan Program Achievements

Category	Total	Percent of Total HH
Total Households (HH)	14	100%
Income		
Extremely Low-income	5	36%
Low-Income	8	57%
Moderate-income	1	7%
Income > 80% AMI	0	0%
TOTAL Low-Mod Income	14	100%
Special Needs		

Disabled HH Member	11	79%
Senior Headed HH	10	71%
Female Headed HH	12	86%
5+ Person HH	1	7%
White	10	71%
Black or African-American	2	14%
Asian	0	0%
American Indian or Alaskan Native	0	0%
Native Hawaiian or Pacific	0	0%
Multiracial	0	0%
Other/No response	2	14%
Hispanic		
Hispanic	3	21%
Non-Hispanic	11	79%

Rental Housing Inspection Program

Inspect rental housing units in CDBG target areas to find code violations and require rental property owners correct those violations of health and safety codes.

2012-13 Objective: 700 units inspected

Funding Allocated: \$82,000 (increased from \$67,200 using unspent prior year funds)

2012-13 Accomplishment: 1,653 units inspected (Low/Mod Area Benefit – 57.1% LMI)

Goals Met: Rental Housing Inspection Program (Goals identified in 2011-2016 Consolidated Plan pg 46.)

Actual Expenditure: \$82,000

Narrative: During the 2012-13 program year, the Rancho Cordova Rental Housing Inspection Program conducted 1,927 rental housing inspections. Of the 1,927 cases opened, 1,653 cases, or 85.5 percent of all rental cases, were conducted in CDBG designated areas of the City. Rental inspectors identified 5,496 substandard housing violations located in currently occupied rental housing units. The identified violations consisted primarily of substandard conditions related to deferred maintenance, electrical, exterior protection, and plumbing problems.

Improvements throughout the rental community continued with large communities, such as 2051 W. La Loma, transitioning from court receivership to standard ownership and management, providing the property with future stability and upkeep. Properties such as 10440 Croetto Way and

10501 Croetto Way have completed substantial renovations on both interior unit and exterior property conditions, contributing to the reduction of blighted properties in the area.

Overall, over 5 large-scale rental properties (roughly 400 rental units) in the CDBG area during 2012-13 have gone through substantial renovation, improved management, and in some cases a change of ownership, all contributing to improved community conditions.

During the 2012-2013 program year, the Neighborhood Services Division added staff to the Rental Housing Inspection program. While CDBG essentially funds one full time position in the program, actual expenditures in the CDBG area far exceeded the funds allocated to the program in the 2012-2013 Action Plan. The City supplements the staff costs in the CDBG area with money from the General Fund.

Code Enforcement

Provide code enforcement services in the redevelopment area and CDBG target areas.

2012-13 Objective: 700 homes inspected

Funding Allocated: \$82,000 (increased from \$67,200 using unspent prior year funds)

2012-13 Accomplishment: 1,432 homes inspected (Low/Mod Area Benefit – 57.1% LMI)

Goals Met: General Code Enforcement Inspection Program (Goals identified in 2011-2016 Consolidated Plan pg 47.)

Actual Expenditure: \$82,000

Narrative: During the 2012-13 program year, code enforcement officers conducting work in CDBG designated areas responded to 1,432 cases. Cases consisted of a wide range of blight and other nuisance conditions such as: graffiti, illegal dumping, inoperable vehicles, as well as unsecured and non-maintained vacant or foreclosed buildings.

During the 2012-2013 program year, the Neighborhood Services Division added staff to the Code Enforcement program. While CDBG essentially funds one full time position in the program, actual expenditures in the CDBG area far exceeded the funds allocated to the program in the 2012-2013 Action Plan. The City supplements the staff costs in the CDBG area with money from the General Fund.

Public Facilities

Public Works ADA Improvements

Develop/improve annual sidewalk repair and gap completion projects, including installation of wheelchair ramps, crosswalks, and damaged sidewalk repairs.

2012-13 Objective: 1 Public Works project completed

Funding: \$104,930 (from unspent prior year funds)

2012-13 Accomplishment: 1 construction project completed

Goals Met: Infrastructure Improvements (Goals identified in 2011-2016 Consolidated Plan pg 56.)

Actual Expenditure: \$91,355.98

Narrative: In its 2012-13 Action Plan Amendment, the City dedicated \$104,930 in CDBG funds to its Public Works Department for the Pedestrian Improvement Program. This program allows for continued development and improvement of annual sidewalk repair and gap completion projects that provide safety and consistency in the existing pedestrian network. The improvement project installed 8 ADA compliant ramps at various locations within Rancho Cordova city limits, and a high visibility crosswalk at Cordova Village Elementary School. Ramp locations are provided in the table below. The amount of unexpended funds for this activity totals \$13,574.02. These funds will be rolled over into the 2013-14 CDBG program year.

1	2630	Cordova Ln.
2	2637	Cordova Ln.
3	2640	Cordova Ln.
4	2701	Don Juan Dr.
5	2730	Don Juan Dr.
6	2731	Don Juan Dr.
7	10350	S. White Rock Rd.
8	10359	S. White Rock Rd.

Police Activities League

Fund and supervise the acquisition and renovation of a dedicated building to house Police Activities League (PAL) activities.

2012-13 Objective: 1 public facility acquired and renovated

Funding: \$275,100 (This amount is the total project cost, representing combined funding from 2010-11, 2011-12, and 2012-13)

2012-13 Accomplishment: Folsom Cordova Unified School District has building on reserve to be used for the after-school youth center; City executed a subrecipient agreement with PAL; lease negotiation with building's owner (Folsom Cordova Unified School District) in progress

Goals Addressed: Youth Center (Goals identified in 2011-2016 Consolidated Plan pg 56.)

City of Rancho Cordova CDBG CAPER

Actual Expenditure: None (Expenditures expected in the 2013-14 program year)

Narrative: The Police Activities League has partnered with the Folsom Cordova Unified School district to acquire a 3,000 square foot portable building (acquisition to be made with non-CDBG funds), and is in the process of securing permanent space and utilities at the Cordova Lane Center School site for the building for a minimum of 15 years. With CDBG funding, the organization intends to pay a lump sum for the 15-year lease amount up front. Funding was increased in the 2012-13 Action Plan Amendment to include the third installment of funds awarded to PAL (\$38,850) that account for updated utility and project costs. While this project has fallen behind its original schedule, it is expected that PAL will occupy the youth center in early 2014.

Public Services

Group Mentoring Initiative

Provide youth support and improve community involvement through intensive one-on-one youth mentoring.

2012-13 Objective: 80 youth served

Funding Allocated: \$17,500

2012-13 Accomplishment: 126 youth served

Goals Met: Youth Services (Goals identified in 2011-2016 Consolidated Plan pg 53.)

Actual Expenditure: \$15,376.37

Narrative: The Group Mentoring Initiative run by the Folsom Cordova Community Partnership is a program that facilitates one-on-one mentoring for at-risk and disadvantaged youth. The program uses a multi-faceted mentoring and activity-based curriculum to encourage youth to stay away from socially disadvantageous activities and to pursue education and active community engagement. In 2012-13, the Group Mentoring Initiative provided mentoring to 126 youth ages 10-18 at 8 elementary, middle, and high schools in the Folsom Cordova Unified School District. Each of the schools that hosted the group mentoring program saw positive results in their students who were involved in the program, including increased attendance, increased positive behaviors, and increased participation in class. School administrators asked for there to be multiple mentor groups on their school campuses, another sign that the program was a success in 2012-13.

School staff was not the only individuals who saw the positive impact this program had on the participants. When asked for one reason why she enjoys "girl's group", one mentee stated: "We can talk about our problems and get help from our mentor". This statement embodies the confidence this program creates in youth. Students discuss their problems openly and seek guidance from a positive role model. In order to assist youth in finding solutions to problems that come up for them over the course of the mentoring program, the Rancho Cordova Police Activities League and the

Folsom Cordova Community Partnership have been able to provide education about needed resources for participants and their families including referrals to holiday resources, youth employment programs, and youth leadership opportunities.

Table 4
Group Mentoring Initiative Achievements

Category	Total	Percent of Total HH
Total Persons	126	100%
Income		
Extremely Low-income (0-30%)	51	41%
Low-income (31-50%)	33	26%
Moderate Income (51-80%)	29	23%
Income > 80% AMI	12	10%
TOTAL Low-Mod Income	113	90%
Special Needs		
Disabled HH Member	15	12%
Senior Headed HH	0	0%
Female Headed HH	38	30%
5+ Person HH	51	41%
Race/Ethnicity		
White	33	26%
Black or African-American	27	22%
Asian	1	1%
American Indian or Alaskan Native	3	2%
Native Hawaiian or Pacific	1	1%
Multiracial	34	27%
Other/No response	27	22%
Hispanic		
Hispanic	32	26%
Non-Hispanic	80	64%

Senior Nutrition (Meals on Wheels)

Provide homebound seniors with hot meals or frozen heat-and-serve meals, and provide lunch to seniors at the Cordova Senior Center.

2012-13 Objective: 205 seniors provided meals

City of Rancho Cordova CDBG CAPER

Funding Allocated: \$37,500

2012-13 Accomplishments: 58 seniors provided congregate meals
 66 seniors provided home delivered meals
 124 total seniors served
 2,962 congregate meals provided
 10,941 home delivered meals provided
 13,903 total meals

Goals Met: Senior Services (Goals identified in 2011-2016 Consolidated Plan pg 53.)

Actual Expenditure: \$37,500

Narrative: The Meals on Wheels program provides homebound seniors with hot meals or frozen heat-and-serve meals, and provides lunch to seniors at the Cordova Senior Center. In 2012-13, a total of 124 (unduplicated) seniors received 13,903 meals and safety net services through Meals on Wheels by ACC. Of that total, 66 homebound frail seniors received a total of 10,941 home delivered meals to help them maintain their daily nutrition, safety, and choices on where they wish to live. Another 58 participants were served 2,962 hot meals and friendship at the congregate meal program's All Seasons Café hosted at the Cordova Senior Activities Center.

Meals on Wheels continues to expand its outreach and public awareness activities to help ensure that all seniors in need of nutritious and hearty meals are aware of our home delivered and congregate meal programs. Public awareness activities also provided additional resources of volunteers and public support to keep the Meals on Wheels tradition alive in Rancho Cordova and Sacramento County.

The Meals on Wheels program met only 60% of their 2012-2013 objective in the Action Plan. This is the second year that the Meals on Wheels program has failed to meet their stated objectives. Yet the program has consistently provided approximately 14,000 meals a year to Rancho Cordova Seniors despite strict budget limitations. City staff will be working with the Meals on Wheels program administrators to help them assess their objectives to determine if the stated goals are achievable with the existing resources. Staff believes that the program is performing and that it is a critical component of the City's Senior Care services.

Table 5
Meals on Wheels Achievements

Category	Total	Percent of Total HH
Total persons	124	100%
Income		
Extremely Low-income (0-30%)	52	41%
Low-income (31-50%)	18	15%
Moderate Income (51-80%)	47	38%
Income > 80% AMI	9	7%
TOTAL Low-Mod Income	117	94%
Special Needs		
Disabled HH Member	9	7%
Senior Headed HH	47	38%
Female Headed HH	39	31%
5+ Person HH	2	2%
Race		
White	79	64%
Black or African-American	7	6%
Asian	14	11%
American Indian or Alaskan Native	1	1%
Native Hawaiian or Pacific	1	1%
Multiracial	11	9%
Other/No response	13	10%
Ethnicity		
Hispanic	4	3%
Non-Hispanic	120	97%

Sacramento Self-Help Housing

Provide housing services to residents who are in danger of homelessness, or who are already homeless, to aid them in securing stable housing.

2012-13 Objective: 75 households provided counseling

Funding Allocated: \$24,000

2012-13 Accomplishments: 86 households provided counseling

Goals Met: Homeless Prevention Services (Goals identified in 2011-2016 Consolidated Plan pg 50.)

Actual Expenditure: \$24,000 CDBG

Narrative: Sacramento Self Help Housing, Inc. (SSHH) provided housing counseling to 86 homeless or near homeless households, either through phone counseling or in person. SSHH provided these services at three different locations in Rancho Cordova, including the Rancho Cordova Department of Human Assistance (DHA) office, the Rancho Cordova Neighborhood Community Center, and SSHH's headquarters in Sacramento. Housing counseling included housing referrals and referrals to other social service agencies when appropriate. Approximately 58 percent of households were female-headed households, and 30 percent of households had at least one family member who was disabled. SSHH was able to assist 41 households in finding new housing, and also assisted 5 households to remain at their current place of residence, so as to avoid homeless.

