



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

Monday, October 07, 2013

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

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

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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
Fri, Nov 28 - Thanksgiving Day
Thu, Nov 28 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Thurs, Dec 26 - Tues, Dec 31 Winter Break

2014 - Proposed

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

S	M	T	W	T	F	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

CITY HALL CLOSURE DATES

Wed, Jan 1 - New Year's Day
Mon, Jan 20 - Martin Luther King Jr. Day
Mon, Feb 17 - President's Day
Mon, May 26 - Memorial Day
Fri, Jul 4 - Independence Day
Mon, Sep 1 - Labor Day
Tue, Nov 11 - Veteran's Day
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

S	M	T	W	T	F	S
			1	2	3	
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
1						
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

S	M	T	W	T	F	S
1						
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
	1					
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

S	M	T	W	T	F	S
	1	2	3	4		
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

S	M	T	W	T	F	S
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

S	M	T	W	T	F	S
		1	2	3		
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W
---	---	---	---



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

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

Monday, October 07, 2013

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

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

AGENDA

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1 **Subject:** Insurance and Claims.

3.2 **Subject:** CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case)

4. ADJOURNMENT OF STUDY SESSION

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

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

7. PLEDGE OF ALLEGIANCE

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

8. INVOCATION

Steve Vincent from Sacramento Church of the Flying Spaghetti Monster will give the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation for Dyslexia Awareness Month Presented to Esther Romero.

10. PUBLIC COMMENT

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

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.

11. COUNCIL REPORTS

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** Meeting Minutes of September 16, 2013 Regular Meeting and September 24, 2013 Special Meeting.
Recommendation: Adopt Minutes.
- 12.2 **Subject:** Resolution of the Successor Agency to the Former Community Redevelopment Agency of the City of Rancho Cordova Approving the Long Range Property Management Plan for Successor Agency Owned Property Pursuant to Health

and Safety Code Section 34191.5.

Recommendation: Adopt Resolution No. SA-06-2013.

Result of Recommended Action: Adoption of this resolution will allow the Rancho Cordova Successor Agency to submit the Long Range Property Management Plan to the Rancho Cordova Oversight Board and the California Department of Finance for approval.

Staff Report: Donna Silva and Michelle Mingay, Finance Department and Curt Haven, Economic Development Department.

Advances Goals: 5.

COUNCIL ACTING AS THE SUCCESSOR AGENCY

- 12.3 **Subject:** First Amendment to Loan Agreement with the Rancho Cordova Travel and Tourism Business Improvement District.

Recommendation: Approve Resolution No. 116-2013.

Result of Recommended Action: If approved, the Rancho Cordova Travel and Tourism Business Improvement District (the District) loan payment amount will be reduced from \$17,320.29 per month to \$8,855.10 per month thereby extending the payoff by approximately three years, from December 2015 to August 2018. This will provide additional cash flow to assist with ongoing improvements and marketing for the Events Center.

Staff Report: Donna Silva, Finance Director.

Advances Goals: 1, 2, 5, 6.

- 12.4 **Subject:** Resolution Awarding Construction Contract to RSC General & Engineering, Inc. for the 2014 ADA Sidewalk Improvement Project in the amount of \$104,855.

Recommendation: Adopt Resolution No. 115-2013.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to award a construction contract to RSC General & Engineering Inc., the lowest responsive bidder, who would perform work on the 2014 ADA Sidewalk Improvement Project. Work performed under this contract consists, in general, of furnishing all labor, materials, tools, equipment, incidentals, and for doing all work necessary to remove and replace concrete curb, gutter, sidewalk, and sidewalk ramps at 34 locations in the City of Rancho Cordova.

Staff Report: Cyrus Abhar, Public Work Director.

Advances Goals: 1, 2, 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** Rancho Cordova Zoning Map Amendment.

Recommendation: Introduce and waive first reading of Ordinance No. 29-2013 amending the City Zoning Map for properties in the Sunridge Planning Area.

Result of Recommended Action: The rezone would apply commercial and multi-family residential zoning to parcels within the Sunridge Planning Area. Urban zoning designations for these lands were rescinded as a result of court orders associated with litigation against the Sunridge Specific Plan EIR. The rezone would also apply the Commercial Service designation to lands upon which community facilities have been constructed (water treatment and storage tank and SMUD facility). This action would benefit the property owners that lost urban zoning designations that had been approved

under the Sunridge Specific Plan.

Staff Report: Paul Junker, Planning Director and William Campbell, Principal Planner.

Advances Goals: 1, 6.

14.2 **Subject:** City-Sponsored Zoning Code Amendment – Hen Ordinance.

Recommendation: Introduce and waive first reading of Ordinance No. 30-2013.

Result of Recommended Action: The City-sponsored Municipal Code Amendment would add Chapter 8.11 to the Municipal Code to be entitled “Keeping of Backyard Hens,” and amend Title 23 of the Municipal Code (Table 23.310-1, Allowed Uses, Residential Districts). The ordinance would permit the keeping of hens within certain single-family residential zones of the City, subject to a registration requirement and regulations for the care and maintenance set forth in the ordinance.

Staff Report: Paul Junker, Planning Director and Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 2, 6.

15. REGULAR CALENDAR ITEMS

15.1 **Subject:** South Sacramento Habitat Conservation Plan – Memorandum of Agreement for FY 2013-14.

Recommendation: Adopt Resolution No. 117-2013.

Result of Recommended Action: Adoption of Resolution No. 117-2013 would authorize the City Manager to execute a Memorandum of Agreement (MOA) that describes the City’s roles and obligations related to the South Sacramento Habitat Conservation Plan (SSHCP). Council approval of the MOA would authorize the release of this year’s City contribution to the SSHCP. This action relates solely to work completed in FY 2013/14 and any future contributions by the City will require separate Council approval.

Staff Report: Paul Junker, Planning Director Manager.

Advances Goals: 2, 6.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

16.1 Discussion of Council Requests for Future Agenda Items Pending List.

17. CITY MANAGER’S REPORT

18. ADJOURNMENT

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

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

20. CLOSED SESSION

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

PUBLIC EMPLOYEE APPOINTMENT (If Needed)
Title: City Manager

Pursuant to Government Code Section 54957.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. 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, 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 (5:30 PM) on Closed Session for City Manager and Departments Evaluation</i>
<i>Monday, November 4, 2013</i>	<i>City Council Special (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Monday, November 11, 2013 – City Hall Closed for Veteran's Day Holiday</i>	
<i>Monday, November 18, 2013</i>	<i>City Council Regular Meeting (5:30 PM)</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, October 07, 2013 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, October 3, 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.cityofranchocordova.org.

Signed Thursday, October 3, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

Risk Management Overview

October 7, 2013

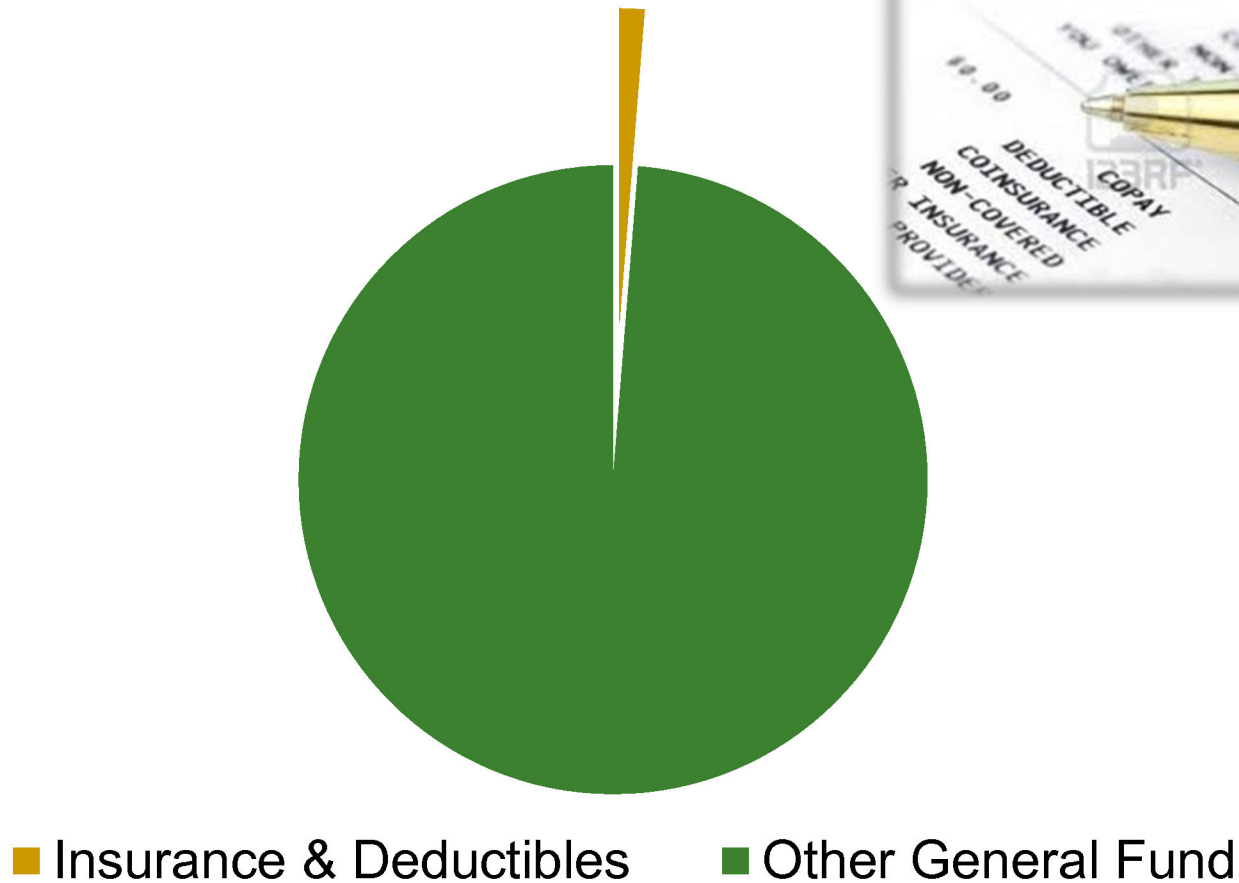


The Risk Management Team



- Jessica Blushi – CSAC EIA – the Insurance Company
- Tom Corbitt – Alliant Insurance Services, Inc. – the Insurance Broker
- Kathleen Williams – George Hills & Company – our Liability Claims Administrator
- York Risk Services Group – Workers Compensation Claims Administrator