As described in the 2012-13 Action Plan Amendment, the City increased SSHH's CDBG funding so that the organization could provide additional services for residents, including tenant-landlord counseling, case management, and fair housing referrals. Starting in the third quarter of 2012-13, SSHH received and responded to 7 fair housing-related cases by referring those individuals to the appropriate resources for help. In this way, SSHH has provided additional support to the City in its efforts to affirmatively further fair housing.

SSHH provides the Rancho Cordova community with needed resources that help individuals and families better understand their housing situation and housing options. SSHH often receives referrals from the Rancho Cordova Code Enforcement team, and helps these individuals negotiate with landlords to help them find their way through a particular housing problem or crisis. According to SSHH, the largest challenge in implementing their services is the scarcity of well-managed subsidized low-rent housing in Rancho Cordova. While SSHH provides counseling and knowledge to people about their housing situation and options, the requisite housing is often not available for those who need it.

Table 6
Sacramento Self-Help Housing Achievements

Category	Total	Percent of Total HH
Total Households	86	100%
Income		
Extremely Low-income (0-30%)	73	85%
Low-income (31-50%)	11	13%
Moderate Income (51-80%)	2	2%
Income > 80% AMI	0	0%
TOTAL Low-Mod Income	86	100%

Special Needs		
Disabled HH Member	26	30%
Senior Headed HH	2	2%
Female Headed HH	50	58%
5+ Person HH	15	17%
Race		
White	24	28%
Black or African-American	36	42%
Asian	3	3%
American Indian or Alaskan Native	3	3%
Native Hawaiian or Pacific	0	0%
Multiracial	3	3%
Other/No response	17	20%
Ethnicity		
Hispanic	18	21%
Non-Hispanic	68	79%

RESPITE C.L.U.B.

Provide senior respite day care services to seniors with severe memory loss.

2012-13 Objective: 24 seniors provided day care services

Funding Allocated: \$7,000

2012-13 Accomplishment: 25 seniors provided care services

Goals Met: Senior Services (Goals identified in 2011-2016 Consolidated Plan pg 53.)

Actual Expenditure: \$7,000

Narrative: The Respite C.L.U.B. operated by the Cordova Neighborhood Church, provides day care services to seniors with severe memory loss. In 2012-13, 25 seniors were provided with mental and physical activities in a social environment, which in turn allowed those clients' caregivers to receive respite.

The goals in 2012-13 were to improve participants' physical and mental skills and increase personal satisfaction. This was accomplished by playing various games and encouraging all efforts. Self-esteem and satisfaction were noted as the players smiled, cheered, and raised arms for themselves and others. The program had a very successful, active, and creative year, with themes were planned for seasons and holidays. For example, Mother's Day was themed around "Mom's Tea." Tables were decorated with placemats, tea, cookies, and center pieces. Children visited and everyone sang together. Seniors participated in other stimulating and varied activities, such as making ice cream, decorating holiday bags for Easter Seals, creating greeting cards, planting flowers for neighbors. In

addition, staff (including interns and volunteers) received training and assistance by attending Alzheimer’s conferences and workshops, first aid, CPR, and AED training. The C.L.U.B. also enjoyed preparing for and marching/wheeling in the 4th of July parade. Respite C.L.U.B. continues to provide a unique and much needed service in the community, which is why the City plans to continue funding this program.

Table 7
Respite C.L.U.B. Achievements

Category	Total	Percent of Total HH
Total persons	25	100%
Income (presumed)		
Low-Income (31-50%)	25	100%
TOTAL Low-Mod Income	25	100%
Special Needs		
Disabled HH Member	24	96%
Senior Headed HH	23	92%
Female Headed HH	19	76%
5+ Person HH	0	0%
Race		
White	23	92%
Black or African-American	0	0%
Asian	1	4%
American Indian or Alaskan Native	1	4%
Native Hawaiian or Pacific	0	0%
Multiracial	0	0%
Other/No response	0	0%
Ethnicity		
Hispanic	1	4%
Non-Hispanic	24	96%

FAIR HOUSING

Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.

2012-13 Objective: 50 households provided assistance and education

Funding: \$10,000 (An additional \$2,000 was budgeted for Fair Housing from Planning and Administration to ensure that all Fair Housing staff costs would be covered for a program total of \$12,000)

2012-13 Accomplishment: 30 households provided assistance and education

Actual Expenditure: \$12,000

Narrative: In the 2012-13 program year, the City realized the need to re-evaluate its efforts to affirmatively further fair housing. In order to more directly provide fair housing services to residents, the City established its own Fair Housing Representative and Fair Housing Program to provide case intake and referrals, in addition to fair housing education and marketing efforts. Staff created and distributed a fair housing brochure in the community, which includes information on fair housing rights and a listing of agencies and resources and support solutions to help people with fair housing-related issues. In addition to brochure distribution, staff also created fair housing flyers for people who speak non-English languages, including Spanish, Russian, Tagalog, Chinese, and Vietnamese. These languages were chosen based on Census data (American Community Survey 5-year estimates, 2007-2011) that identified the most common languages spoken at home in Rancho Cordova, for those persons who do not speak English.

The City's Fair Housing Program will continue to ensure fair and non-discriminatory housing practices are provided to area residents. As to date, the program has made a difference in the lives of many Rancho Cordova residents through education and supportive services and referrals. As a result of marketing and education efforts, fair housing and tenant-landlord calls and complaints have increased. The majority of calls received by the Fair Housing Representative are tenant-landlord issues, with 3 cases that proved to be fair housing in nature in 2012-13.

Table 8 includes the most detailed data available. As the City did not have a formal case intake and tracking process until mid-year 2013, some cases are missing demographic data. Percentage totals are based off total available data.

Table 8
Fair Housing Achievements

Category	Total	Percent of Total HH
Total Households (HH)	30	100%
Income		
Extremely Low-income	8	26%
Low-Income	3	10%
Moderate-income	1	0%
Income > 80% AMI	0	0%
No data available	18	60%
TOTAL Low-Mod Income	12	--
Special Needs		
Disabled HH Member	7	23%
Senior Headed HH	2	1%
Female Headed HH	12	4%
5+ Person HH	2	1%

Race		
White	7	23%
Black or African-American	6	20%
Asian	1	0%
American Indian or Alaskan Native	0	0%
Native Hawaiian or Pacific	0	0%
Multiracial	0	0%
Other/No response	2	1%
No data available	14	47%
Hispanic		
Hispanic	1	0%
Non-Hispanic	8	26%
No data available	18	60%

Planning and Administration Activities

CDBG Planning and Administration

Provide general administration of the CDBG program, including all planning and reporting activities.

2012-13 Objective: 1 year of program administration: Conduct administrative services, train staff, and carry out other administrative and planning activities related to the CDBG program as well as other programs serving the target-income and special needs populations.

Funding: \$112,000 (\$12,000 of this total used to further fair housing efforts)

2012-13 Accomplishment: The CDBG program was implemented in accordance with federal requirements.

Actual Expenditure: \$99,690

Narrative: CDBG staff carried out administrative and management functions of the CDBG program, including assistance to organizations responsible for implementing the activities described in the 2012-13 Action Plan and Action Plan Amendment. Staff also conducted monitorings of two grant subrecipients, including Sacramento Self-Help Housing and the Folsom Cordova Community Partnership, to ensure continued program success and optimal use of grant funds. Staff strives to maintain regular and open communication with grant subrecipients, and have worked to provide extra assistance and resources to further their efforts. The hope is that staff can strengthen relationships with nonprofits the community that provide crucial services to CDBG target populations.

Summary of 2012-13 CDBG Allocation

Category	2012-13 Funds Allocated
Planning and Administration	\$112,000
Public Services	\$84,000
Housing Rehabilitation Programs	\$54,795
Code Enforcement and Rental Inspection	\$164,000
Public Improvements	\$314,430
Total	\$729,225*

* Includes \$169,030 of unspent prior year funds

Summary of 2012-13 CDBG Expenditures

Category	2012-13 Funds Expended
Planning and Administration	\$111,690
Public Services	\$83,876
Housing Rehabilitation Programs	\$54,795*
Code Enforcement and Rental Inspection	\$164,000
Public Improvements	\$136,369
Total	\$549,730
YE Funds Remaining	\$10,465
YE Unliquidated Obligations	\$125,637**
YE Net Remaining	\$136,099***

*Total expenditure was \$106,443 and included \$51,648 of prior year funds.

**Obligations budgeted against unspent prior year funds.

*** Includes unspent but programmed prior year funds.

Timely Expenditure of Funds	(150% Max)
2012-13 Starting Balance	\$419,563
Total 2012-13 CDBG Funding	\$560,195
Total 2012-13 CDBG Expenditure	(\$602,378)
Total Unexpended Funds	\$377,380
Percentage of Total Funding	67%
Timeliness at 5/2/2013	132%

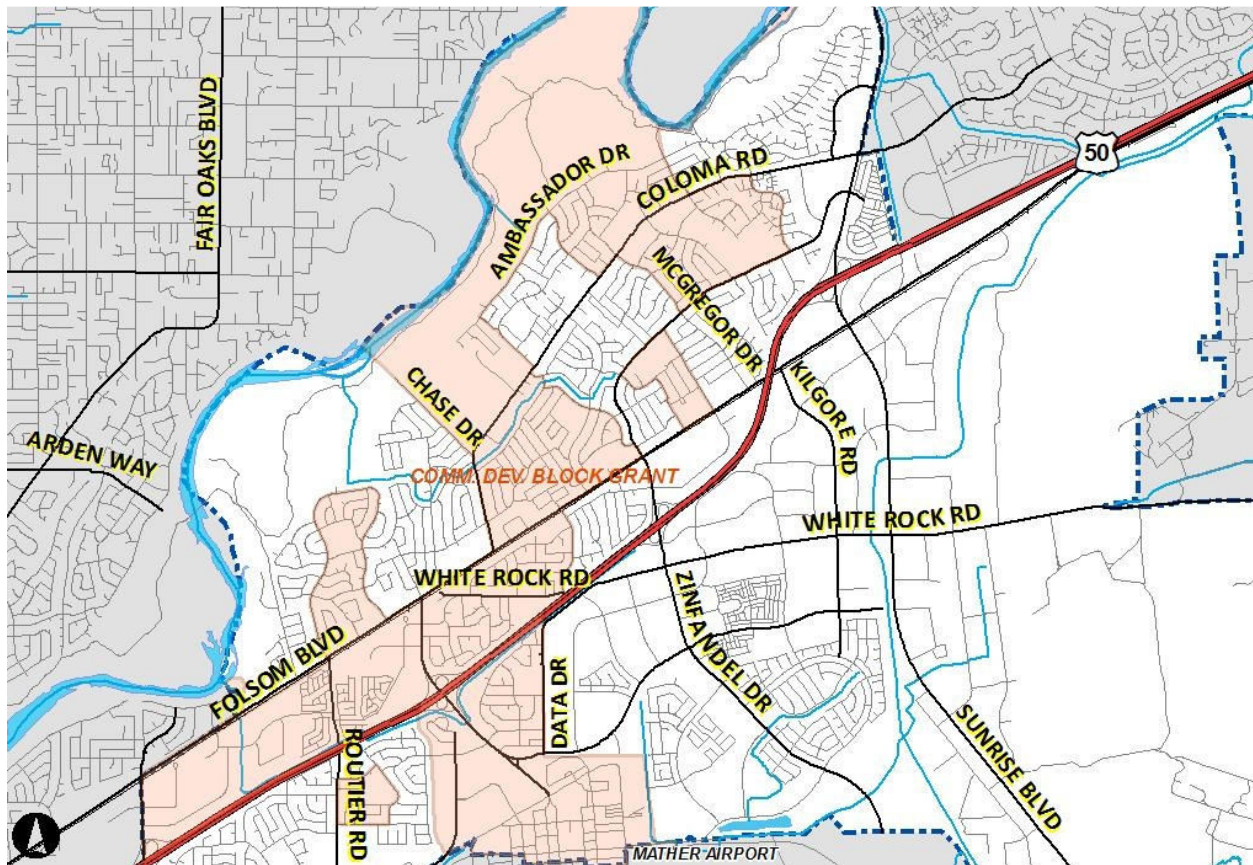
Total Public Services Calculation	(15% Max)
2012-13 CDBG Allocation	\$560,195
2012-13 Program income	\$2,000
Total 2012-13 Public Services Expenditures	\$83,876
Percentage of Total Funding	15%

III. Geographic Distribution

Geographic distribution of activities is widely varied, but most take place in or near a low- and moderate-income area. The location of an activity largely depends on the type of activity. Some of the City's 2012-13 activities, such as Meals on Wheels and housing counseling, are able to take place across the entire City.

The rental housing inspection program and code enforcement activities funded by CDBG take place in the City's designated CDBG target areas, as seen in Figure 1. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

Figure 1.



The investment of other public and private funds in these areas has, in the past, provided the potential for a comprehensive approach to revitalization. Unfortunately, recent State legislation eliminated Redevelopment Agencies and Redevelopment Areas, a challenge for Rancho Cordova (and other cities), as resources previously available for revitalization efforts are now unavailable. While the overlap between the CDBG target area and the City's Community Redevelopment Area has provided opportunities to leverage funding and maximize outcomes in the past, the lack of redevelopment dollars has put additional strain on the CDBG funds and the projects and services that rely on them.

Minority Distribution

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. Findings from the City's 2010-11 Analysis of Impediments reveal an unequal distribution of minority households throughout the City. As a result, many programs, including senior services, youth services, and housing counseling are available to residents citywide. Programs with a specific location, such as Rancho Cordova Neighborhood Center, are located in areas with varying levels of minority concentration with an emphasis on higher concentration areas. Projects that have a specific, pre-determined geographic location are often located in or near areas of minority concentration.

Affirmatively Furthering Fair Housing

In the year 2010-11, the City completed its first Analysis of Impediments to Fair Housing for use in the 2011-16 Consolidated Plan. The Analysis of Impediments study included surveys of both the general public and of fair housing stakeholders in the region. Fair housing issues identified in the analysis show a lack of public knowledge of fair housing rights and lack of easily available information on the nature and basis of housing discrimination.

As a response to these identified fair housing issues, the City has coordinated efforts with its Neighborhood Services Division to more successfully and efficiently fulfill its fair housing responsibilities. Efforts have included the establishment of a Fair Housing Representative at the City who serves as a central contact and representative for all fair housing issues. The representative receives, responds to, and directs fair housing problems to appropriate parties. The City has also completed its own Fair Housing Policies and Procedures Guide, which includes a marketing plan to disseminate fair housing information to the community. In the 2012-13 program year, marketing materials, including an informational fair housing brochure and flyers in non-English languages, were distributed in the community. Fair housing materials are available in the City Hall lobby and Neighborhood Services Division, as well as on the City's website. Copies of these materials are free to the public.

The City has also partnered with other jurisdictions to conduct testing for discriminatory housing practices and to update its Analysis of Impediments. The City of Rancho Cordova, City of Citrus

Heights, and City of Elk Grove released a joint Request for Proposals to begin the process of testing and identifying impediments to fair housing. It is the City's hope that increased marketing, education, and outreach efforts, in addition to collaboration with other jurisdictions, will decrease the presence of fair housing discrimination in the area in the 2013-14 program year.

Affordable housing

The City continues to address its affordable housing needs in a variety of ways. For example, the City's Emergency Repair Loan Program makes it possible for income qualified residents to receive emergency health and safety repairs to their homes. These residents might otherwise not have a habitable home. The repair program also contributes towards the continued preservation of the existing stock of affordable housing, a high priority goal identified in the 2011-2016 Consolidated Plan.

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the rental housing inspection and code enforcement programs, run by the City's Neighborhood Services Division, has been realized in large part because these efforts receive CDBG assistance.

The City also continues to actively participate in the replacement of substandard rental housing and the creation of additional affordable rental units. The Crossings at New Rancho, an affordable housing development for families in Rancho Cordova, has not only increased the number of affordable housing units in the community, but the development has actually contributed towards the improvement of adjacent properties. The City is in the process of securing funding for two other affordable housing projects in the works: Horizons at New Rancho, which would provide independent living units for senior citizens, and Mather Veterans Village, which would provide both transitional and permanent supportive housing for veterans in the region.

Continuum of Care Narrative

The City of Rancho Cordova has established a set of strategies and priority actions to expand the City's homeless programs and services and to provide supportive housing opportunities and services to the elderly, disabled veterans, and persons with special needs. For example, the City continued to fund Sacramento Self-Help Housing (SSHH) in the 2012-13 program year, as SSHH provides vital services and resources to individuals and families who are homeless or are at risk of homelessness.

Throughout the 2012-13 program year, the City has identified the following populations as having high priority needs: elderly, frail elderly, disabled persons including veterans, female-headed households and those households of modest income working in our City. Additionally, the City identified the following as high-priority special housing and service needs: housing rehabilitation and emergency repair, rental inspection, neighborhood parks and facilities, and senior and youth services. It is the City's hope that Mather Veterans Village, a planned housing development for the region's homeless veteran population, will be realized in the next few years.

Local Service Provider Assistance

During the 2012-13 program year, the City identified local service organizations that provide assistance to the homeless, households at-risk of homelessness, seniors, and other special needs groups. These subrecipients have all received CDBG funding in the past from the City; CDBG staff and City Council have realized the continued need for the services they provide. The City recently instituted 2-year subrecipient agreements for these service providers to ease administrative burden on staff and the providers in the RFP process. The 2013-14 program year will be the second year that the subrecipients (Meals on Wheels, Folsom Cordova Community Partnership, Sacramento Self Help Housing, and Respite C.L.U.B.) provide services under the newly instituted multi-year contract.

Senior Services

In 2012-13, the City continued its funding of senior meal services through Meals on Wheels by ACC. The CDBG funds granted by the City funded two components of the integrated Senior Nutrition program managed by ACC; a congregate meal program (where meals are provided at the Cordova Senior Center site), and a home-delivered meal program for homebound seniors. These programs combined to serve 124 persons. The total number of meals served in Rancho Cordova amounted to 13,903. Two other programs also provided support to seniors in the City. The Respite C.L.U.B. provided day-care services to 25 seniors with memory disabilities, affording family caregivers down time while giving the seniors in the program opportunities to socialize and engage in positive cognitive activities. Additionally, the Emergency Repair Loan Program served 10 additional seniors in the 2012-13 program year, helping them to live in a safe and suitable environment.

Homeless and Homeless Prevention Services

The City contracts with Sacramento Self-Help Housing to provide counseling to low-income households who are homeless or at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. Self-Help Housing also provided assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. Self-Help Housing provided assistance or counseling to 86 Rancho Cordova residents in the 2012-13 program year. The City also participates in the regional Continuum of Care through the Sacramento Steps Forward joint powers association that manages the Sacramento Area Continuum of Care process. Residents can also call 211 and get access to homeless and homelessness prevention services through the Sacramento Steps Forward program. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and includes job training as well as housing and supportive services. The City is currently working in coordination with the County, Mather Veterans Hospital and a competitively selected non-profit development team to develop a comprehensive range of housing opportunities for homeless, near homeless and disabled veterans.

Other actions

Actions to Address Obstacles to Meeting Under-Served Needs

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services, discussed previously under the Continuum of Care narrative, and has worked to afford housing opportunities to under-served groups, including individuals with severe disabilities. The City continues its active participation in County, Mather Hospital and service provider efforts to locate and develop a continuum of housing opportunities for disabled Veterans.

Fostering and Maintaining Affordable Housing

The City of Rancho Cordova's Strategic Plan, as part of the 2011-2016 Consolidated Plan, identifies the Emergency Repair Loan Program as the primary component of the City's housing strategy. This program provided 14 forgivable loans during the 2012-13 program year to very low-income households, and has sufficient funding to provide several additional residential repairs in the 2013-14 program year. CDBG staff are in the process of implementing a change to the ERLP program. Instead of loaning funds to property owners, one-time grants will be used to complete home repairs for income qualified residents. The goal is to eliminate the administrative burden placed on staff in the ongoing management of the loans during their active term, and more importantly, to reduce the level of stress and financial strain placed on low-income residents who take on the loans. CDBG staff hopes to fully implement program changes during the 2013-14 program year.

In 2103-14, the City plans to continue pursuing federal and non-federal resources to advance affordable housing opportunities. The City has received a CalHOME grant from the State of California to fund a Residential Rehabilitation Program that would make large amount loans (up to \$60,000) to make repairs and increase the livability of the City's housing stock. Staff also plan to submit an application in March 2014 to receive federal tax credits to help pay for two affordable housing projects in the works. One of those developments is a disabled and homeless veterans facility intended to operate in partnership with the Mather Veterans Hospital and the Department of Veterans Affairs. The City will also continue to support the Rental Housing Inspection and Code Enforcement programs to encourage housing providers to maintain the available stock of affordable and accessible rental housing.

The Crossings at New Rancho, an affordable housing development funded through state administered Neighborhood Stabilization Program funds, continues to be a success. The Crossings is an 18 unit multifamily LEED Gold certified development that attained full-occupancy within its first month of operation in February of 2012. All units are affordable, housing individuals at or below 50% area median income levels.

Barriers to Affordable Housing & the Housing Element

Rancho Cordova has made significant progress in meeting the housing needs of its very low-, low-, and moderate-income residents. Yet despite the generally affordable home prices in the City of Rancho Cordova, home prices and rents are still high enough to make it difficult for extremely low- and very low-income households to locate an affordable unit.

A continued supply of housing affordable to all household income levels is essential to meet the needs of the City's residents. Although there will be opportunities to construct new affordable housing, the City is also concerned with preserving and rehabilitating current affordable housing resources.

To assure the continued production of affordable housing, the City has examined possible constraints and barriers. Constraints to affordable housing are both governmental and non-governmental. Governmental constraints include land use controls, entitlement processing, fees, and building codes.

Land use controls are necessary to ensure orderly and appropriate development and growth in the City. Fees, land dedication, and public improvements are usually required as part of land development and entitlement processing to ensure an adequate supply of infrastructure, parks, and schools to serve the development. To facilitate the development of affordable housing, the City will consider waiving or deferring fees or assisting developers in locating resources for funding affordable housing.

Non-governmental constraints include the supply and cost of vacant land. The City has undertaken an inventory of vacant property suitable for housing development and determined that there is capacity for 3,012 units affordable to extremely low-, very low-, and low-income residents, and capacity for 2,559 units affordable to moderate-income residents in Rancho Cordova. However, while the moderate units will likely be built as a function of the housing market, there is no fiscal incentives or subsidies to ensure the production of housing affordable to low-income residents.

The City's General Plan does allow for entitlements to be granted for the development of affordable housing; it also allows for multi-family affordable housing to be constructed in certain commercial zones to help alleviate potential governmental barriers to the production of affordable housing.

The City has identified a number of actions it will take to identify and address current barriers to affordable housing including the following:

- To continue to provide assistance to preserve existing affordable housing by establishing a monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.
- To continue to offer regulatory relief and incentives such as fee reductions or deferrals reduced parking requirements, density bonuses, priority permit processing, and technical assistance in project processing, and accessing funding for special needs households and for the development of affordable housing.

- To assure the availability of adequate sites for the development of affordable housing.
- Developers of new residential projects within the City's newly developing areas are required to prepare an Affordable Housing Plan that the City reviews and approves.
- Support efforts to educate tenants and owners and agents of rental properties regarding their fair housing rights and responsibilities.
- Monitor the incidence of housing discrimination complaints by reviewing reports made to enforcement agencies and advocates, consulting with fair housing educators and housing providers, and soliciting public comment. The results will be reported annually in the CAPER.
- The City will explore strategies (such as pursue HOME funding or support applications for subsidized housing) to ensure appropriate amounts of adequately sized units are added to the City's rental housing supply as a result of new construction.

Staff is also preparing the 2013-2018 Housing Element, that will incorporate the ongoing housing needs of the City with the expected future housing needs.

Overcome gaps in institutional structures and enhance coordination

As a result of the slow economic recovery, California's budget constraints, and the elimination of Redevelopment Agencies, meeting CDBG goals will require extra effort and new solutions. As discussed previously, the City is already in the process of enhancing coordination with other jurisdictions, including the City of Elk Grove and City of Citrus Heights, to consolidate and strengthen its fair housing program. The City also continues to coordinate with these jurisdictions to monitor subrecipient activities and share program reporting forms.