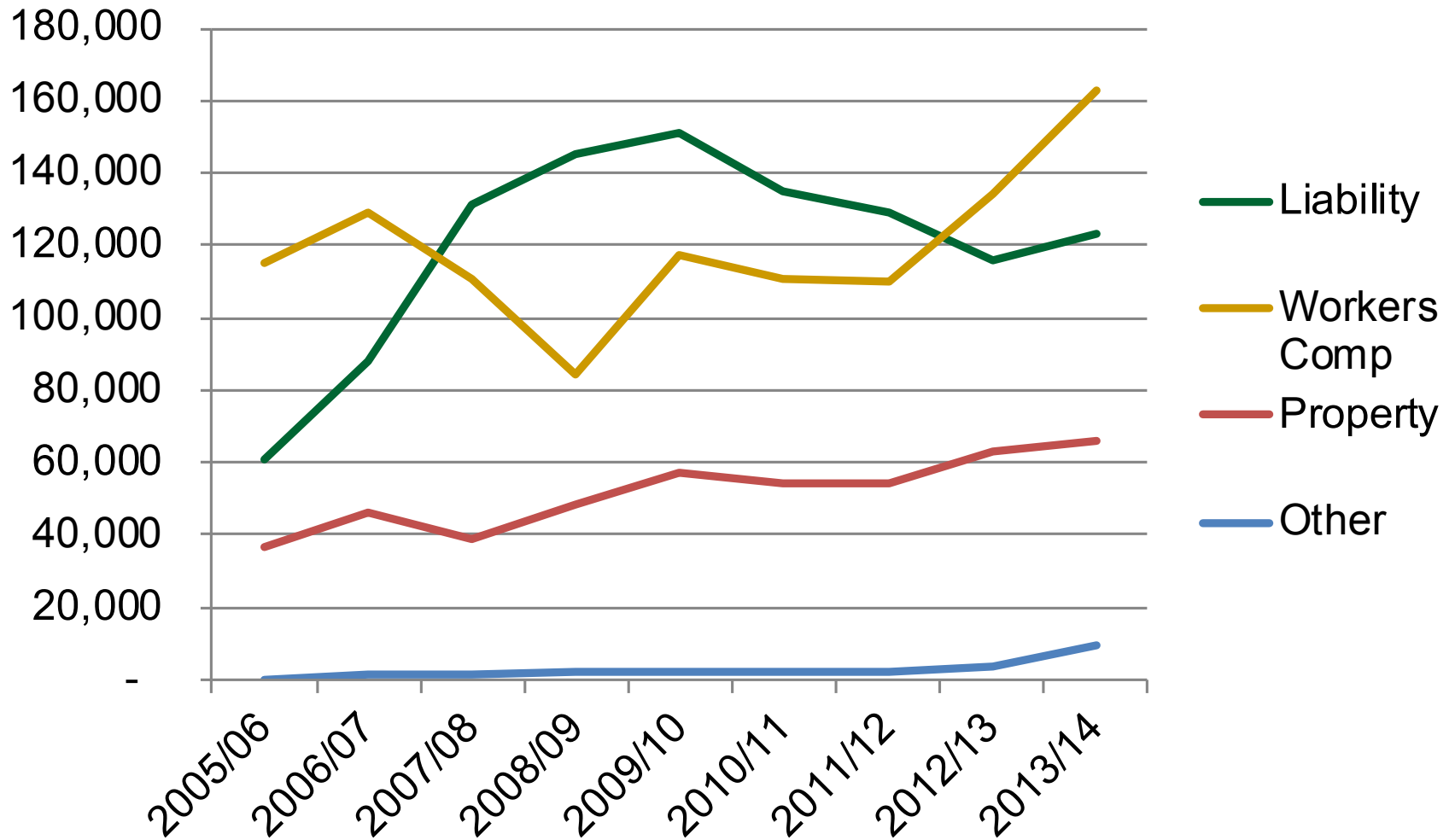
Average Insurance Cost Relative to General Fund



Insurance Policies

POLICY	DEDUCTIBLE	MAXIMUM COVERAGE
General Liability	\$10,000	\$35,000,000
Workers Compensation	\$0	Unlimited
Property	\$5,000	\$600,000,000 All Risk \$400,000,000 Flood
Crime Bond	\$2,500	\$10,000,000
Pollution	\$100,000	\$1,000,000 to \$10,000,000
Cyber	\$50,000 to \$100,000	\$1,000,000 \$250,000 for Privacy Notification Costs

Premium Cost Over Time

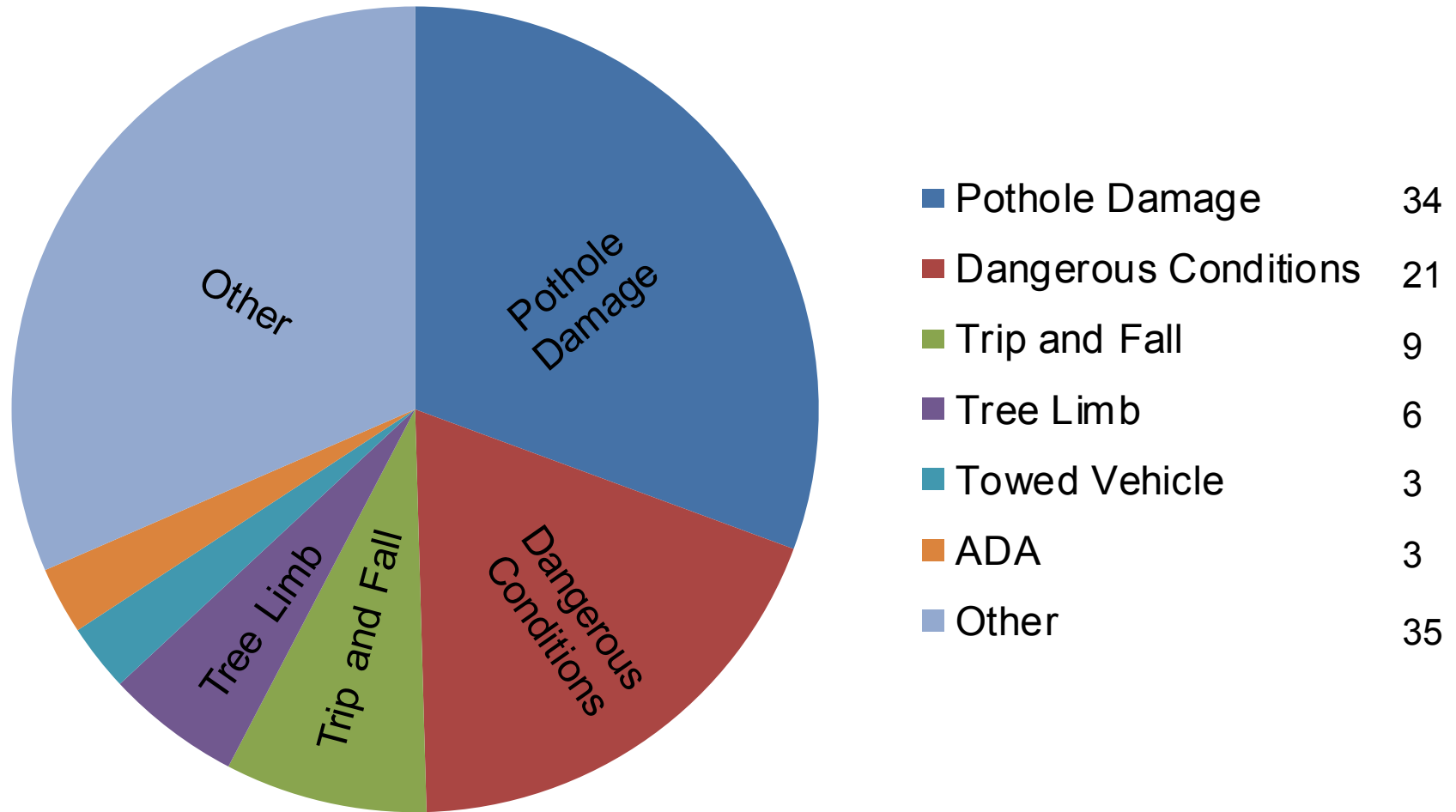


Number of Claims Received, by Fiscal Year

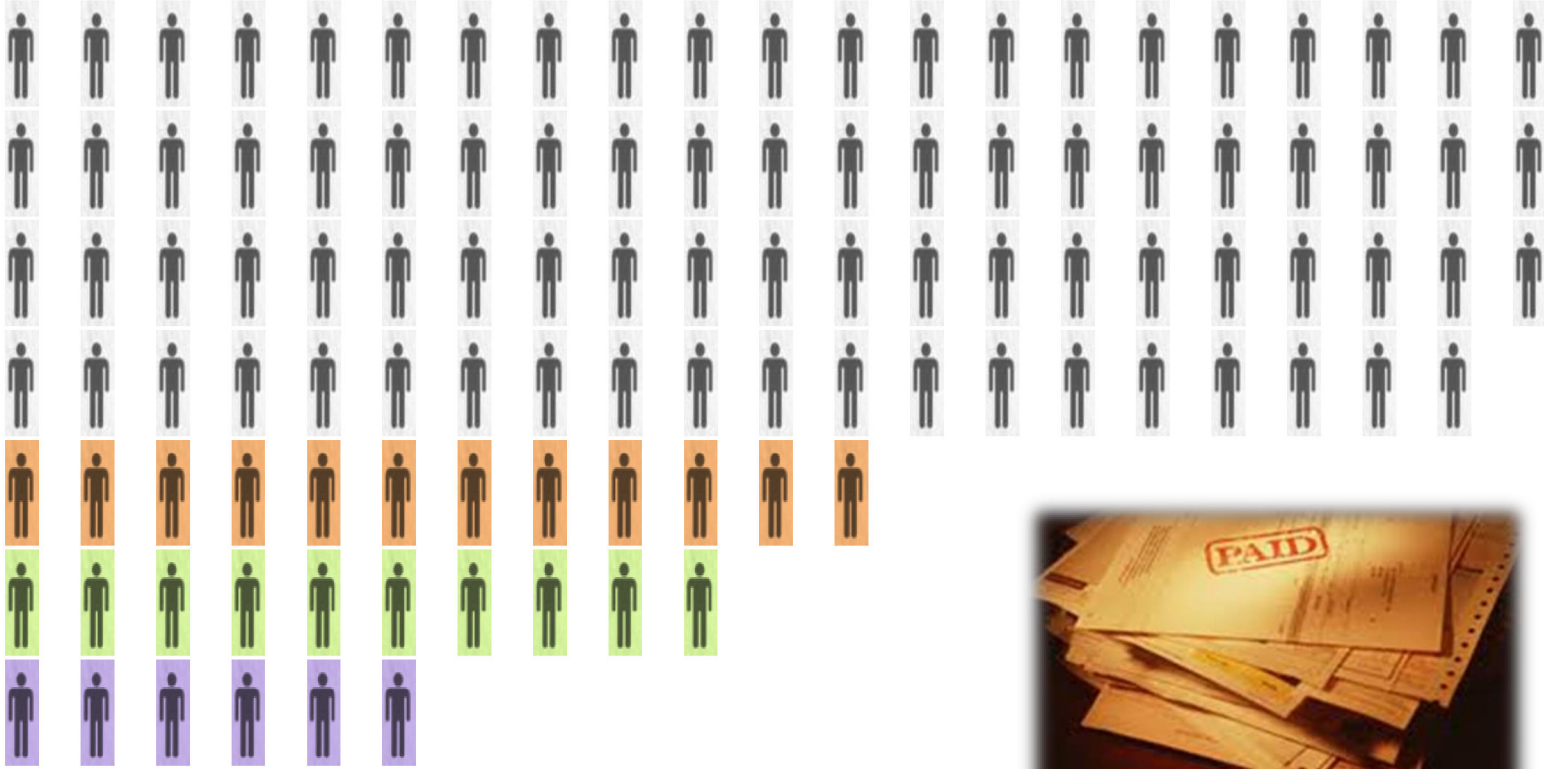


Fiscal Year	Liability	Workers Comp.
2003-04	4	0
2004-05	8	0
2005-06	12	0
2006-07	22	5
2007-08	12	5
2008-09	7	3
2009-10	11	1
2010-11	13	3
2011-12	10	0
2012-13	12	1