Public Housing and Residential Initiatives

The City does not own any public housing, as it is not a public housing authority. The 2011-2016 Consolidated Plan does not include plans to construct or operate public housing. The City does have several public housing developments within its boundaries. These are owned and operated by the Sacramento Housing and Redevelopment Agency (SHRA). The City works with SHRA to ensure the continued quality of public housing in the City.

Lead-Based Paint

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard. These services were available in the City's Emergency Repair Loan Program in 2012-13.

Compliance and Monitoring

City staff met with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

City staff examined the progress the subrecipients were making toward performance targets on a quarterly basis through desk monitoring. Subrecipients are required to report demographics on their service population with each billing, including additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to place strong emphasis on the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

Additionally, the City conducted an on-site monitoring of two services subrecipients in the 2012-13 program year: Sacramento Self-Help Housing and the Folsom Cordova Community Partnership. These monitorings helped the subrecipients to better understand the financial and program management requirements of the CDBG program.

Anti-Poverty Strategy

During the program year, the City supported housing services that preserved housing affordability for very low- and low-income households. The City's Emergency Repair Loan Program provided forgivable loans to low-income households for necessary improvements to their homes. This allowed the household to maintain housing affordability while having a safe and decent living environment. The City also provides code enforcement services to ensure that lower-income households have a habitable place to live and to encourage housing providers to perform necessary maintenance and upgrades to their properties.

The City's contribution to the countywide Senior Nutrition Services program ensures that the City's elderly receive adequate nutrition at a nominal cost. The program helps to preserve elderly residents' limited income and provides home-bound seniors meals without incurring additional transportation or caretaking costs.

The City provides housing counseling to homeless and at-risk households to reduce the incidence of homelessness and encourage self-sufficiency. The housing counseling providers keep a detailed database of housing resources that are available to homeless and near-homeless residents.

Leveraging Resources

Although much of the City's ability to leverage funding has been significantly curtailed by recent State legislation eliminating Redevelopment Agencies, efforts will continue to be made to win

competitive grants whenever the opportunity exists. With respect to public services funded with CDBG funds, the City requires all subrecipients to identify other resources they will utilize during the program year to operate and implement CDBG-supported activities. It is the City's intent to ensure adequate non-federal and private funds are available, thus minimizing the dependence on federal funds and helping to ensure the viability of the proposed activity. To best leverage the City's available resources, the City will continue to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve.

Citizen Comments

The City provided public notice of the public review period and planned submission of this CAPER. Public notice was provided in the City's local newspaper *The Grapevine*, as well as online. The draft document was made available on the City website, at City Hall, and the Rancho Cordova Library. Public notice included the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions.

The City's Citizen Participation Plan requires a 15-day public review and comment period for the CAPER. The public review period for the 2012-13 CAPER was September 6th through September 21st. On September 16th, CDBG staff brought the CAPER draft to City Council to review and approve. City Council and attendees had a chance to hear presentations from grant subrecipients, including: Meals on Wheels by ACC, Folsom Cordova Community Partnership, Respite C.L.U.B., Sacramento Self Help Housing, and the City's Neighborhood Services Division, which oversees the Code Enforcement and Rental Housing Inspection Program. No public comments were received prior to submission of the 2012-13 CAPER.

Self-Evaluation

What is the status of grant programs?

2012-13 was the Rancho Cordova's seventh year as a CDBG entitlement jurisdiction. The City worked with four service providers to provide nutrition services to seniors, respite services to seniors with memory loss, supportive services to youth, counseling services to the homeless and at-risk households. The City also provided code enforcement services and rental housing inspections in the CDBG target area, in addition to administering its Emergency Repair Loan Program.

Are grant disbursements timely?

HUD requires that at a point approximately three-quarters of the way through the program year, grantees have available in their line of credit no more than 1.5 times that year's entitlement

grant. All disbursements were made on a timely schedule and the City was well below the 1.5 limit at the time of the test.

Are major goals on target?

Overall, the City is advancing its goals of fostering the development and preservation of affordable housing and providing supportive services to the elderly, youth, and those with special needs. The 2011-16 Consolidated Plan Assessment section below provides a generalized reconciliation between the aggregate reported accomplishments over the Consolidated Plan program years and the goals established in the Strategic Plan.

Are any activities or types of activities falling behind schedule?

The General Narrative, beginning on page 2, provides a description of each activity planned in 2012-13 and its actual accomplishments during the year. There has been one project in particular that has fallen behind its original schedule for completion:

The Police Activities League (PAL) was allocated funds during the 2010-11, 2011-12, and 2012-13 program years to assist in their efforts to find and acquire a permanent facility to be used as an after school youth center. The funding for this facility was provided over a three year timeline with the first installment during the 2010-11 program year, the second installment during the 2011-12 program year, and the third installment in 2012-13. The City and PAL have worked with the Folsom Cordova Unified School District (FCUSD) in identifying a portable building for the after-school youth center. The FCUSD will be the building's owner, and the City, PAL, and FCUSD are concluding negotiations for a 15-year lease. This activity is expected to be completed during the 2013-14 program year. Once a lease agreement gets signed, building renovation can take place, with occupancy by PAL expected in early 2014. It has taken much longer than the City expected to complete this activity. Formerly, PAL struggled with staff turnover, which made it difficult for the group to dedicate the time and focus necessary to move this project along. However PAL has recently gained new board members that are engaged and have the capacity to help move this project forward, and have implemented a Strategic Plan that identifies the organization's strengths, weaknesses, and goals for the future.

The Meals on Wheels Senior Nutrition program has had two consecutive years of significant deviations from their Action Plan citizens served objectives. Staff believe that this is more of an issue of unrealistic goal setting than poor program operation. Meals on Wheels is scheduled to be monitored in the 2013-2014 program year and staff will work with the program administrators to help identify appropriate goals for the program.

Are the activities and strategies making an impact on identified needs?

The housing and community development activities that are funded through the grant are making a positive impact in the community and specifically on the needs identified in the Consolidated Plan and Action Plan. The funded activities and strategies are vital to the City's health and well-being in many ways. The City's considerable efforts to foster affordable housing - through

City of Rancho Cordova CDBG CAPER

code enforcement activities, rental housing inspections, redevelopment projects, and repair loans - allow more residents each year to have access to attractive, safe, and affordable housing, community services, and public facilities. The funded public service activities provide many vulnerable citizens, such as seniors, homeless, youth and victims of domestic violence, with essential and life-enhancing services. Each funded activity in this program year is directly related to one of the goals in the Consolidated Plan and helps to further achieve the City's community development objectives and goals.

What barriers may have a negative impact on fulfilling the overall vision?

While the economic climate appears to be improving in small ways each year, the City's budget still experiences mild strain resulting from the collapse of the housing market and the resulting losses in property tax revenues. Certainly, the elimination of Redevelopment Agencies has also limited not just the City's ability to go out and start new projects, but its ability to leverage other funds to maximize results and improve overall fiscal efficiency. While the City operates with a balanced budget each year, there is little funding available to use for the kinds of projects and services that could do the most to help the City realize the vision it outlined in its 2011-2016 Consolidated Plan. Furthermore, many service providers in the community are heavily reliant on receiving CDBG funding to provide needed services to residents. Without CDBG funding, some service providers would undoubtedly struggle to perform as successfully as they have in the past.

Based on findings, what adjustments or improvements to strategies and activities might meet the City's needs more effectively?

The City will need to continue its efforts to work closely with community and neighborhood groups to ensure that their valuable input is obtained as plans and activities are being developed, so that services are relevant and maximize leveraging opportunities. The City will also improve its information dissemination processes so that the general public and many nonprofit organizations are notified through multiple mediums about the various CDBG programs. In the 2012-13 program year, the City instituted multi-year subrecipient contracts to help limit the costs involved in the application process.

However, the biggest improvement that could come from CDBG is not in the planning strategies provided by the City, but in standardizing the funding at the federal level so that City staff and our subrecipients are not left guessing at future budgets. The vacillations in CDBG funding over the last few years have made comprehensive adherence to any long term plan almost impossible. Furthermore, the City of Rancho Cordova is heavily reliant on CDBG funds for needed services in the community. The required caps on expenditure categories mean that the City has less CDBG funding allocated to services and more funding allocated to capital improvements projects. With only 15% of total annual CDBG funding available for services, the City cannot provide the breadth and variety of services to sensitive populations such as seniors, homeless, at-risk youth, that it would ideally like to provide.

IV. Assessment of Relationship of CDBG Funds to 2011-16 Consolidated Plan Goals and Objectives

The 2011-2016 Consolidated Plan has been updated from the needs and strategies identified in the previous 2006-2011 Consolidated Plan. Generally, the current plan builds on past programs but adds program response to several conditions recognized by the community, service providers, staff and elected officials as having current priority in our community. The following activities were designated high priority activities in the 2011-2016 Consolidated Plan:

2011-2016 Consolidate Plan Priority Activities

High Priority Activities	CDBG Funded in 2012-13?
1. Comprehensive Housing Rehabilitation	No
2. Emergency Repair Loans	Yes
3. Rental Housing Inspection	Yes
4. Code Enforcement	Yes
5. First Time Homebuyer	No
6. Affordable Housing Development	No
7. Expand Housing Options for Vets	No
8. Homeless Prevention Services	Yes
9. Emergency Shelter	Yes
10. Permanent Supportive Housing	No
11. Senior Services	Yes
12. Youth Services	Yes
13. Removal of Blight	Yes
14. Youth Center	Yes
15. Building Façade Improvements	No
16. Micro-Enterprise and Small Business Assistance	No
17. Employment Training/Assistance	No

The City did not pursue the First Time Homebuyer Down Payment Assistance Program (Activity 5), primarily because the City of Rancho Cordova has a significant amount of housing stock priced well below the current market rate. Additionally, regulations pertaining to housing lending are very stringent, making it difficult for the City to effectively carry out this program. However, Rancho Cordova will continue to monitor home prices in its housing market, and is prepared to react to any adjustments such as sudden increases in housing costs, as well as other impediments that would make home ownership more difficult for target-income households.

The City is currently leveraging non-CDBG funds to respond to Activities 6, 7, and 10. Two affordable housing projects are in progress: Horizons @ New Rancho will serve low-income seniors with 48 apartments and community space. Mather Veterans Village will serve homeless and near-homeless veterans with transitional and permanent apartment homes, with access to medical services needed to serve this population. The City is currently pursuing grant funding and tax credit financing for both of these projects. If funding is received construction on both projects is expected in late fall of 2014.

CDBG did not fund building façade improvements, micro-enterprise/small business assistance, or employment training/assistance in the 2012-13 program year.

Changes in Program Objectives

There were no changes in program objectives outlined in the 2011-16 Consolidated Plan.

Assessment of Efforts in Carrying Out Planned Actions

The City was not asked to provide certifications of consistency. The City did not hinder implementation of its 2011-16 Consolidated Plan by action or willful inaction.

Use of CDBG Funds for National Objectives

CDBG funds were used exclusively for CDBG-eligible activities (e.g. activities benefitting low-moderate income individuals, activities aimed at curbing slum/blight, and activities that met urgent community needs).

ASSIST: Develop comprehensive strategies to support and assist those in need in the community.

Successful comprehensive strategies addressing lower income neighborhood enhancement and preservation include:

- Emergency rehab loan program
- Residential Home owner rehab program (CalHome grant funded by state Department of Housing and Community Development)
- Rental housing and code enforcement programs
- Successful comprehensive strategies addressing service needs of lower income citizens
- Meals On Wheels
- Fair Housing services

Challenges

- To continue to encourage inspection activities to become self sustaining and eventually to be removed from CDBG funding support
- To continue to monitor the activities of the larger service providers to ensure adherence to policy and regulations

INVOLVE: Involve the community and provide opportunities for citizen participation in the Consolidated Plan and Action Plan process and the preparation of this document.

Successful accomplishments of community involvement include

- Expanded efforts to survey the attitudes and priorities of the City's lower income populations
- Increased identification and use of institutional resources (churches, schools, service providers)

Challenges

- Levels of meaningful citizen participation must be increased
- Continued efforts to educate staff and to use existing communication networks which already exist in other agencies and institutions

COLLABORATE: Encourage collaboration with and between public private and non-profit agencies in order to ensure the efficient and effective provision of services.

Successful accomplishments in the area of collaboration include:

- Ongoing joint efforts of the City, Mather Veterans Hospital, the County of Sacramento and a competitively selected development and service provider team to develop a continuum of housing opportunities matched to the needs of disabled veterans
- Combined efforts of this city and two adjoining entitlement cities in this County to combine resources involved in sub recipient monitoring and workshop attendance
- Extensive assistance given to the Police Assistance League (PAL) to develop and implement a strategy to locate and build a permanent facility for youth programs

Challenges

- Non-profit funding is severely constrained resulting in part in the loss of human resources, experience and program knowledge.

LEVERAGE: Leverage CDBG funds and local resources to maximize the effectiveness of programs and services

Successful examples of leverage include:

- CDBG funds were combined with NSP1, NSP tier 3, and Tax credits resulting in the assemblage of 5 contiguous parcels and development of an 18 unit new construction, LEED Gold certified apartment complex for very low income large families –Crossings @ New Rancho
- CDBG funds were combined with City Redevelopment Agency funds and City Very Low Income Housing Trust Funds to assemble and make ready for development 3 contiguous foreclosed or significantly blighted properties
- CDBG funds will be leveraged with CalHOME funds to help support the success of the City's home rehabilitation programs
- CDBG funds were combined with other financial sources resulting in programs for at-risk youth, seniors, and homelessness assistance

Challenges

- There are fewer and fewer resources to leverage

HUD Monitoring

The City's HUD representative, based out of San Francisco, spent three days monitoring the City's CDBG programs between May 21, and May 23, 2013. The City received the monitoring letter on August 23, 2013. As per the letter, there were no findings or concerns with the programs that the City is currently operating. Staff intends to continue a close working relationship with HUD to help ensure that the CDBG program is operated and maintained appropriately.

2012-13 CDBG Program Year Allocations and Expenditures

Year	Program	2012-13 Beg. Allocation	2012-13 Reallocations	2012-13 Expenditures	YE Remaining	YE Unreimb. Obligations	Net YE Remaining
2012-13	Rental Housing Inspection Program	\$67,200	\$82,000	\$82,000	0	0	0
2012-13	Code Enforcement	\$67,200	\$82,000	\$82,000	0	0	0
2012-13	Emergency Repair Loan Program	\$54,795	\$54,795	\$106,443	\$4,260	0	0
2012-13	Public Works ADA Improvements	--	\$104,930	\$91,356	\$13,574	0	0
2012-13	Soil Born Farms	--	\$95,650	\$45,013	\$50,637	\$50,637	\$50,637
2012-13	Police Activities League	--	\$38,850	0	\$38,850	0	0
2012-13	Senior Center Facility Improvements	\$75,000	\$75,000	0	\$75,000	\$75,000	\$75,000
2012-13	Group Mentoring Initiative	\$20,000	\$17,500	\$15,376	\$2,124	0	\$2,124
2012-13	Meals on Wheels	\$35,000	\$37,500	\$37,500	0	0	0
2012-13	Sacramento Self-Help Housing, Inc.	\$12,000	\$24,000	\$24,000	0	0	0
2012-13	Respite CLUB	\$7,000	\$7,000	\$7,000	0	0	0
2012-13	Fair Housing *	\$22,000	\$10,000	\$12,000	(\$2,000)	0	(\$2,000)
2012-13	Façade and Facilities Improvement	\$100,000	--	0	0	0	0
2012-13	Planning and Administration	\$100,000	\$100,000	\$99,690	\$310	0	0
Total		\$560,195	\$729,225	\$602,378	\$182,755	\$125,637	\$125,761

* Funded from Planning and Admin, not part of Services Cap.

City of Rancho Cordova CDBG CAPER

City of Rancho Cordova 2012-2013 CDBG Program

September 16, 2013

Public Services – Senior Services

▶ Meals on Wheels

- ▶ 13,903 Meals served
 - ▶ 2,962 Congregate meals at Cordova Senior Center
 - ▶ 10,941 Home delivered meals

▶ Respite C.L.U.B

- ▶ 25 Seniors provided day care services
 - ▶ Holiday activities
 - ▶ Community events

Public Services – Youth Services

- ▶ Group Mentoring Initiative with Folsom Cordova Community Partnership
 - ▶ 126 youth participants (46 over goal!)
 - ▶ Leveraged through the Folsom Cordova Unified School District
 - ▶ Schools have petitioned for expanded mentoring groups for 2013-2014

Housing Services

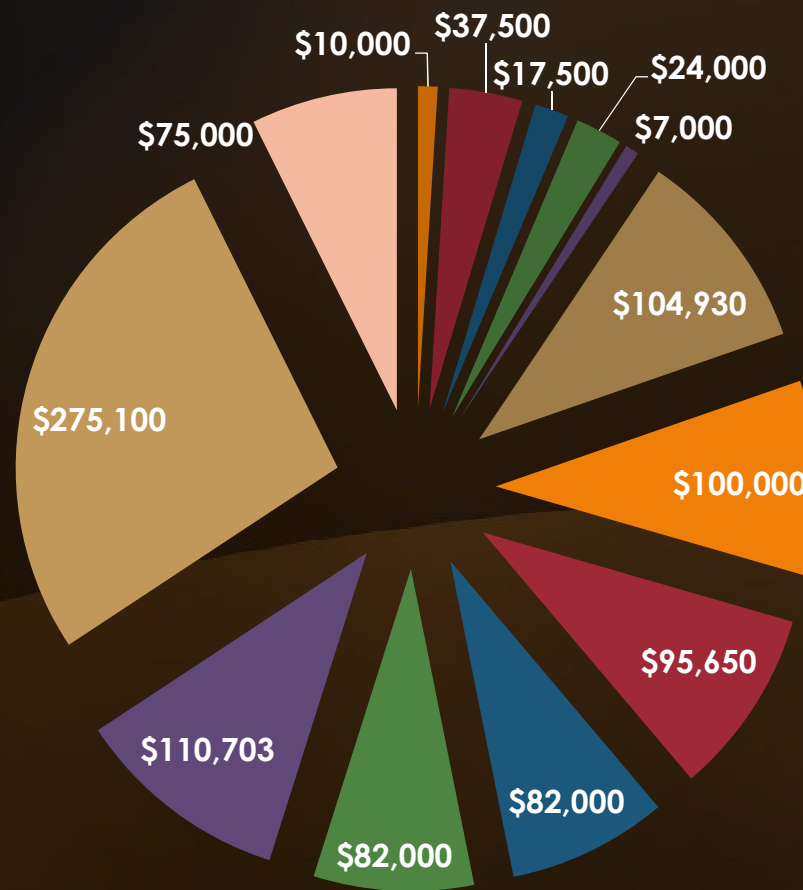
- ▶ Emergency Home Repair
 - ▶ 14 mobile and single-family homes repaired to meet health and safety standards
- ▶ Rental Inspection Program
 - ▶ 1,653 rental homes inspected
- ▶ Code Enforcement Program
 - ▶ 1,432 homes, businesses, and properties inspected
- ▶ Homelessness Prevention
 - ▶ 86 persons provided housing assistance

Fair Housing

- ▶ 30 Households provided with education and fair housing assistance

2012-2013 CDBG Budget

Planned Project Funding



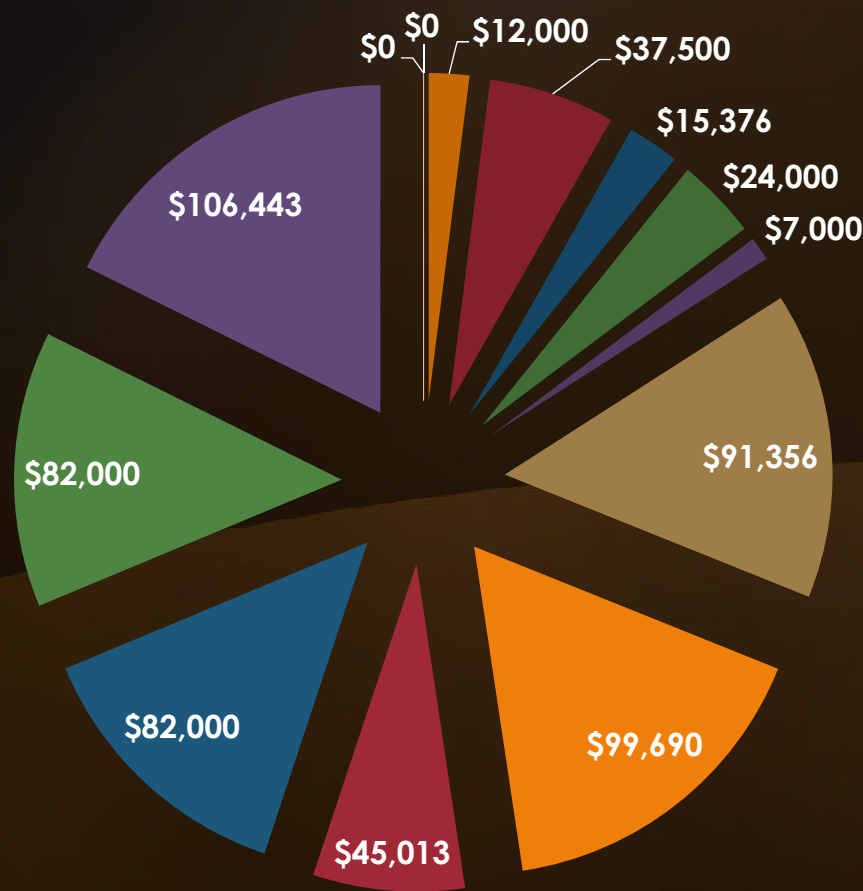
- Fair Housing
- Meals on Wheels
- Group Mentoring
- Sac Self-Help
- Respite CLUB
- Sidewalk Repair
- Administration
- Soil Born Farms
- Rental Inspections
- Code Enforcement
- Emergency Repair
- PAL Facility**
- Senior Center Rep

2013
Emergency Repair
included \$55,908
from 2011-

2012-2013 CDBG
allocated to
facility totaled
0, the remaining
50 is from prior
years.

2012-2013 CDBG Expenditures

Expended Funds



- Fair Housing
- Meals on Wheels
- Group Mentoring
- Sac Self-Help
- Respite CLUB
- Sidewalk Repair
- Administration
- Soil Born Farms
- Rental Inspection
- Code Enforcement
- Emergency Repairs
- PAL Facility**
- Senior Center Repairs

ds were
ded toward the
uth Facility or
rdova Senior
Repairs in 2012-

projects are
ted to be
ete in 2013-2014.

2012-2013 CDBG Funds Remaining

Project	Funds Remaining
Soil Born Farms	\$50,637
Cordova Senior Center	\$75,000
Youth Facility	\$275,100
Sidewalk Project Roll-over	\$13,574
Emergency Home Repair	\$4,260
Re-programmable Funds	\$434

- ▶ Soil Born Farms is nearly completed and funds will be fully drawn in 2013-2014
- ▶ Cordova Senior Center Repairs are in finishing stages, project funds will be fully drawn in 2013-2014
- ▶ Remaining Sidewalk Repair funds will be rolled into the 2013 Sidewalk Repair project
- ▶ Remaining Emergency Home Repair funds will be rolled into the 2013 Emergency Repair program
- ▶ PAL's Youth Facility is moving forward and should be completed during 2013-2014
- ▶ \$434 remains to be re-programmed for 2013-2014

MEMORANDUM

DATE: September 16, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Director of Public Works
Mark Thomas, Senior Engineer



SUBJECT: BICYCLE PLAN FOR DEVELOPMENT EAST OF SUNRISE BOULEVARD

RECOMMENDATION

This is an informational presentation on the findings of the 2011 City of Rancho Cordova Bicycle Master Plan process. The 2011 plan will provide a platform to discuss potential updates to the bicycle plan and will assure that the City's current thinking on bicycle planning meets the policy recommendations of the Council.

RESULT OF RECOMMENDED ACTION

Staff will gather input from the Council and prepare a periodic update of the Bicycle Master Plan.