Nature of Liability Claims Received



Distribution of Claims



Nature of Payments to Claimants



Trip & Fall

\$ 100,000



\$ 22,500



Other Liability Claims

\$ 5,092



\$ 732

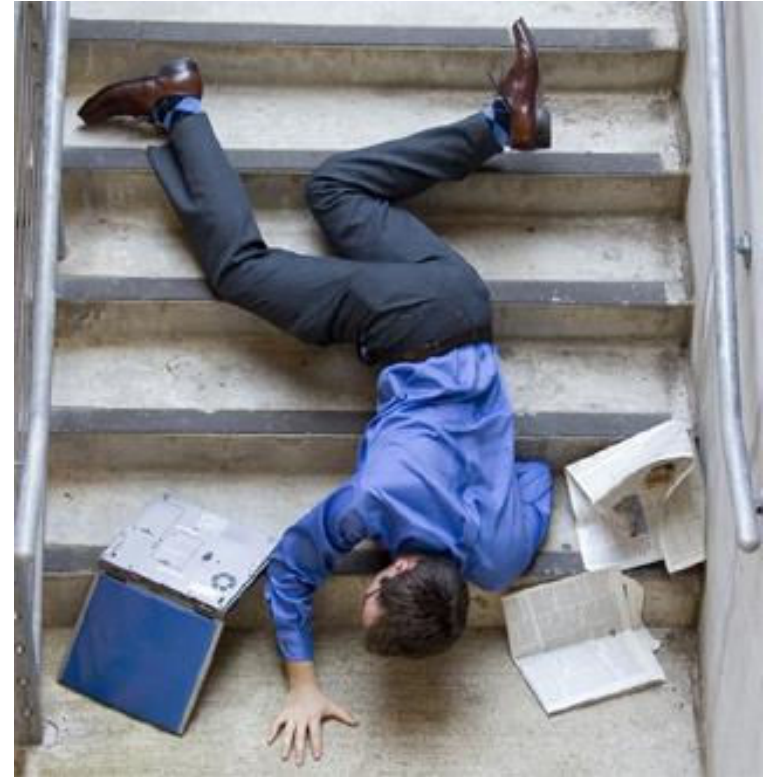
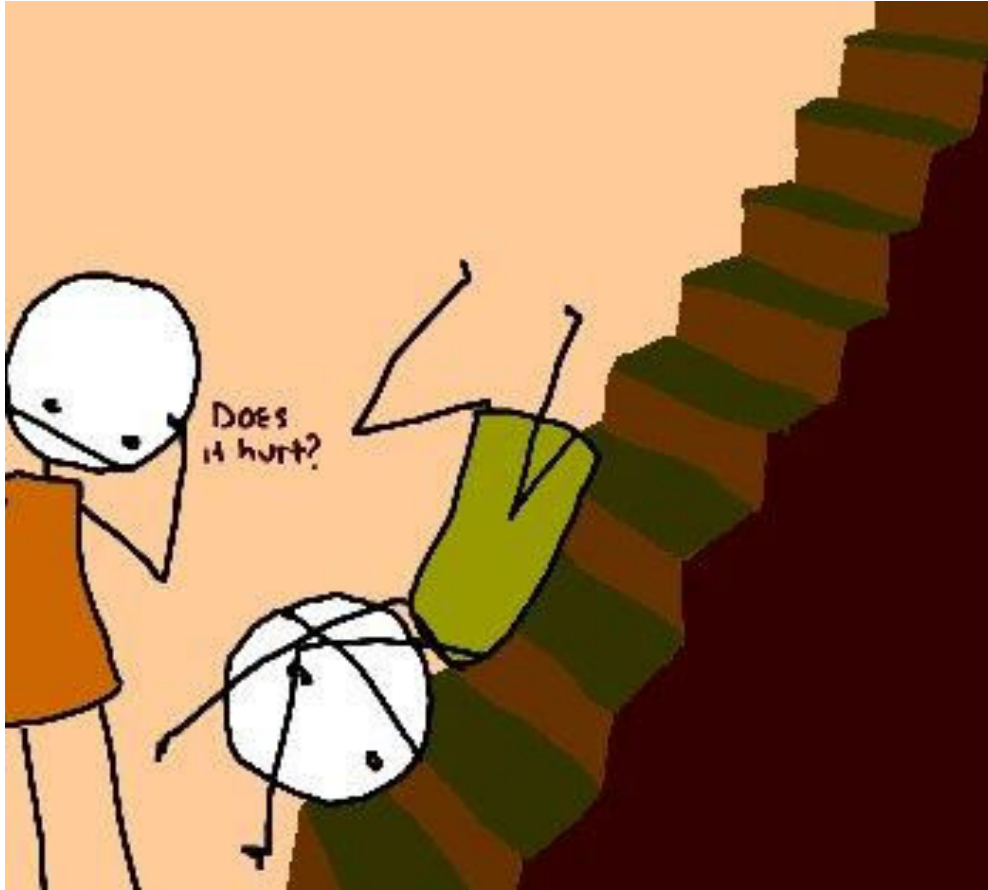


\$ 277

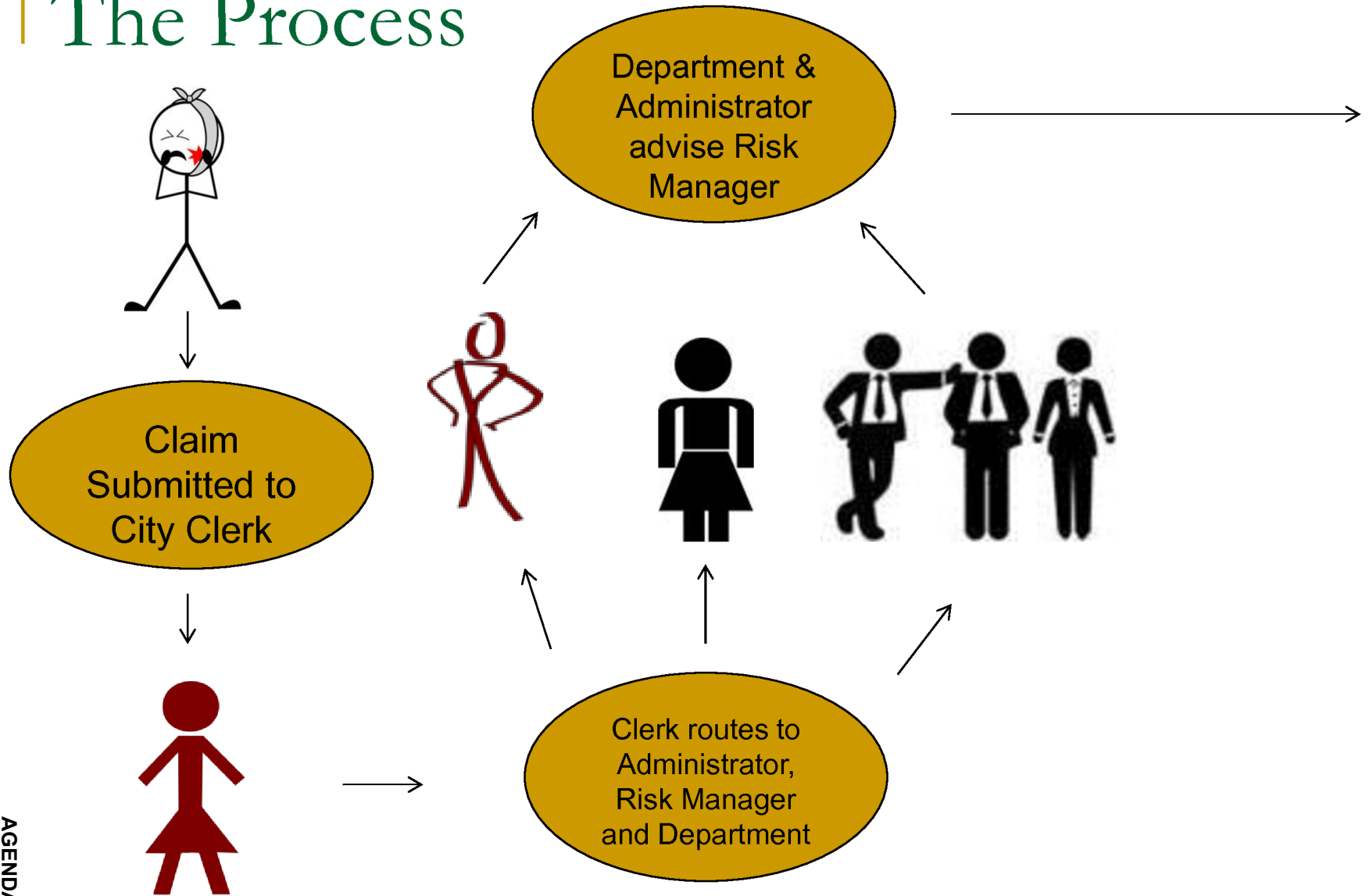


\$100

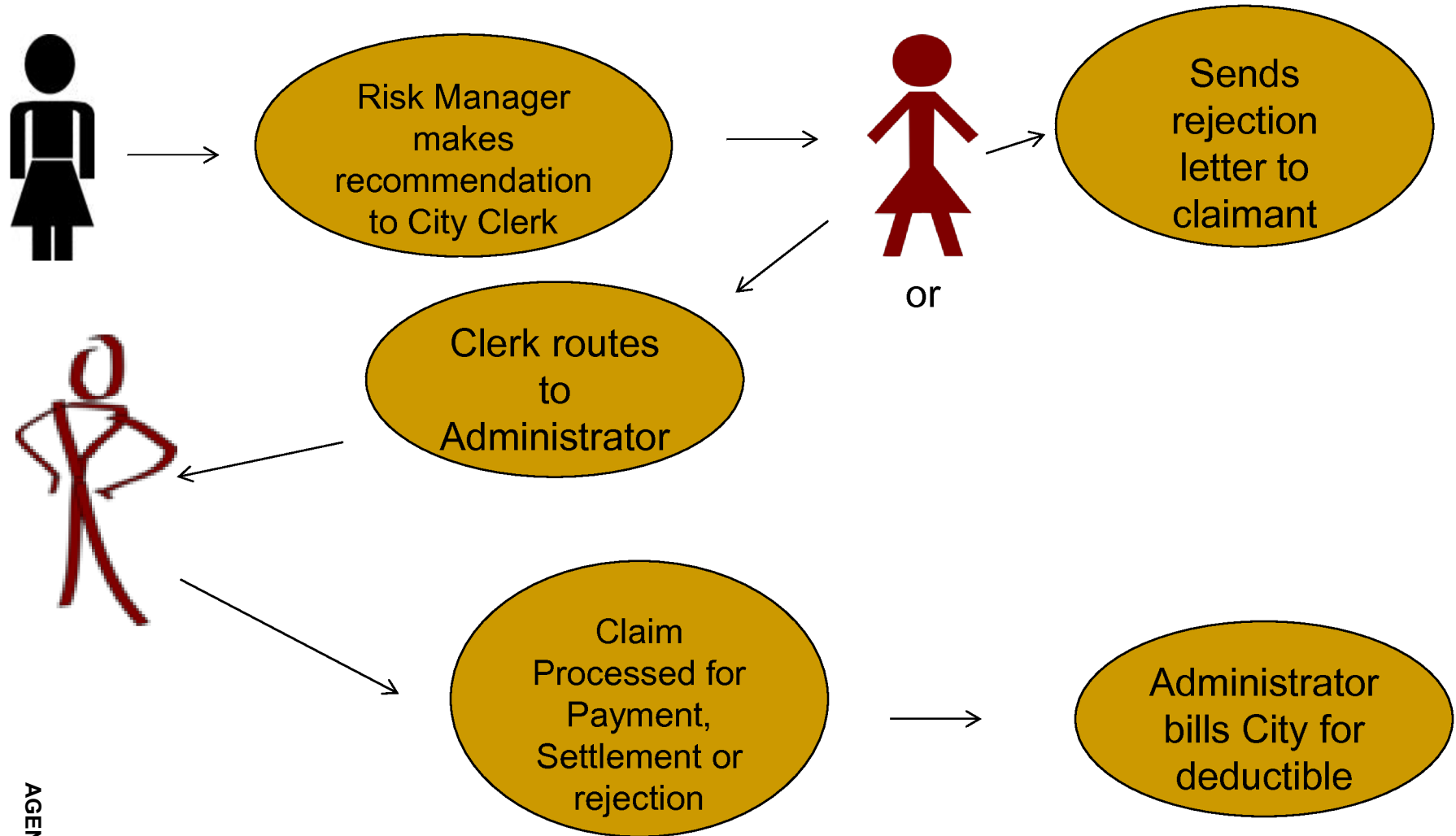
Workers Compensation – Nature of Claims



The Process



The Process - Continued





**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**

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:38 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Campbell, Gassaway, Haven, Hayes, Holt, Snyder, Thomas, Cuffe, Pinola, Lopez, Nobriga, Reese, Samuelson, Richeal, George

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Officer Scott McCartney led the pledge.

4. INVOCATION

Faye Kerkes from United Methodist of Rancho Cordova gave 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.

Mayor Budge reordered the agenda and took item 5.4 at this time.

- 5.4 Presentation of Proclamation to Denise Reese, Event Chair in Support of Relay For Life on September 21 and 22, 2013.
- 5.3 Presentation of Proclamation for Pollution Prevention Week Presented to Sacramento County Business Environmental Resource Center (BERC).
- 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.

AT THIS POINT: Council took a recess at 6:49 PM. The full Council resumed at 7:10 PM.

6. PUBLIC COMMENT

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

- Diann Rogers, thanking Facilities City Staff on behalf of the Chamber of Commerce
- John Barris regarding crime in Rancho Cordova
- John Lapp regarding lack of police

Mayor Budge closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve 8.1 - 8.5 by Skoglund second by Sander;
Carried by a 5:0 roll call vote.