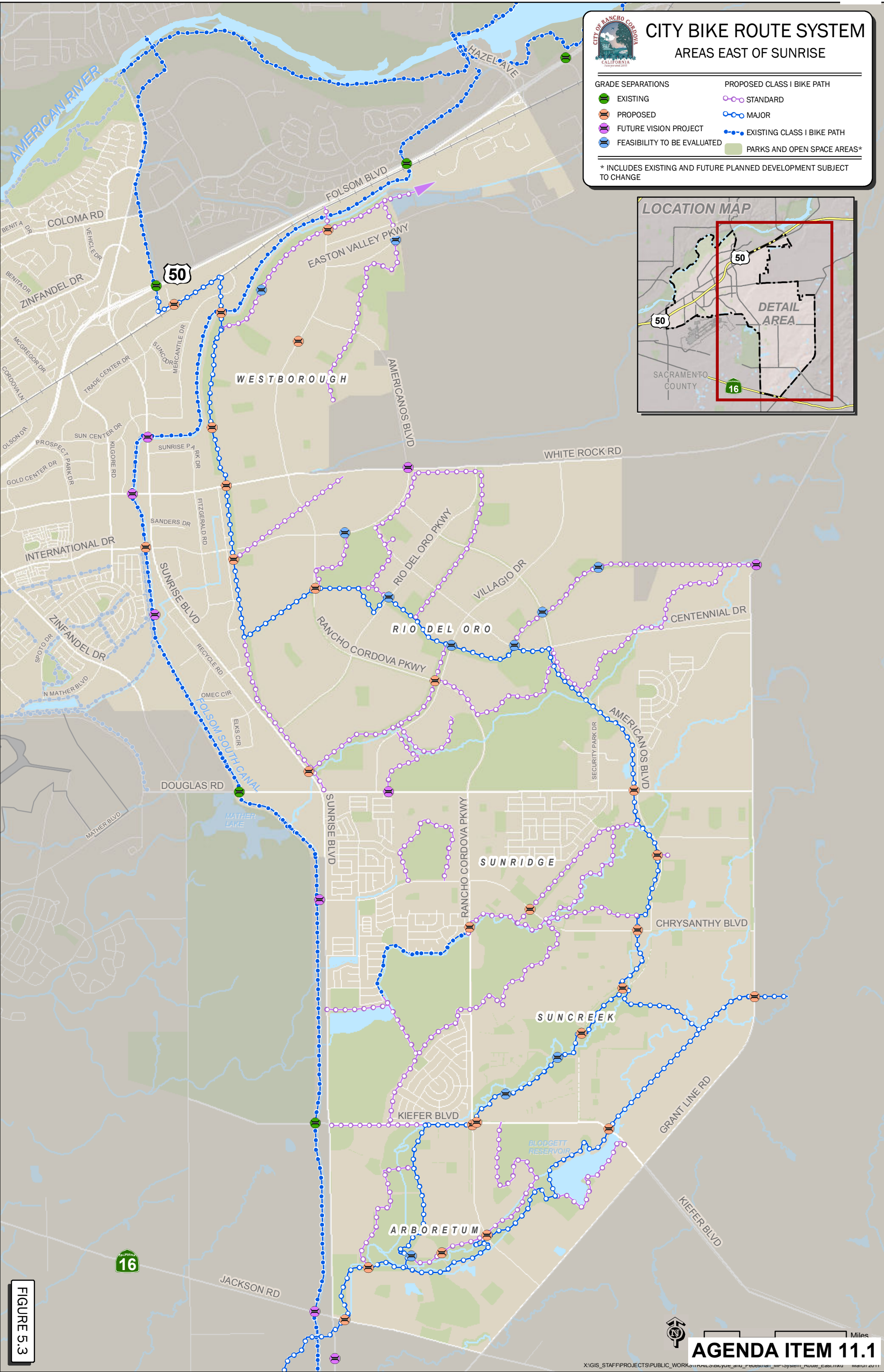
BACKGROUND

Planning for a trail system in the area east of Sunrise Boulevard was based on a compilation of individual Specific Plan trail systems; SunCreek, Rio del Oro, Arboretum, etc. There individual plans were mapped and logical city wide connections were developed. The development community was engaged in the process and has bought into the results.

The plan addressed The California Streets and Highways Code Section 981.2 Compliance requirements A through K that are required for inclusion in SACOG's Regional Bicycle Master Plan. This compliance is critical for regional connectivity and is mandatory for regional funding applications.

ATTACHMENTS

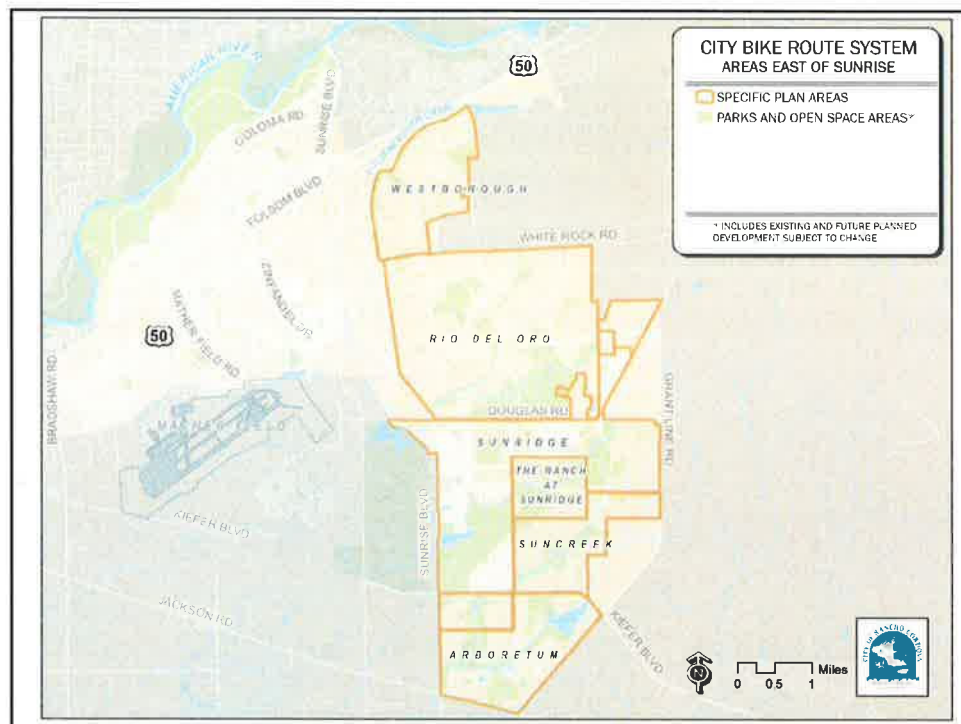
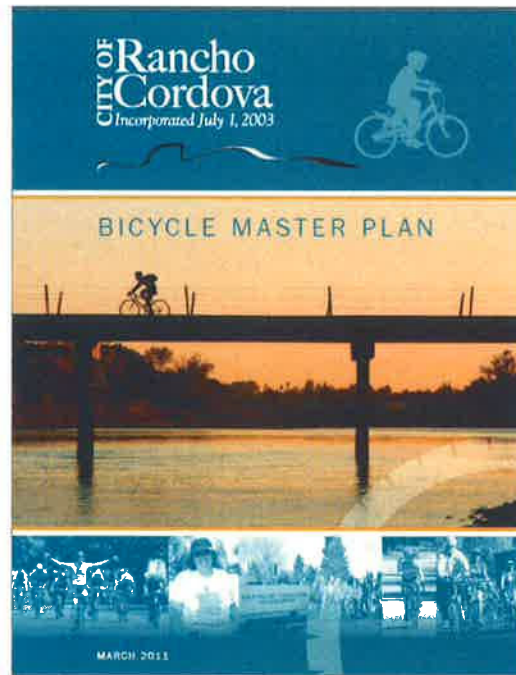
1. Bicycle Plan for System Route East
2. The complete "Final Bicycle Master Plan" can be found on the City's web site at:
<http://cityofranhocordova.org/Index.aspx?page=133>



9/16/2013

BICYCLE PLAN FOR DEVELOPMENT EAST OF SUNRISE BOULEVARD

SEPTEMBER 16, 2013



Presentation Summary

- **Summarize the East Area System**

- Class I Trails**

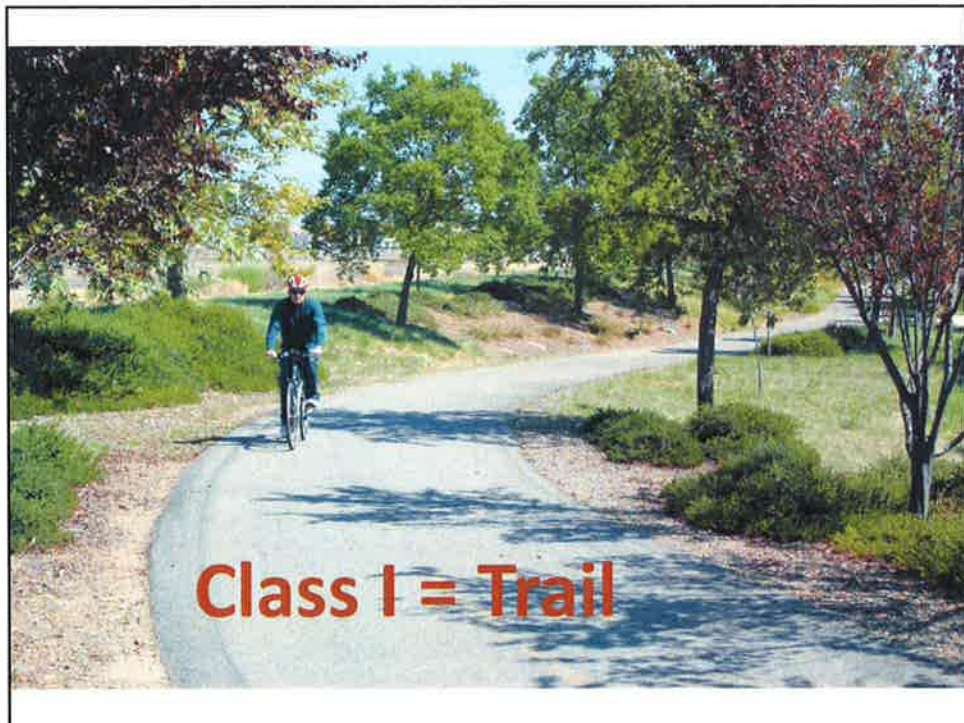
- Class II Lanes**

- Class III Routes**

- Bike Bridges**

- **View 5 East Area Maps**

- **Request Council Direction**



Class I = Trail



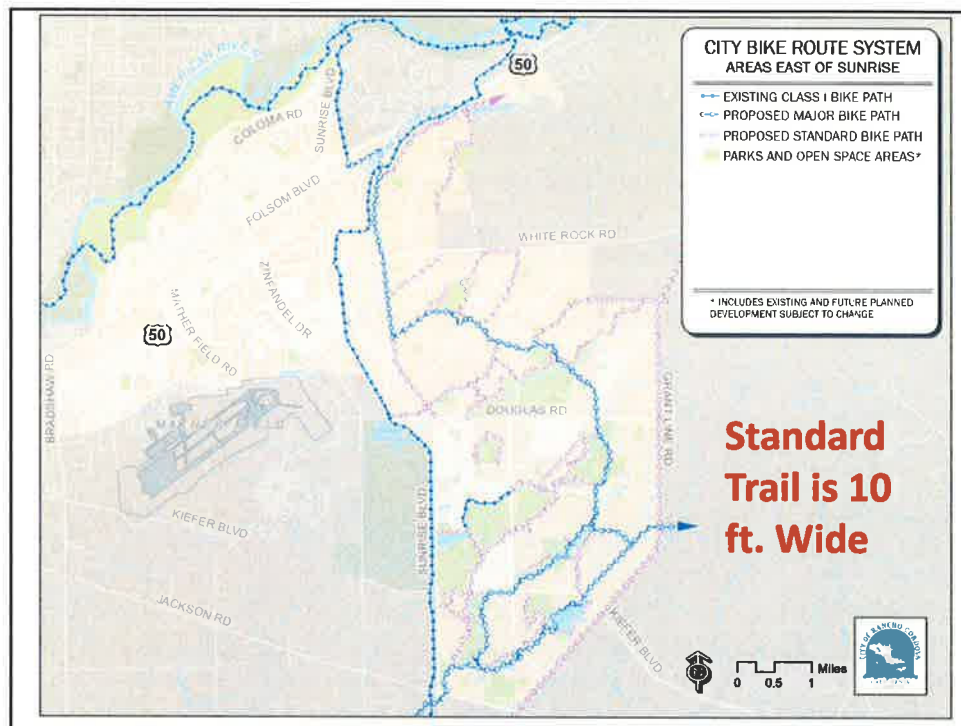
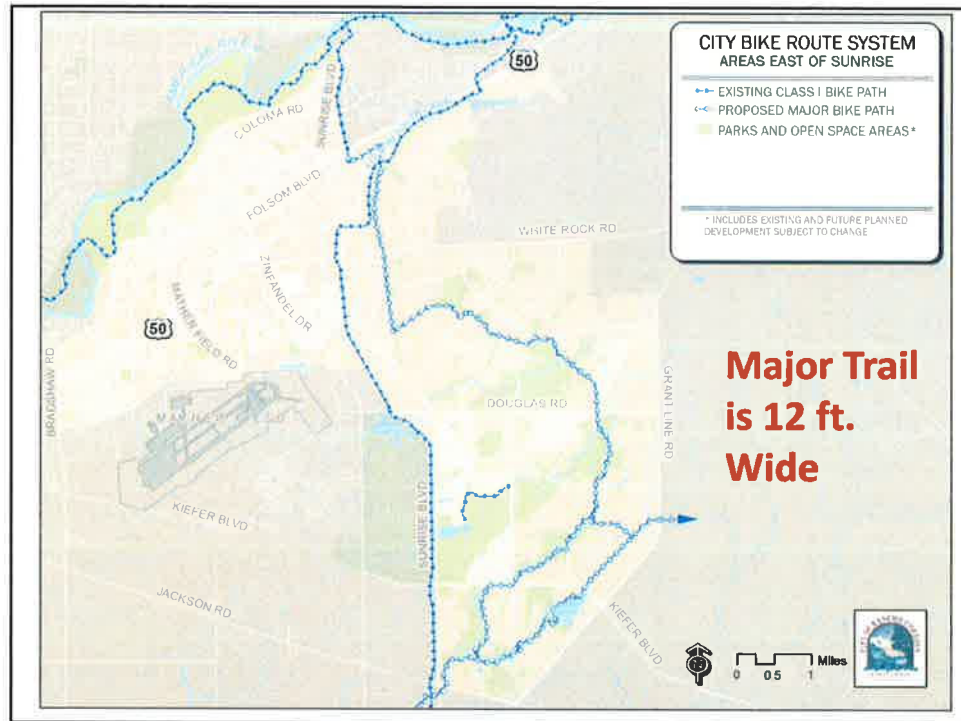


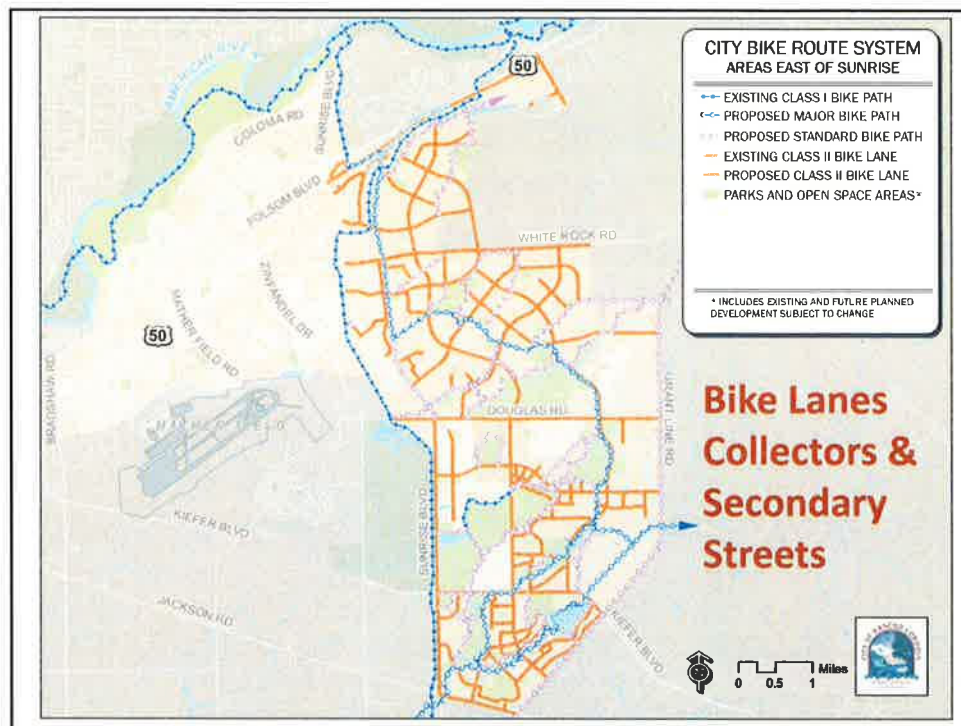
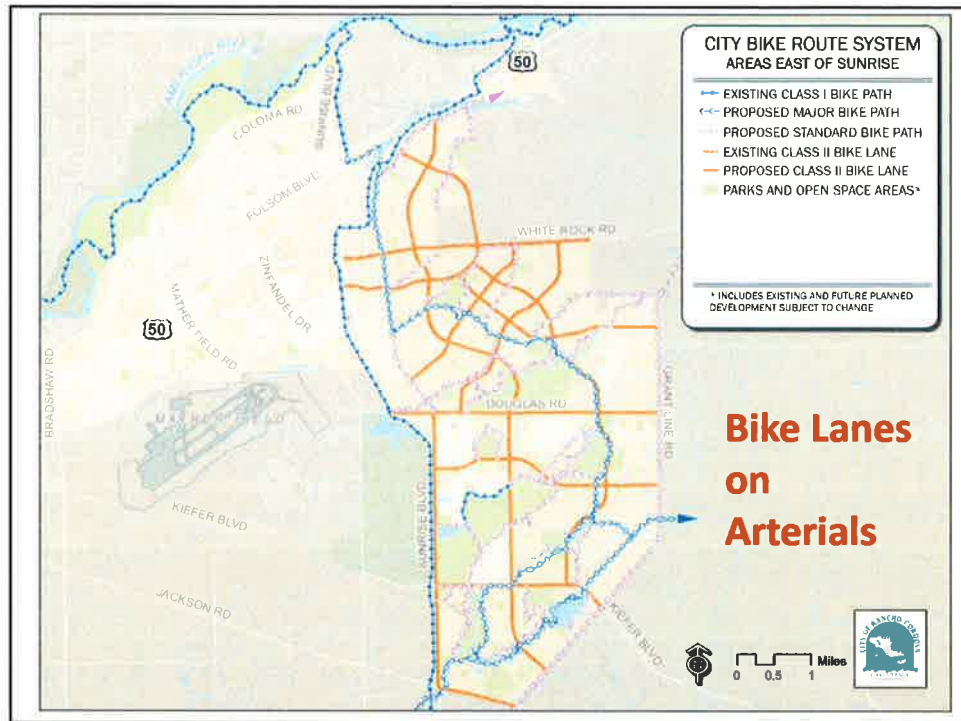
Policies for the New Trail System

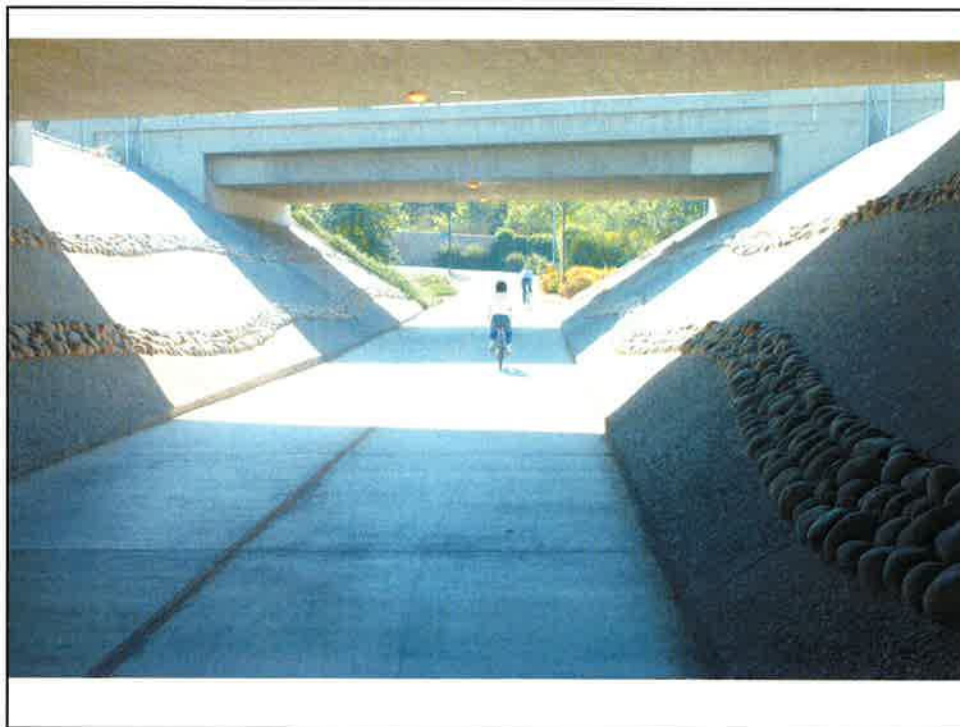
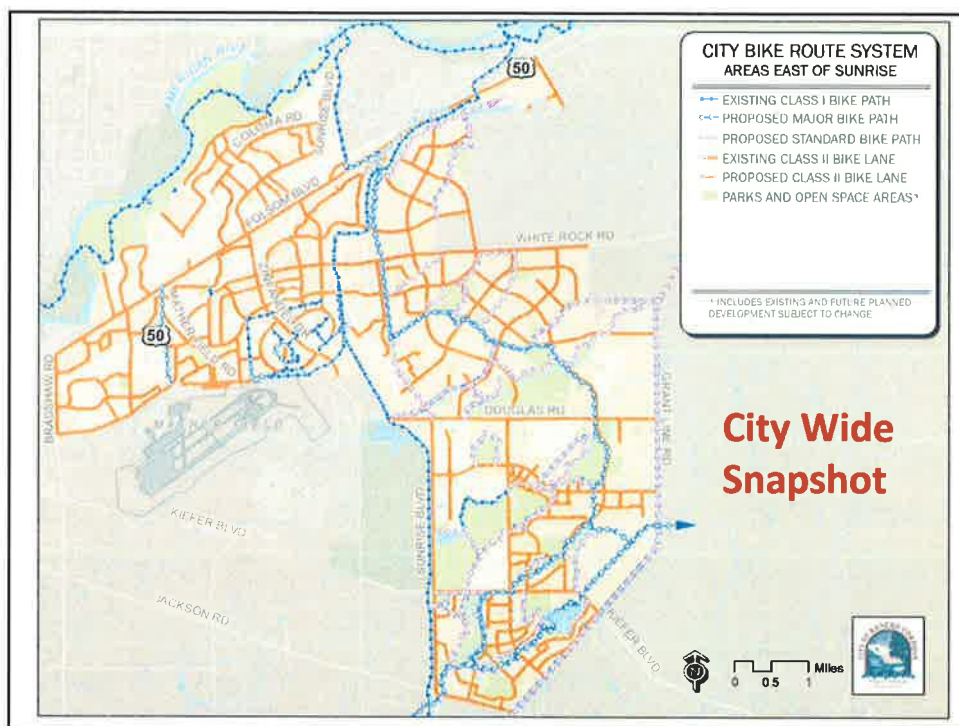
- **Provide good access** – Schools, Work, Parks, restaurants, light rail and the American River Parkway
- **Connect neighborhoods** – Start with land owner's Specific Plan goals
- **Bridging Barriers to Travel** – Bridges and Under crossings
- **Creates a path for implementation**