ACTION: Skoglund pulled 8.6 for discussion. Motion to approve by Skoglund second by Terry;
Carried by a 5:0 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.

ACTION: Skoglund pulled 8.6 for discussion. Motion to approve by Skoglund second by Terry;
Carried by a 5:0 roll call vote. absent)

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.

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

- Todd Speece, Richmond American Homes

Mayor Budge closed the public comment period.

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

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.

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

- David Morikawa, Meals on Wheels
- Ken Bennett and Freida Walker, Self Help Housing
- Officer Shelly Hodgkins, Jaime Gomez, and Damiesha Jackson, Folsom Cordova Community Partnership and PAL

Mayor Budge closed the public comment period.

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

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.

ACTION: Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested:

- Petty Crime Work Session
- Visalia Items Discussion
- Nuisance Properties Discussion

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Budge adjourned the meeting in honor of Eppie Johnson, Ernie Vance, and the lives lost in the Navy Yard shooting in Washington D.C. at 9:34 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 9:42 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Haven. Silva and Samuelson only for the first 2 real property negotiation items.

16. CLOSED SESSION

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

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

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:45 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 24, 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 5:45 PM.

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

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Garcia, Gassaway, Junker, Haven, Johns, Knight, Richeal

2. PUBLIC COMMENT

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

- David Wade
- Andrew Skinner
- Chris Pair with Regional Transit

Mayor Budge closed the public comment period.

3. SPECIAL MEETING ITEMS

3.1 **Subject:** Folsom Boulevard Specific Plan.

Recommendation: Consider staff's presentation and provide direction on key modifications in advance of public hearings for the update of the Folsom Boulevard Specific Plan (FBSP).

Result of Recommended Action: Council's input and direction on key modifications to the Plan will allow staff to proceed with any additional changes in advance of public hearings on the FBSP update. Formal Council hearings for the FBSP are anticipated by the end of this calendar year.

Staff Report: Paul Junker, Planning Director and Pam Johns, Special Projects Manager.

Advances Goals: 1, 2, 6.

ACTION: Discussion item only; no action taken.

AT THIS POINT: Council took a break at 7:52 PM. The full Council resumed at 8:08 PM.

3.2 **Subject:** Options for Single-Use Carryout Bag Regulations.

Recommendation: This is an informational presentation to the City Council regarding options for single-use carryout bag regulations.

Result of Recommended Action: The intent of this effort is to provide the pertinent information to the City Council in order to allow them to provide direction to staff on how to proceed.

Staff Report: Kate Cook, Attorney and Kathy Garcia, Senior Engineer.

Advances Goals: 1, 3.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:45 PM.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM

DATE: October 7, 2013
TO: Successor Agency Board Members
FROM: Michelle Mingay, Sr. Finance Analyst



SUBJECT: RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

RECOMMENDATION

Approve Successor Agency Resolution No. SA-06-2013.

RESULT OF RECOMMENDED ACTIONS

Approval of this resolution will allow the Rancho Cordova Successor Agency to submit the Long-Range Property Management Plan to the Rancho Cordova Oversight Board and the California Department of Finance for approval.

BACKGROUND

Pursuant to AB 1484 section 34191.5, within six months after receiving a Finding of Completion ("FOC") from the California Department of Finance ("DOF"), each Successor Agency is required to submit for approval to the Oversight Board and DOF, a Long-Range Property Management Plan (the "LRPMP" or the "Plan") that addresses the disposition and use of the real properties of the former redevelopment agency. The Rancho Cordova Successor Agency received its FOC on April 26, 2013 therefore an Oversight Board approved LRPMP is due to the DOF by or before October 26, 2013.

AB 1484 section 34191.5 (c)(2) identifies the permissible uses of the former Redevelopment Agency's real property assets as (i) retention of the property for governmental use, (ii) retention of the property for future development, (iii) sale of the property or, (iv) use of the property to fulfill an enforceable obligation. The Successor Agency cannot proceed with the disposition or use of the real property until the LRPMP is approved by both the Oversight Board and the DOF.

The former Rancho Cordova Community Redevelopment Agency ("Redevelopment Agency") is the owner of a single non-housing parcel located at 10545 Folsom Blvd. The Redevelopment Agency originally purchased the multi-family property, known as the Grandee Apartments, to abate various social nuisance issues caused by the substandard condition and dilapidated state of the property. The property consisted of 22 multi-family units with two buildings containing a total of 13,216 square feet of living area which was demolished as part of the property acquisition.

There was no specific project identified for the property as the time of acquisition, but it was the Redevelopment Agency's intent to work with the community to identify an appropriate project for

the site and potentially create a community amenity. The expansion of the adjacent Sacramento Metropolitan Fire District ("Sac Metro Fire"), Station 61 was one of the projects later identified for the property. Prior to dissolution, the Redevelopment Agency had been in discussions with Sac Metro Fire regarding the potential future use of this property for the expansion of Station 61 if Sac Metro Fire was unsuccessful in assembling all of the properties necessary for the project.

While the Successor Agency would have preferred to transfer the property to Sac Metro Fire for governmental purpose, since a fire station is an identified facility outlined in AB 1484, the lack of a contractual agreement makes the transfer an unallowable use. As such, the property has been identified in the LRPMP as available for sale. Since Sac Metro Fire has continued interest in this parcel, after the Plan is approved by the DOF, the Successor Agency will enter into negotiations to sell the property to Sac Metro Fire, at the current market rate as identified by an independent appraisal. If a sale to Sac Metro Fire does not occur within a year of the Plans approval, the property will be placed on the open market for sale to the general public. The proceeds from the sale of the property will be used by the Successor Agency to first meet its enforceable obligations, with all excess proceeds being transferred to the Sacramento County Auditor Controllers office for distribution to taxing agencies.

Upon Successor Agency approval, staff will transmit a copy of the LRPMP to the Oversight Board and DOF for their review and approval. During its review, the DOF could concur with the LRPMP as prepared or disagree with the LRPMP and return it to the Oversight Board for modifications. Much like the ROPS and DDR processes, Successor Agency staff would then have the opportunity to interact with DOF staff in an attempt to reach consensus or a final LRPMP that meets with DOF approval.

Once the LRPMP has been approved, the interest in the former Redevelopment Agency's real property will transfer to the Community Redevelopment Property Trust Fund of the Successor Agency. The DOF approved LRPMP will govern the disposition of the property and, based on direction provided by the DOF, all Successor Agency actions taken pursuant to the LRPMP are subject to Oversight Board and DOF approval. Additionally, any significant deviation from the DOF approved LRPMP will result in the Successor Agency re-submitting the Plan for review and approval.

ATTACHMENT

Resolution SA-05-2013 including Exhibit A - Long-Range Property Management Plan.

**SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF RANCHO CORDOVA**

RESOLUTION NO. SA-06-2013

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING THE LONG-RANGE
PROPERTY MANAGEMENT PLAN**

WHEREAS, the California Legislature adopted, the Governor signed, Assembly Bill 1x 26 (Stats. 2011, chap.5) added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012.

WHEREAS, as added by ABx1 26, California Health and Safety Code Sections 34171(j) and 34173 originally provided that a city or county that formed a redevelopment agency (the "Sponsoring Jurisdiction") would serve as the successor agency to the dissolved redevelopment agency unless the Sponsoring Jurisdiction affirmatively elected not to fill that role; and

WHEREAS, as added by ABx1 26, California Health and Safety Code Section 34173(b) provides that the authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies are vested in the successor agencies; and

WHEREAS, pursuant to Resolution No. 1-2012, adopted by the City Council on January 10, 2012, the City of Rancho Cordova ("City") agreed to serve as the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova (the "Successor Agency") commencing upon the dissolution of the Agency on February 1, 2012; and

WHEREAS, Assembly Bill 1484 ("AB 1484"), enacted June 27, 2012, modified ABx1 26 by adding California Health and Safety Code Section 34173(g) to clarify that each successor agency "is a separate public entity from the public agency that provides for its governance"; and

WHEREAS, following the successful completion of all statutory prerequisites, the Successor Agency received a Finding of Completion from the California Department of Finance ("DOF") by letter dated April 26, 2013; and

WHEREAS, AB 1484 requires the Successor Agency to prepare a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency, which shall be submitted to the Oversight Board and DOF for approval no later than six months following the issuance of a Finding of Completion; and

WHEREAS, the Long-Range Property Management Plan shall include an inventory of all properties owned by the former Redevelopment Agency; and

WHEREAS, the proposed Long-Range Property Management Plan, attached hereto as **Exhibit A**, has been prepared by staff and is consistent with the provisions of the Dissolution Act, Health and Safety Code Section 34191.5, and the guidelines made available by DOF; and

WHEREAS, the Successor Agency desires to approve the Long-Range Property Management Plan and transmit it to the Oversight Board and DOF as required.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Successor Agency to the former Community Redevelopment Agency of the City of Rancho Cordova that it hereby approves the Long-Range Property Management Plan (**Exhibit A**), as required by HSC Section 34191.5, and directs the City Manger to transmit a copy to the Oversight Board and to the California Department of Finance for their approval.

PASSED AND ADOPTED by the Board Members of the Successor Agency to the former Community Redevelopment Agency of the City of Rancho Cordova on the ____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Agency Chair

ATTEST:

Mindy Cuppy, CMC, Agency Secretary

LONG-RANGE PROPERTY MANAGEMENT PLAN



Rancho Cordova Successor Agency

October 7, 2013

Table of Contents

INTRODUCTION	1
EXECUTIVE SUMMARY	1
LEGAL REQUIREMENT	3
PLAN IMPLEMENTATION	5
PROPERTY DESCRIPTION SUMMARY.....	6
PROPERTY INVENTORY	9
PROPERTIES TRANSFERRED TO CITY FOR GOVERNMENTAL USE PURPOSES	10
PROPERTIES RETAINED FOR FUTURE DEVELOPMENT	11
PROPERTIES TO BE SOLD	12
EXHIBITS	
A – Finding of Completion	13
B – Long-Range Property Management Plan Checklist	14
C – Long-Range Property Management Plan Tracking Worksheet.....	16

INTRODUCTION

State Legislation ABx1 26 (the “Dissolution Act”) and Assembly Bill No. 1484 (“AB 1484”) requires all Successor Agencies to former Redevelopment Agencies that owned non-housing property at the time of redevelopment dissolution on February 1, 2012, to prepare a Long Range Property Management Plan (the “LRPMP” or the “Plan”). The LRPMP sets forth the process by which the Successor Agency to the former Redevelopment Agency of the City of Rancho Cordova (the “Successor Agency”) may utilize or dispose of the real property assets of the former Rancho Cordova Redevelopment Agency (the “Assets”) which pursuant to AB 1484 are held in the Community Redevelopment Property Trust Fund. The goal of this plan is to efficiently dispose of or utilize the Assets in a manner that will maximize value to the community and the taxing agencies.

This document is the Successor Agency’s Long-Range Property Management Plan. Once the Plan is approved by the Rancho Cordova Oversight Board (the “Oversight Board”), it will be transmitted to the California Department of Finance (the “DOF”) for final approval. Prior to reviewing the LRPMP, the DOF must issue a Finding of Completion (a “FOC”) to the Successor Agency. A FOC is issued by the DOF after the Successor Agency can demonstrate that both the housing and non-housing Due Diligence Reviews have been completed and all identified unencumbered funds of the former Redevelopment Agency have been returned to the Successor Agency and/or the County Auditor-Controller for redistribution to the affected taxing entities. The Successor Agency received their FOC from the DOF on April 26, 2013 and is included in Exhibit A to this Plan.

EXECUTIVE SUMMARY

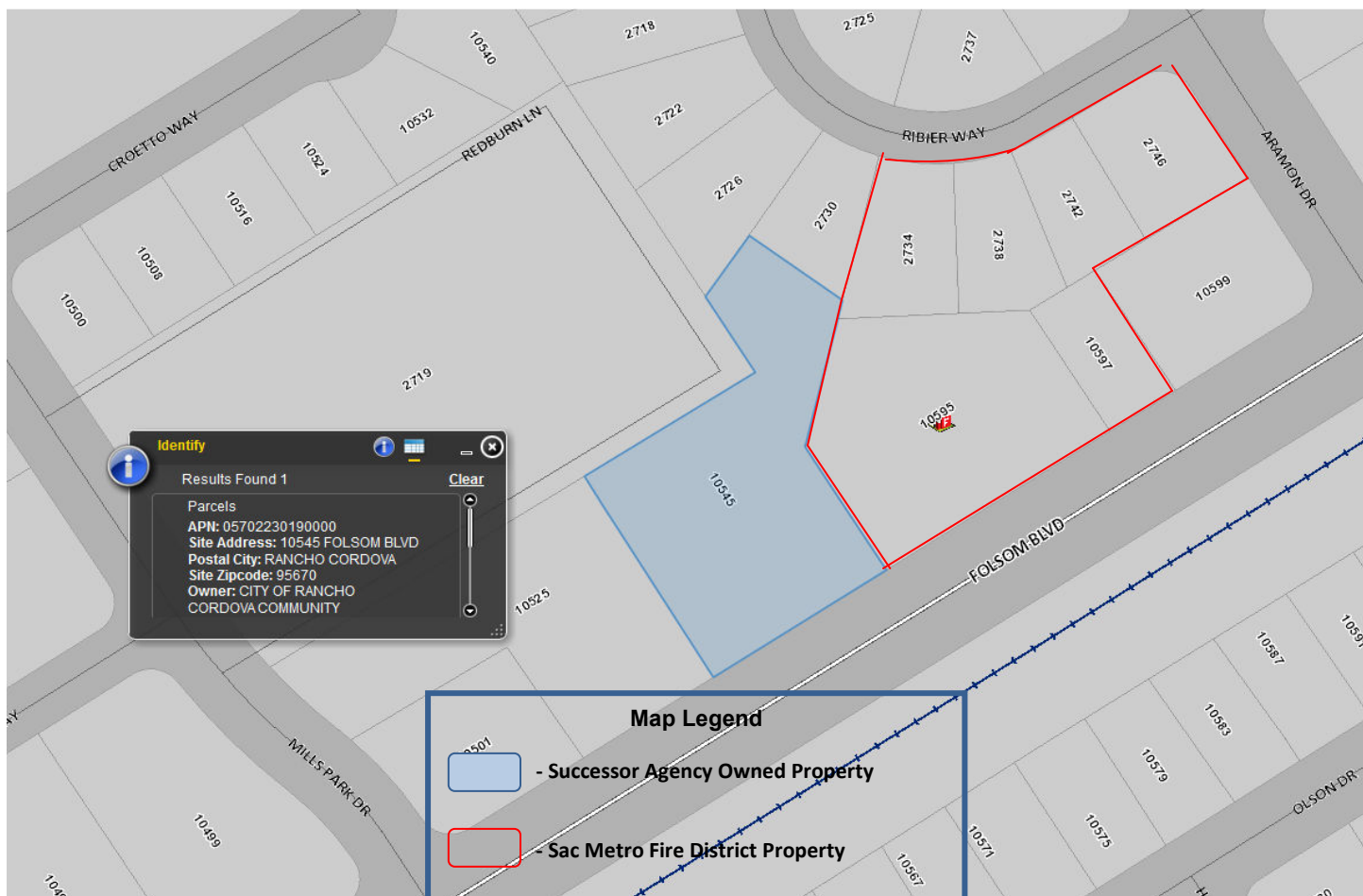
The former Redevelopment Agency of the City of Rancho Cordova (the “Redevelopment Agency”) is the owner of record on the title for one (1) property in the City of Rancho Cordova (the “City”). This property is located on Folsom Boulevard, next to Sacramento Metro Fire Station 61, and is designated in the LRPMP as property available for sale.

The table below provides a summary of all LRPMP property categories, as required by AB 1484:

Rancho Cordova Successor Agency <i>Summary of Property Disposition Categories</i>	
Permissible Use Under AB 1484	# of Properties
Government Use Properties	0
Sale of Property	1
Fulfill an Enforceable Obligation	0
Retain for Future Development	0
TOTAL	1

The Redevelopment Agency originally purchased the multi-family property, known as the Grandee Apartments, to abate various social nuisance issues caused by the substandard condition and dilapidated state of the property.

A summary map has been included to assist a reader in understanding where this property is located:



Source: City of Rancho Cordova Parcel Viewer

LEGAL REQUIREMENT

Pursuant to Health and Safety Code section 34191.5, within six months after receiving an FOC from the DOF, each successor agency is required to submit for approval to the oversight board and DOF, a LRPMP that addresses the disposition and use of the real properties of the former redevelopment agency. In the Successor Agency's case, an Oversight Board approved LRPMP is due to the DOF by or before October 26, 2013.

The LRPMP shall do all the following:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund (Trust), which was established to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of all of the following information:
 - The date of acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - The purpose for which the property was acquired.
 - Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - An estimate of the current value of the parcel including, if available, any appraisal information.
 - An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - The history of environmental contamination, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency
 - A brief history of previous development proposal and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust. Permissible uses include:
 - Retention of the property for governmental use pursuant to subdivision (a) of Section 34181
 - Retention of property for future development
 - Sale of the property, or
 - Use of the property to fulfill an enforceable obligation.

3. The LRPMP shall separately identify and list properties in the Trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all the following shall apply:
- If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 - Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

PLAN IMPLEMENTATION

The LRPMP shall be implemented as described below or as otherwise amended prior to approval by the Oversight Board or the Department of Finance.

1. Approval of the LRPMP

- Present this plan to the Successor Agency for review and approval.
- Present this plan to the Oversight Board for review and approval.
- Submit the LRPMP, as may be amended by the Successor Agency or Oversight Board, to the Department of Finance for approval.

2. Sale of Properties

- Successor Agency shall identify and communicate with parties that may have an interest in purchasing the property.
- Successor Agency shall order current appraisal for property.
- If deemed necessary by the Successor Agency, a real estate broker may be hired to list the property for sale.
- Successor Agency shall meet and negotiate the sale of the property.
 - In Closed Session until the price and terms of the sale are negotiated.
 - In Open Session, with a public hearing notice once the negotiations over the price and terms of the sale have been completed.
- Oversight Board shall meet to review and consider approval of the sale.
- Once the sale is concluded, the Successor Agency shall review the current cash flow to determine if the proceeds should be retained to meet enforceable obligations or transferred to the Sacramento County Auditor Controllers office for distribution to taxing agencies.

PROPERTY DESCRIPTION SUMMARY

The former Redevelopment Agency owned one (1) non housing property. This property is located on Folsom Boulevard, as summarized below and described in greater detail in the Property Inventory section that follows.

The approximately .80 acre site, located at 10545 Folsom Boulevard, is bounded by the Fountain Crest Apartments to the north, Sacramento Metropolitan Fire District (“Sac Metro Fire”) Station 61 to the east, Folsom Boulevard to the south, and Gina’s Taqueria to the west. The Redevelopment Agency originally purchased the multi-family property, known as the Grandee Apartments, to abate various social nuisance issues caused by the substandard condition and dilapidated state of the property. The property consisted of 22 multi-family units with two buildings containing a total of 13,216 square feet of living area which was demolished as part of the property acquisition.

There was no specific project identified for the property as the time of acquisition, but it was the Redevelopment Agency’s intent to work with the community to identify an appropriate project for the site and potentially create a community amenity.

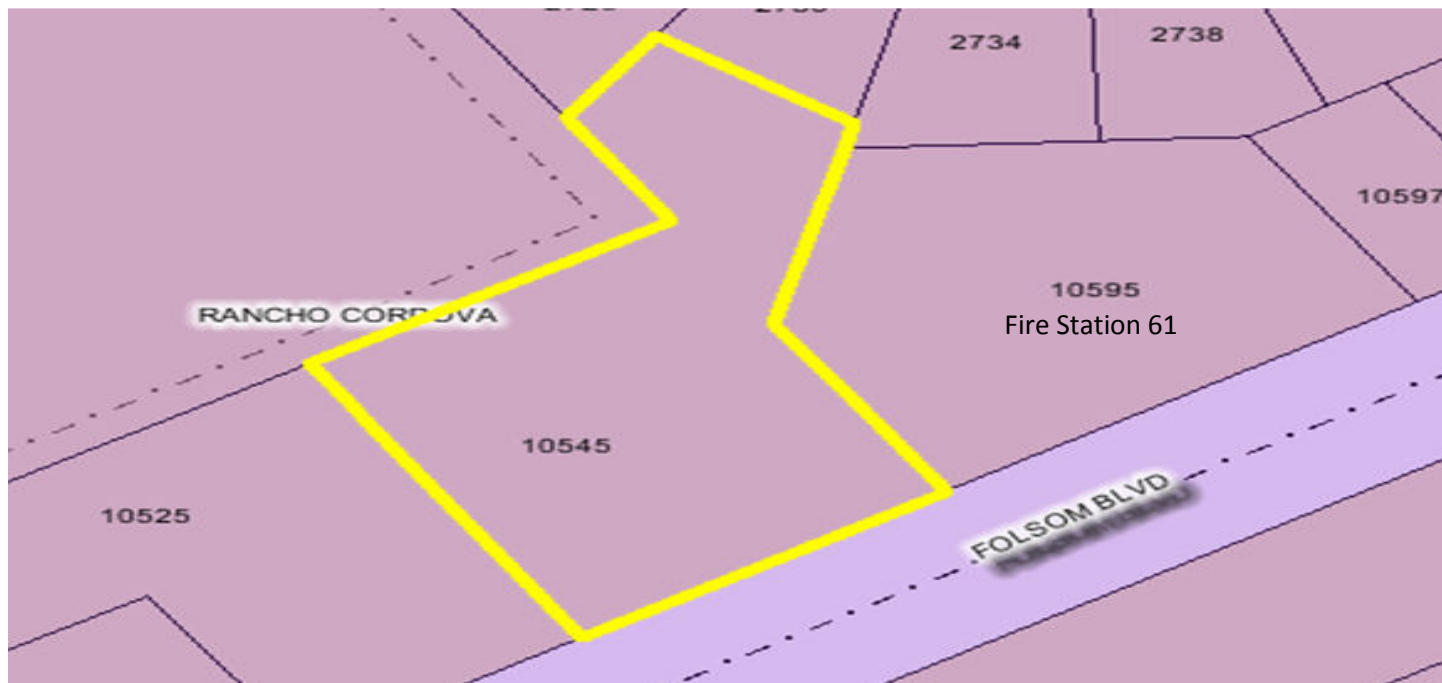
Given the layout of the property, one of the projects later identified was the use of the property to aid Sac Metro Fire in the expansion of the adjacent Station 61 (the “Expansion Project”). Sac Metro Fire was in the process of assembling private property to both the north and the east of Station 61 but the Redevelopment Agency had agreed to negotiate with Sac Metro Fire for the acquisition of the Redevelopment Agency owned land for the Expansion Project if it was unsuccessful in acquiring all of the necessary private properties for the project.

Sac Metro Fire was still in the process of assembling properties when AB 1484 was enacted, and because the Redevelopment Agency property was not the preferred site location for the expansion of Station 61, the Redevelopment Agency and Sac Metro Fire had never entered into a purchase/sale agreement. After dissolution, it become apparent Sac Metro Fire would be unable to acquire the last parcel needed for the Expansion Project and would need to acquire the Successor Agency’s.

While the Successor Agency would have preferred to transfer the property to Sac Metro Fire for governmental purpose, since a fire station is an identified facility outlined in AB 1484, the lack of a contractual agreement makes the transfer an unallowable use. Since this parcel has now become a key property for the Expansion Project, after the Plan is approved by the DOF, the Successor Agency will enter into negotiations to sell the property to Sac Metro Fire, at the current market rate as identified by an independent appraisal. If a sale to Sac Metro Fire does not occur within a year of the Plans approval, the property will be placed on the open market for sale to the general public.

As described in the prior section, proceeds from the sale of the property will be used by the Successor Agency to meet its enforceable obligations, as approved by the DOF, with all excess proceeds being transferred to the Sacramento County Auditor Controllers office for distribution to taxing agencies.