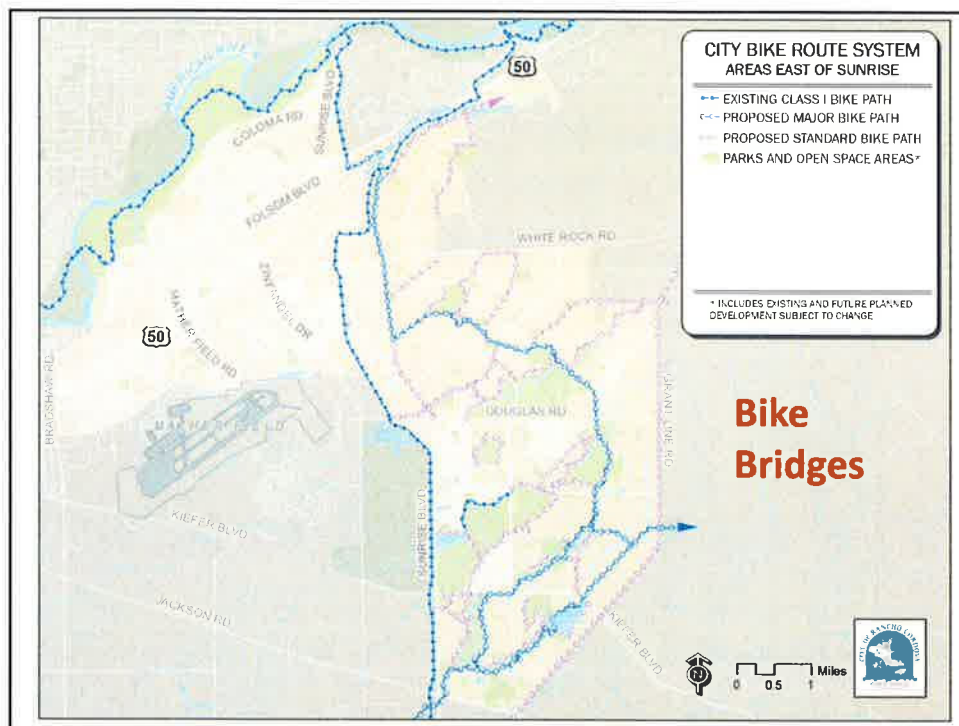
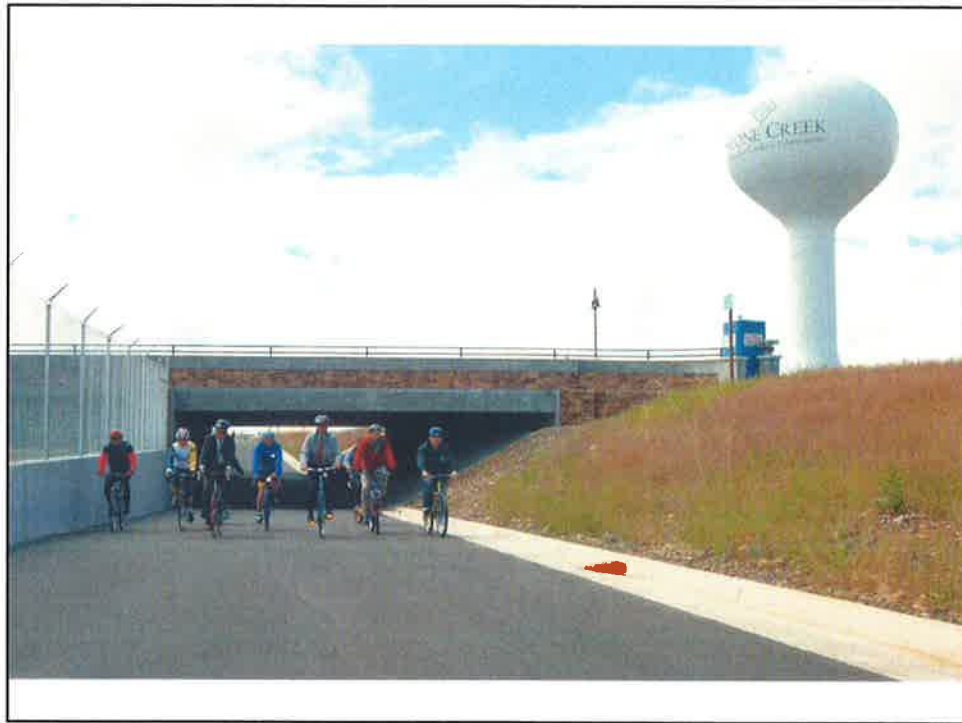
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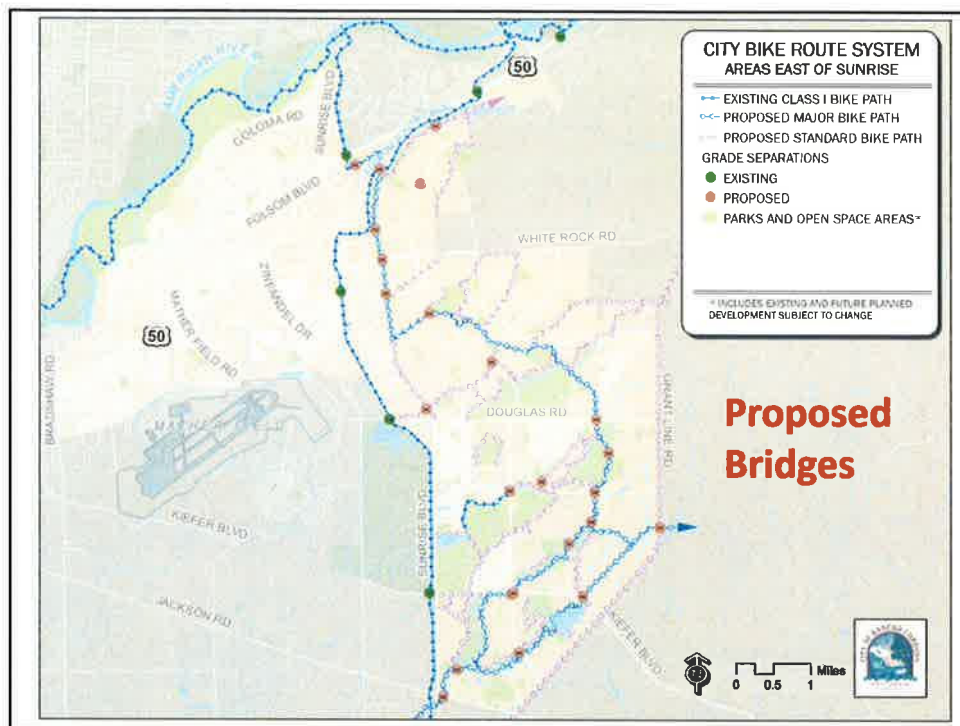
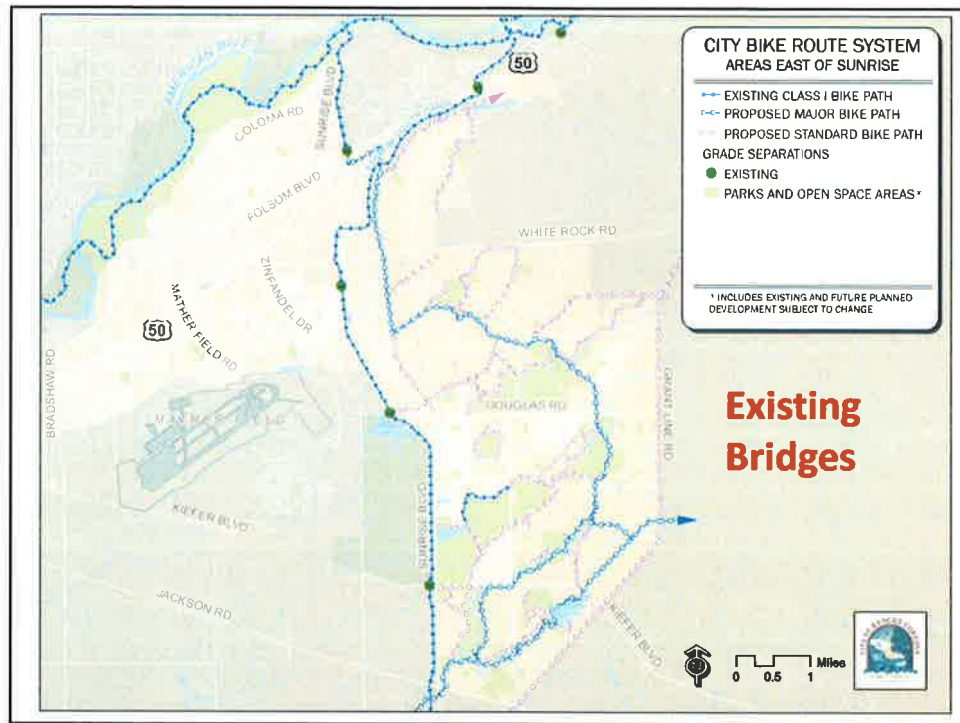




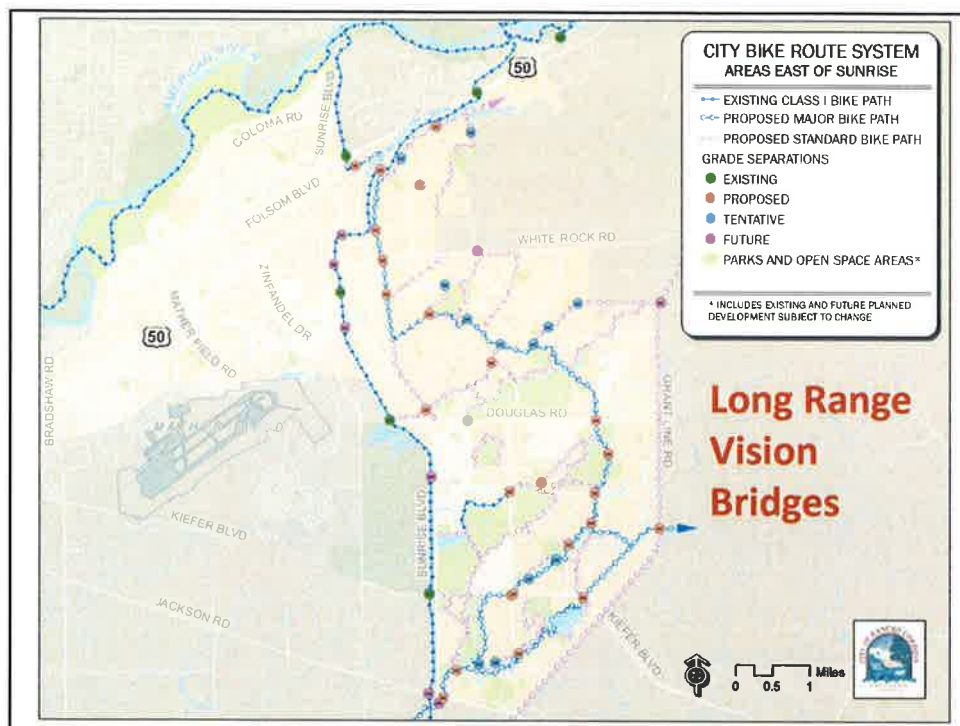
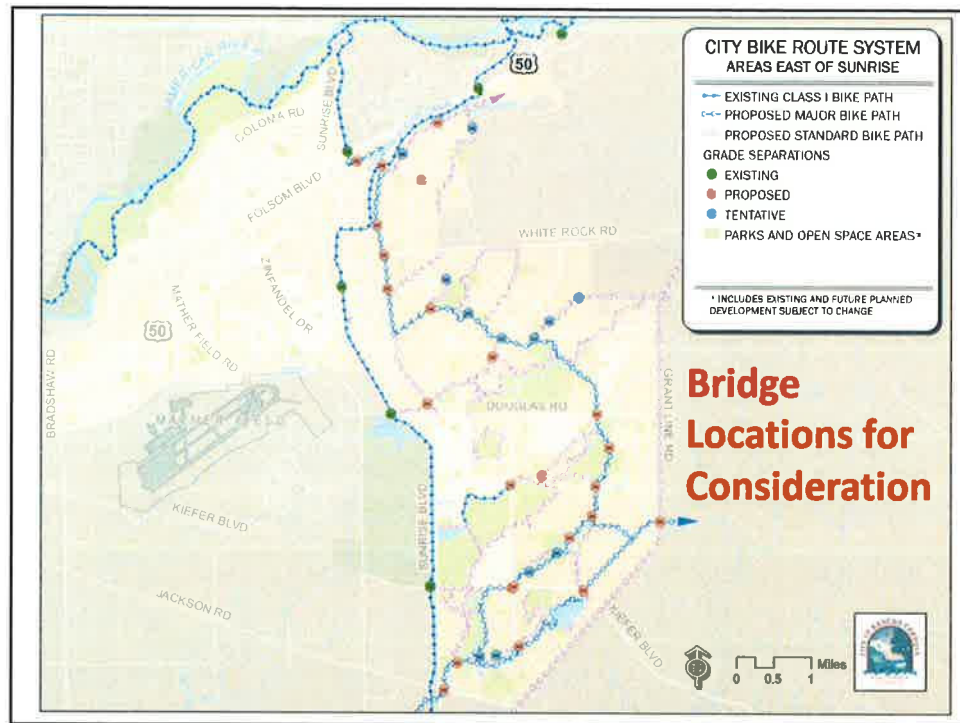


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