Photographs of the property are shown on the following page(s) and highlight the unusual boundaries of the property.



Source: City of Rancho Cordova Parcel Viewer

View from the property to the East (Sac Metro Fire Station 61)



Source: Google Maps

View from the property to the North (Fountain Crest Apartments)



Source: Google Maps

View from the property to the West (Gina's Taqueria)



Source: Google Maps

PROPERTY INVENTORY

Property 1

Parcel Number	057-0223-019-0000
Address	10545 Folsom Blvd
Lot Size	35,000 Sq/Ft
Property Type (DOF Category)	Property Available for Sale
Zoning	RMU - Residential Mixed Use
Date of Acquisition	1/31/2008
Value of Property at time of acquisition	\$ 1,340,000
Estimated current property value	\$ 842,000
Value Basis	Estimate based on prior year appraisal(s) of similar properties
Date of Estimated Value	June 30, 2012
Original Purpose of acquisition	Abate various social nuisance issues caused by the substandard condition and dilapidated state of the property
Estimated income/revenue	\$0
Contractual obligations for income/revenue	N/A
Environmental contamination	Unknown
Potential for TOD	Minimal
Advancement of planning objectives of Successor Agency	Minimal to Successor Agency
History of previous development proposals and activity	Potential use for expansion of Sac Metro Fire Station 61
Use or disposition of property	Sale of Property

PROPERTIES TRANSFERRED TO CITY FOR GOVERNMENTAL USE PURPOSES

Pursuant to HSC Section 34181 (a) the Oversight Board may “*direct the Successor Agency to transfer ownership of properties that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administration buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset.*”

At this time there are no properties that qualify to be transferred for governmental use purposes.

Properties	Description
N/A	N/A

PROPERTIES RETAINED FOR FUTURE DEVELOPMENT

At this time there are no properties proposed to be retained for future development.

Properties	Description
N/A	N/A

PROPERTIES TO BE SOLD

There is one property that is proposed to be sold at market value with the proceeds being used to (i) meet the enforceable obligations of the Successor Agency or (ii) distributed as property tax affected taxing entities by way of the Sacramento County Auditor-Controller.

Properties	Description
Property 1	10545 Folsom Boulevard

Exhibit A

California Department of Finance Finding of Completion



EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-2706 ■ WWW.DOF.CA.GOV

April 26, 2013

Ms. Michelle Mingay, Sr. Financial Analyst
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Mingay:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) received the City of Rancho Cordova's request for a Finding of Completion.

Finance has completed its review of your request, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance concurs that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY
Local Government Consultant

cc: Ms. Mindy Cuppy, City Clerk, City of Rancho Cordova
Mr. David M. Sander, Chair, Successor Agency Oversight Board, City of Rancho Cordova
Mr. Ted Gaebler, City Manager, City of Rancho Cordova
Mr. Carlos Valencia, Senior Accounting Manager, Sacramento County
California State Controller's Office

Exhibit B

California Department of Finance Long-Range Property Management Plan Checklist



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Rancho Cordova Successor Agency**

Date Finding of Completion Received: April 26, 2013

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Page 1 of 2

Exhibit B

California Department of Finance Long-Range Property Management Plan Checklist

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and lists properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

N/A

Agency Contact Information

Name:	Michelle Mingay	Name:	Micah Runner
Title:	Sr. Finance Analyst	Title:	Economic Dev. Manager
Phone:	(916) 851-8738	Phone:	(916) 851-8783
Email:	mmingay@cityofranchocordova.org	Email:	mrunner@cityofranchocordova.org
Date:	October 1, 2013	Date:	October 1, 2013

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Exhibit C

California Department of Finance Long-Range Property Management Plan Checklist

Successor Agency: Rancho Cordova
County: Sacramento

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				Date of Estimated Current Value	SALE OF PROPERTY	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis		Proposed Sale Value	Proposed Sale Date
1	Vacant Lot/Land	Sale of Property	payment of enforceable obligations or distribution to taxing entities	1/31/2008	1,340,000	842,000	Book	6/30/2012	Appraised Value	TDB

Page 1 of 3

No.	Purpose for which property was acquired	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	Contractual requirements for use of income/revenue
		Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	
1	Abate various social nuisance issues caused by the substandard condition and dilapidated state of the property	10545 Folsom Blvd	057-0223-019	35,000 sq/ft	FB-RMU	842,000	None	N/A

Page 2 of 3

No.	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	N/A	Minimal	Minimal	Potential use of property for the expansion of Fire Station 61.

Page 3 of 3

MEMORANDUM



DATE: October 7, 2013

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: **FIRST AMENDMENT TO LOAN AGREEMENT WITH THE RANCHO CORDOVA TRAVEL AND TOURISM BUSINESS IMPROVEMENT DISTRICT**

RECOMMENDATION

Adopt Resolution No. 116-2013.

RESULT OF RECOMMENDED ACTION

If approved, the Rancho Cordova Travel and Tourism Business Improvement District (the District) loan payment amount will be reduced from \$17,320.29 per month to \$8,855.10 per month thereby extending the payoff by approximately three years, from December 2015 to August 2018. This will provide additional cash flow to assist with ongoing improvements and marketing for the Events Center.

BACKGROUND

On June 17, 2013 the City Council authorized the City Manager to assist the District by providing a loan to the District to pay for past and future tenant improvements to the Rancho Cordova Event Center at 2561 Mercantile Drive in Rancho Cordova. Pursuant to the direction of the City Council, the City entered into a loan agreement with the District. The loan agreement was entered into to assist the District with Five Hundred Thousand Dollars (\$500,000.00) of immediate improvements at the Rancho Cordova Events Center. The purpose of the events center is to attract tournament sports activities and other major events.

At the time of the loan, the District was set to expire in December of 2015. Therefore, the terms of the loan agreement required the loan to be paid in full prior to expiration of the district. On August 19, 2013 the City Council approved Resolution No. 99-2013 extending the life of the district to September 1, 2018. The district is now requesting that we reduce their payment in half, to allow additional cash flow for ongoing improvements and marketing for the events center and the Rancho Cordova tourism industry in general. Reducing the payment by 50% effectively extends the loan repayment period by approximately three years. The loan would be paid off seven years prior to the expiration of the district.

ATTACHMENTS

1. Resolution No. 116-2013.
2. First Amendment to the Loan Agreement Between the City of Rancho Cordova and the Rancho Cordova Travel and Tourism Business Improvement District.
3. First Amendment and Restatement of Promissory Note.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 116-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENTS TO THE LOAN
AGREEMENT BY AND BETWEEN THE CITY AND THE RANCHO CORDOVA
TRAVEL AND TOURISM BUSINESS IMPROVEMENT DISTRICT**

WHEREAS, on June 17, 2013 the City Council authorized the City Manager to assist the Rancho Cordova Travel and Tourism Business Improvement District (the "District") by providing a loan to the District to pay for past and future tenant improvements to the Rancho Cordova Event Center at 2561 Mercantile Drive in Rancho Cordova; and

WHEREAS, pursuant to the direction of the City Council, on June 17, 2013, the City entered into a loan agreement with the District. The loan agreement was entered into to assist the District with Five Hundred Thousand Dollars (\$500,000.00); and

WHEREAS, the City and the District now seek to amend the loan agreement to provide that the interest rate commencing October 8, 2013 shall be equal to four percent (4%), that the loan maturity date shall be July 31, 2018, and that the District shall pay for the cost to process this amendment; and

WHEREAS, making the amendment to the loan agreement also requires that the promissory note be amended.

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

1. The City Council directs and authorizes the City Manager to execute the First Amendment to the Loan Agreement by and between the City and the Rancho Cordova Travel and Tourism Business Improvement District.

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
2152801.1

ATTACHMENT 2

**FIRST AMENDMENT TO THE LOAN AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
THE RANCHO CORDOVA TRAVEL AND TOURISM
BUSINESS IMPROVEMENT DISTRICT**

This First Amendment to the Loan Agreement between the City of Rancho Cordova and the Rancho Cordova Travel and Tourism Business Improvement District (the "Amendment") is entered into as of October 8, 2013 (the "Effective Date"), by and between the City of Rancho Cordova, a California municipal corporation and public body corporate and politic (the "City"), and the Rancho Cordova Travel and Tourism Business Improvement District, a non-profit 501(c)(6) corporation (the "District" or "RCTTBID"). The City and the District are hereinafter collectively referred to as the "Parties."

RECITALS

A. On June 17, 2013, the City Council authorized the City Manager to assist the District by providing the District with a loan to be used to pay for past and future tenant improvements to the Rancho Cordova Event Center at 2561 Mercantile Drive in Rancho Cordova.

B. Pursuant to the direction of the City Council, on June 17, 2013 the City entered into a loan agreement with the District ("Loan Agreement"). The Loan Agreement was entered into to assist the District with Five Hundred Thousand Dollars (\$500,000.00).

C. The Parties agree to enter into this Amendment to the Loan Agreement in order to amend Section 1.3 of the Loan Agreement related to interest, and to provide that the District will pay the cost of processing this amendment in a new Section 7.14.

NOW, THEREFORE, the Parties to this Amendment agree as follows:

Section 1. Loan Term.

Section 1.2 of the Loan Agreement is amended to read as follows:

LOAN TERM. The District shall make monthly payments on any loan principal and accrued interest in an amount required to pay off the total outstanding loan principal with accrued interest thereon by July 31, 2018 (the "Maturity Date"). The monthly payment amount of the loan principal will depend on the amount owed by the District. Monthly payments are due on the 1st of each month.

Section 2. Interest Rate.

Section 1.3 of the Loan Agreement is amended to read as follows:

INTEREST. Commencing on the disbursement date of the Loan Proceeds, interest on the loan will accrue on the outstanding principal balance at the rate of four percent (4%), until all indebtedness and other amounts payable under this Agreement are paid in full. Interest will be calculated on the basis of a year of 365 days and charged for the actual number of days that principal is outstanding.

ATTACHMENT 2**Section 3. Loan Processing Costs.**

Section 7.14 shall be added to the Loan Agreement to read as follows:

LOAN PROCESSING COSTS. The District agrees to pay the City the costs associated with loan processing, including the cost of processing this Amendment and any future amendments to the Loan Agreement, in an amount agreed upon by the Parties.

Section 4. All other terms and conditions in the Loan Agreement shall remain in full force and effect to the extent they are not in conflict with this Amendment.

Section 5. 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 Fourth Amendment 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 Amendment.

RANCHO CORDOVA TRAVEL AND TOURISM BUSINESS IMPROVEMENT DISTRICT,
a non-profit corporation

_____, Board Chair

Attest:

_____, Secretary

CITY OF RANCHO CORDOVA,
a California municipal corporation

Ted Gaebler, City Manager

Date: _____

Attest:

ATTACHMENT 2

Mindy Cuppy, City Clerk

Reviewed as to Form:

Adam U. Lindgren, City Attorney

2152799.1

ATTACHMENT 3**City of Rancho Cordova****FIRST AMENDMENT AND RESTATEMENT OF PROMISSORY NOTE**\$500,000.00

Rancho Cordova, California

October 8, 2013

RECITALS

WHEREAS, on June 17, 2013 the City Council authorized the City Manager to assist the Rancho Cordova Travel and Tourism Business Improvement District (the "District") by providing a loan to the District to pay for past and future tenant improvements to the Rancho Cordova Event Center at 2561 Mercantile Drive in Rancho Cordova; and

WHEREAS, pursuant to the direction of the City Council, on June 17, 2013, the City entered into a loan agreement with the District. The loan agreement was entered into to assist the District with Five Hundred Thousand Dollars (\$500,000.00); and

WHEREAS, the original promissory note ("Note"), executed pursuant to the terms of a loan agreement dated June 17, 2013 between the District and the City, detailed the terms and conditions under which the City agreed to lend to the District, and the District previously agreed to borrow Five Hundred Thousand Dollars (\$500,000.00); and

WHEREAS, the City and the District now seek to amend the loan agreement to provide that the interest rate commencing October 8, 2013 shall be equal to four percent (4%) and the loan maturity date shall be July 31, 2018; and

WHEREAS, the Note must now be amended in order to reflect the change to the interest rate within the loan agreement as described above.

NOW, THEREFORE, the City of Rancho Cordova and the Rancho Cordova Travel and Tourism Business Improvement District agree to amend and restate the Promissory Note as follows:

Section 1. Loan Term.

Section B(1) of the Promissory Note is hereby amended to read as follows:

Loan Term. The Maker shall make monthly payments of any loan principal and accrued interest in an amount required to pay off the total outstanding loan principal, together with accrued interest thereon, on July 31, 2018 (the "Maturity Date").

ATTACHMENT 3**Section 2. Interest Rate.**

Section B(2) of the Promissory Note is hereby amended to read as follows:

Interest Rate. The unpaid principal balance of the Loan shall accrue interest at the rate of four percent (4%) until all indebtedness and other amounts payable under this Agreement are paid in full. Interest will be calculated on the basis of a year of 365 days and charged for the actual number of days that principal is outstanding.

Section 3. All other terms and conditions in the Promissory Note shall remain in full force and effect to the extent they are not in conflict with this Amendment.

Section 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.

Executed in Rancho Cordova, California on _____, 2013.

RANCHO CORDOVA TRAVEL AND TOURISM BUSINESS IMPROVEMENT DISTRICT,
a non-profit corporation

_____, Board Chair

Attest:

_____, Secretary

2152800.1

MEMORANDUM

DATE: October 7, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION AWARDING CONSTRUCTION CONTRACT TO RSC GENERAL & ENGINEERING, INC. FOR THE 2014 ADA SIDEWALK IMPROVEMENT PROJECT IN THE AMOUNT OF \$104,855**



RECOMMENDATION

Adopt Resolution 115-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to award a construction contract to RSC General & Engineering Inc., the lowest responsive bidder, who would perform work on the 2014 ADA Sidewalk Improvement Project.

Work performed under this contract consists, in general, of furnishing all labor, materials, tools, equipment, incidentals, and for doing all work necessary to remove and replace concrete curb, gutter, sidewalk, and sidewalk ramps at 34 locations in the City of Rancho Cordova.

BACKGROUND

The award of the contract is based on the lowest base bid. The base bid includes removal and replacement of concrete curb, gutter, sidewalk, and sidewalk ramps at 24 locations in the City.

Staff included two bid alternates in the bid documents to have concrete curb, gutter, and sidewalk work done at ten additional locations. Bid alternates 1 and 2 include five locations each, bringing the total sites to 34.

A total of five (5) bids were received and staff examined all five proposals and determined that RSC General & Engineering, Inc. to be the lowest responsible bidder. The bid summary sheet is provided as **Attachment 1**.

The lowest responsive base bid came in at \$75,664. Staff is recommending acceptance of bid alternate 1 for \$11,968 and bid alternate 2 for \$17,223. The total contract amount to be awarded is \$104,855.

FISCAL IMPACT

Funding for this project consists of City Transportation Funds currently budgeted and CDBG Funds. There is no impact to the City's General Fund.

ATTACHMENTS

1. Bid Summary Sheet.
2. Resolution 115-2013 including Exhibit 1A – Contract No. 115-2013.



2014 ADA Sidewalk Improvement Project - CP13-2126 - Bid Summary

Rancho Cordova City Hall

2729 Prospect Park Drive, Rancho Cordova, CA 95670

September 27, 2013 at 2:00 PM

	Contractor	Base Bid Amount	Alternate Bid 1 Amount	Alternate Bid 2 Amount	Total Bid Amount	Proposal Signed	Bidder's Bond	Contractors License	Non-Collusion	Designation of Subs	Experience Qualifications	Labor Standards Acknowledgement	Addendum 1	Section 3 Project Work Force Breakdown	Section 3 Contracts / Subcontracts Breakdown
A	B&M Builders, Inc.	\$101,810.00	\$15,399.00	\$20,280.00	\$137,489.00	X	X	X	X	X	X	X	X	X	X
B	Central Valley Engineering & Asphalt, Inc	\$108,476.00	\$18,569.00	\$25,307.00	\$152,352.00	X	X	X	X	X	X	X	X	X	X
C	Abide Builders, Inc.	\$159,327.00	\$23,167.00	\$35,131.00	\$217,625.00	X	X	X	X	X	X	X	X	X	X
D	RCS General Engineering, Inc.	\$75,664.58	\$11,967.98	\$17,222.71	\$104,855.27	X	X	X	X	X	X	X	X	X	X
E	FBD Vanguard Construction	\$95,137.75	\$18,396.80	\$23,004.25	\$136,538.80	X	X	X	X	X	X	X	X	X	X
F															
G															
H															
I															
J															
K															
L															
M															

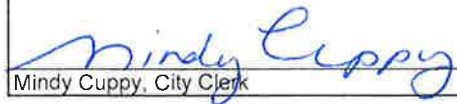
Attendees:

Mindy Cuppy, City Clerk

Ben Chan, Public Works

Kathy Garcia, Public Works

Katie Alexandrova, Public Works


Mindy Cuppy, City Clerk

10-1-13
Date

CITY OF RANCHO CORDOVA

RESOLUTION NO. 115-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH RSC GENERAL
& ENGINEERING INC. FOR THE CONSTRUCTION OF THE 2014 ADA SIDEWALK
IMPROVEMENT PROJECT**

WHEREAS, the project was advertised in The Sacramento Bee on August 30, September 6, 13, and 20, 2013; and

WHEREAS, the bids were publicly opened on September 27, 2013 at 2729 Prospect Park Drive, Rancho Cordova 95670; and

WHEREAS, two (2) bid alternates were provided in the bid documents to include construction and installation of concrete curb, gutter, and sidewalk at ten (10) additional locations within the City; and

WHEREAS, bid alternate 1 includes construction and installation of concrete curb, gutter, and sidewalk at five (5) additional locations within the City; and

WHEREAS, bid alternate 2 includes construction and installation of concrete curb, gutter, and sidewalk at five (5) additional locations within the City; and

WHEREAS, RSC General & Engineering, Inc. submitted the lowest base bid, in the amount of \$75,664; and

WHEREAS, staff recommends accepting both bid alternates 1 and 2 for a total of \$29,191; and

WHEREAS, the City recommends to award the 2014 ADA Sidewalk Improvement Project to the lowest responsive bidder, RSC General & Engineering, Inc., in the amount of \$104,855; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager, or his/her designee, to execute a construction contract with RSC General & Engineering, Inc. (**Exhibit 1A**), in a form approved by the City Attorney.

ATTACHMENT 2

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

EXHIBIT 1A
CONTRACT NO. 115-2013

**CONSTRUCTION SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA
AND RSC GENERAL & ENGINEERING, INC. FOR THE 2014 ADA SIDEWALK IMPROVEMENT
PROJECT**

THIS AGREEMENT made and entered between the City of Rancho Cordova ("City") and RSC General & Engineering, Inc. ("Contractor") as of October 8, 2013.

W I T N E S S E T H:

WHEREAS, the City Council for the City heretofore caused plans and specifications for the work hereinafter mentioned to be prepared, and therefore did approve and adopt said plans and specifications; and

WHEREAS, the City Council for the City did cause to be published for the time and in the manner required by law, a Notice inviting sealed bids for the performance of said work; and

WHEREAS, the Contractor, in response to such Notice, submitted to the City Council for the City within the time specified in said Notice, and in the manner provided for therein, a sealed bid for the performance of the work specified in said plans and specifications, which said bid and proposal, and other bids and proposals submitted in response to said Notice, the City Council of public opened and canvassed in the manner provided by law; and

WHEREAS, the Contractor was the lowest responsible bidder for the performance of said work, and said City Council for the City as a result of the canvass of said bids, did determine and declare Contractor to be the lowest responsible bidder for said work and award to a contract therefore.

NOW THEREFORE, in consideration of the promises herein, it is mutually agreed between the parties hereto as follows:

Section 1. CONTRACT DOCUMENTS. The following documents are by this reference incorporated in and made a part of this Agreement: The County of Sacramento, Standard Construction Specifications dated January 2008.; the Special Provisions; the contract drawings, all addenda; the Notice to Contractors; the Proposal; all required bonds; and all supplemental Agreements covering alterations, amendments, or extensions to the contract. The documents which describe the work to be performed are sometimes collectively referred to herein as the Plans and Specifications.

Section 2. SCOPE OF WORK. That the Contractor will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship required for Contract No. 115-2013, as provided for and set forth in said plans and specifications, or in either of them, which said plans and specifications are hereby referred and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be under the supervision of and performed to the satisfaction of the Public Works Director of the City of Rancho Cordova who shall have the right to reject any and all materials and supplies furnished by the Contractor which do not comply with said plans and specifications, together with the right to require the Contractor to replace any and all work furnished by the Contractor which shall not either in workmanship or material be in strict accordance with said plans and specifications.

EXHIBIT 1A
CONTRACT NO. 115-2013

Section 3. COMPLETION. Said work shall be completed and ready for acceptance.

Section 4. PAYMENT. Attached hereto as **Exhibit A** and by reference made a part hereof, is the bid and proposal of Contractor. Said bid and proposal will contain, as required by the terms of said specifications, the full and complete schedule of the different items with the lump sums or unit prices as so specified. The City agrees in consideration of the work to be performed herein and subject to the terms and conditions thereof, to pay Contractor all sums of money which may become due to Contractor in accordance with the terms of the aforesaid bid and proposal, and this Agreement, to wit: **one hundred four thousand eight hundred fifty-five dollars (\$104,855)**. Said sum shall be paid in accordance with Section 8 of the Standard Specifications. With respect to that portion of the above sum as is based upon the estimated quantities specified for the general scope of the work to be performed herein, actual payment will be based upon the quantities as measured upon completion. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

Section 5. RETENTION. Pursuant to the provisions of Public Contract Code Section 7201, Section 5.1 Retention to Ensure Performance has been modified. For additional provisions are set forth in Section 8-7 of the Standard Specifications.

- 5.1 Retention to Ensure Performance.** Five percent (5%) of each progress payment will be retained until the work has been completed and accepted by the Public Works Director of the City of Rancho Cordova. After fifty percent (50%) of the work has been completed, including approved change orders, the Contractor may request that remaining progress payments be made in full and not subject to further withholding of retention. The City will review the progress to date and the remaining work. If it appears that the work will be successfully completed and is progressing on schedule, the City will process subsequent progress payments in full. However, the City reserves the right to withhold 5% retention on any subsequent progress payment if in the opinion of the City the work is no longer progressing on schedule.

Section 6. PREVAILING WAGES. Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II, of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers and mechanics employed in the execution of said work by Contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the office of the Clerk of the City. Contractor shall post, at each job site, a copy of such prevailing rate of per diem wages as determined by the Director for the California Department of Industrial Relations.

Section 7. INSURANCE. The Contractor shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, worker's compensation and builders' risk insurance as required by the Standard Specifications Section 3.

Section 8. WORKERS' COMPENSATION CERTIFICATION. By execution of this Agreement, the Contractor certifies as follows:

EXHIBIT 1A
CONTRACT NO. 115-2013

"I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Section 9. PERFORMANCE AND PAYMENT BONDS. The Contractor shall, before beginning said work, file two bonds with the City, each made payable to the City. These bonds shall be issued by a surety company authorized to do business in the State of California, and shall be maintained during the entire life of the Agreement at the expense of the Contractor. One bond shall be in the amount of one hundred percent (100%) of the Agreement and shall guarantee the faithful performance of the Agreement. The second bond shall be the payment bond required by California Civil Code Division 3, Part 4, Title 15, Chapter 7, and shall be in the amount of one hundred percent (100%) of the Agreement. Any alterations made in the specifications which are a part of this Agreement or in any provision of this Agreement shall not operate to release any surety from liability on any bond required hereunder and the consent to make such alterations is hereby given, and any surety on said bonds hereby waives the provisions of California Civil Code Sections 2819 and 2845.

Section 10. INDEMNIFICATION. The Contractor shall defend, indemnify the City and save harmless the (including their officers, agents, members, employees, affiliates, and representatives) as set forth in Section 6-2 of the Standard Specifications.

Section 11. MISCELLANEOUS PROVISIONS.

11.1 This Agreement shall bind and inure to the heirs, devisees, assignees, and successors in interest of Contractor and to the successors in interest of in the same manner as if such parties had been expressly named herein. All times states herein or in the contract documents are of the essence hereof. As used in this instrument the singular includes the plural, and the masculine includes the feminine and the neuter. This Agreement may create a possessory interest subject to property taxation, and Contractor may be subject to the payment of property taxes levied on such interest.

11.2 Contract Administration. This Agreement shall be administered by Ben Chan ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.3 Notices. Any written notice to Consultant shall be sent to:

Richard Spaulding
RSC General & Engineering, Inc.
7475 14th Avenue
Sacramento, CA 95820

Any written notice to City shall be sent to:

Ben Chan
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

EXHIBIT 1A
CONTRACT NO. 115-2013

11.4 IRS Form W-9. Contractor shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the City Council and Contractor have caused this Agreement to be executed as of the day and year first above written.

CITY OF RANCHO CORDOVA:

CONTRACTOR:

Ted A. Gaebler, City Manager

Richard Spaulding, President

Date

Date

Attest:

Mindy Cuppy, City Clerk

Date

Approved as to Form:

Adam U. Lindgren, City Attorney

Date

MEMORANDUM



DATE: October 7, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
William Campbell, Principal Planner

SUBJECT: RANCHO CORDOVA ZONING MAP AMENDMENT

PROPERTY OWNERS: Donahue Schriber Realty 5694 Mission Center Road, Suite 6 San Diego, CA 92108 Anatolia, LLC (AKT) 7700 College Town Drive, Suite 101 Sacramento, CA 95826 Sacramento Metropolitan Fire District 2101 Hurley Way Sacramento, CA 95825	PROPERTY OWNERS: SMUD 6201 S Street, MS B304 Sacramento, CA 95852 Koidackel LLC (Walgreen Co) 4050 Sunrise Boulevard Rancho Cordova, CA 95742 Sacramento County Water Agency 827 7th Street, Suite 301 Sacramento, CA 95814	APPLICANT: City of Rancho Cordova
--	--	---

PROJECT: Sunridge Plan Area Rezone FILE: City Initiated Zone Change LOCATION: In the general area of Sunrise Boulevard, south of Douglas Road to Chrysanthy Boulevard. APN: 067-0030-038 and 039, 067-0430-001, 018, 043, 044, 067-0430-035, 037 and 040 PLANNER: William Campbell

RECOMMENDATION

Introduce and waive first reading of Ordinance 29-2013 amending the City Zoning Map for properties in the Sunridge Planning Area.

RESULT OF RECOMMENDED ACTION

The rezone would apply commercial and multi-family residential zoning to parcels within the Sunridge Planning Area. Urban zoning designations for these lands were rescinded as a result of court orders associated with litigation against the Sunridge Specific Plan EIR. The rezone would also apply the Community Service designation to lands upon which community facilities have been constructed (water treatment and storage tank and SMUD facility). This action would benefit the property owners that lost urban zoning designations that had been approved under the Sunridge Specific Plan.

REQUIRED PERMITS AND REGULATORY BASIS

The Zoning Code provides the process for amending the Zoning Map according to Chapter 23.146 in the Zoning Code. The City Council would need to consider and determine the required findings have been met to warrant the Zoning Map Amendment. The attached ordinance provides the justification for the rezoning.

The Planning Department is proposing to restore urban zoning designations to certain properties in the Sunridge Specific Plan area. The courts determined the Sunridge Specific Plan EIR was flawed and under orders of the court the City rescinded approvals of the EIR and Specific Plan. The court ordered actions invalidated land use entitlements under the Sunridge Specific Plan (zoning for individual land parcels) unless they were vested through a Development Agreement. The parcels under consideration had no Development Agreements and so have reverted to the zoning in place prior to the Sunridge Specific Plan (AG-20). The proposed action would restore the rights to develop land and would be generally consistent with the previous Sunridge Specific Plan designations. The previously designated commercial sites would remain commercial and the parcels designated for multi-family development (RD-20) would be restored as well. Parcels that have been developed to provide public facilities (water tank and a SMUD facility) would be zoned Community Service.

BACKGROUND

Sacramento County approved the Sunridge Specific Plan and certified the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (EIR) prior to City incorporation. Subsequent litigation led to court determinations that invalidated the EIR and forced the City to rescind EIR certification and approvals associated with the Sunridge Specific Plan.

The court's decision left two classes of properties within the Specific Plan area, those with land uses vested through a Development Agreement and those that did not have Development Agreements. The court allowed projects with Development Agreements to retain vested rights to develop consistent with land uses described in the Specific Plan. Those projects without an executed Development Agreement lost their zoning designations under the Specific Plan and the preliminary analysis was that those properties reverted back to the agricultural zoning.

After resolving deficiencies of the environmental document, the City recertified the EIR for the Sunridge Specific Plan on November 7, 2011 (see **Exhibit B** of the Ordinance). However, due to amendments to the City's General Plan that was adopted in June 2006, the City could not find the Sunridge Specific Plan to be consistent with the General Plan and therefore could not readopt the Sunridge Specific Plan without significantly amending land uses within the Specific Plan area. Specifically, the General Plan requires a minimum amount of high density zoned lands that were not programmed into the Specific Plan.

All legal issues associated with the Sunridge Specific Plan have now been resolved and the proposed rezones would allow owners of properties that did not have entitlements vested through development agreements to proceed with development. Under this proposed action, such owners would have essentially the same rights and obligations that had existed under the Sunridge Specific Plan.

Staff has undertaken the proposed rezones to avoid requiring individual property owners to seek property rezones in the future. This approach is proactive and will resolve the remaining impediments to development that resulted from the court's action on the Sunridge Specific Plan. However, simply restoring zoning consistent with the original Sunridge Specific Plan was complicated by the

development of certain public facilities within the Specific Plan area. The Specific Plan included 17.88 acres of RD-20, of which approximately 7.15 acres were developed with a County water storage tank and a SMUD facility. These two properties are proposed to be zoned to Community Services (CS), and the remaining 10.73 acres would be zoned to RD-20 Multi-Family, consistent with the Specific Plan. Staff has received written and verbal approval from all the property owners supporting proposed zoning amendments described in this action.

The following table lists the original Specific Plan designation, the current zoning, the proposed zoning, and the parcel acreage for each property that would be affected by this action:

Parcel Number	SRSP Zoning	Current Zoning	Proposed Zoning	Acreage
067-0030-038	Limited Commercial	AG-20 Agriculture	General Commercial (GC)	13.53
067-0030-039	Limited Commercial	AG-20 Agriculture	General Commercial (GC)	2.36
067-0430-001	Shopping Center	AG-20 Agriculture	General Commercial (GC)	14.98
067-0430-018	Shopping Center	AG-20 Agriculture	General Commercial (GC)	11.76
067-0430-043	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	6.79
067-0430-044	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	1.14
067-0430-035	RD-20 Multi-Family	AG-20 Agriculture	Community Service	0.52
067-0430-037	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	2.80
067-0430-040	RD-20 Multi-Family	AG-20 Agriculture	Community Service	6.63

ENVIRONMENTAL REIEW

The proposed Zoning Code Amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR analyzed the impacts of land uses that were consistent with the proposed zoning designations. An addendum to the recertified EIR for the Sunridge Specific Plan was prepared and it was determined no significant new impacts would be created and that the severity of previously identified impacts would not be increased as a result of the proposed Zoning Code Amendment.

ATTACHMENTS

1. Ordinance No. 29-2013 amending the City's Zoning Map for the Sunridge Plan Area, per the Zoning Map (**Exhibit A**) and supporting Resolution 106-2011 (**Exhibit B**).
2. Addendum to the Environmental Analysis.
3. 500 feet radius map and mailing list.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 29-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING CERTAIN ZONING CODE DESIGNATIONS
WITHIN THE SUNRIDGE PLANNING AREA**

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

Section 1. Recitals.

- A. The City of Rancho Cordova is proposing to restore urban zoning designations to certain properties in the Sunridge Specific Plan area. The Sunridge Specific Plan ("SRSP" or "Specific Plan") was adopted by Sacramento County prior to incorporation of the City and a lawsuit was filed challenging the adequacy of the County's environmental review. The courts determined the Sunridge Specific Plan Environmental Impact Report ("EIR") prepared by the County was flawed. Under court order, the City rescinded approvals of the EIR and Specific Plan. After resolving deficiencies of the environmental document, the City recertified the EIR for the Sunridge Specific Plan on November 7, 2011, attached Resolution 106-2011, **Exhibit B**. However, due to amendments to the City's General Plan adopted in June 2006, the City could not find the Sunridge Specific Plan to be consistent with the General Plan and therefore could not readopt the Sunridge Specific Plan. Specifically, the General Plan now requires a minimum amount of high density zoned lands that were not programmed into the Specific Plan.
- B. The court's decision left two classes of properties within the Specific Plan area, those with land uses vested through a Development Agreement and those that were not vested because they did not have Development Agreements. The court allowed projects with Development Agreements to retain vested rights to develop consistent with land uses described in the Specific Plan. Those projects without an executed Development Agreement lost their zoning designations under the Specific Plan and reverted back to the agricultural zoning in place prior to the Specific Plan adoption. The attached Zoning Map Amendment changes the zoning of those properties, not under an adopted Development Agreement, to the appropriate zoning to restore the intent of the SRSP.
- C. The proposed Zoning Code Map Amendment will not have a significant adverse impact on the environment. An Addendum to the recertified EIR for the Sunridge Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA). No significant impacts were identified. On the basis of the Addendum to the EIR, comments received, and the whole record, there is no substantial evidence that the Project will have a significant adverse impact on the environment. The Addendum to the EIR reflects the City Council's independent judgment and analysis.

ATTACHMENT 1**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; (c) the Sunrise Douglas Community Plan/SRSP EIR; (d) the Addendum to the EIR prepared for the Zoning Code Amendment under this Ordinance, the City Council finds and determines that:

- A. The proposed Zoning Code Amendment is consistent with the General Plan because the properties developed with community serving uses, such as water facilities, ground mounted communication systems and sanitary sewer facilities will be zoned Community Service (CS) which will be consistent with the General Plan. The proposed Zoning Code Amendment restores equivalent land uses in the area and will meet the intent of the original Specific Plan.
- B. The proposed Zoning Code Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; by restoring the commercial base zoning of intended commercial corners and the multi-family residential site, the intent of the specific plan can be accomplished. The rezones under this Ordinance will facilitate future development as the economy improves and commercial developments once again start to explore the market area.
- C. The proposed Zoning Code Amendment has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR analyzed the impacts of land uses that were consistent with the proposed zoning designations. An addendum to the recertified EIR for the Sunridge Specific Plan was prepared and it was determined no significant new impacts would be created and that the severity of previously identified impacts would not be increased as a result of the proposed Zoning Code Amendment.
- D. The site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provisions of utilities) for the requested zoning designations and anticipated land uses/development. All the sites within the proposed rezone are sufficient in size to accommodate development consistent with General Commercial and RD-20 Multi-Family Residential Zones. Neither zone district has a minimum lot size standard that would constrain the future developments. All supporting utilities to serve future development are adjacent to the subject properties. The restoration of the original zoning intended by the Specific Plan will not have a negative impact on the surrounding properties, previously assessed in the original project EIR and recertified EIR.

Section 3: Amendment to the Rancho Cordova Zoning Code Map

The City Council hereby amends the Rancho Cordova Zoning Code Map for portions of Sunrise Boulevard, as shown on **Exhibit A** and as follows:

Parcel Number	SRSP Zoning	Current Zoning	Proposed Zoning
067-0030-038	Limited Commercial	AG-20 Agriculture	General Commercial (GC)
067-0030-039	Limited Commercial	AG-20 Agriculture	General Commercial (GC)
067-0430-001	Shopping Center	AG-20 Agriculture	General Commercial (GC)
067-0430-018	Shopping Center	AG-20 Agriculture	General Commercial (GC)
067-0430-043	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family

ATTACHMENT 1

067-0430-044	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family
067-0430-035	RD-20 Multi-Family	AG-20 Agriculture	Community Service
067-0430-037	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family
067-0430-040	RD-20 Multi-Family	AG-20 Agriculture	Community Service

Section 4: 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 5: 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 adoption.

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

2155171.1

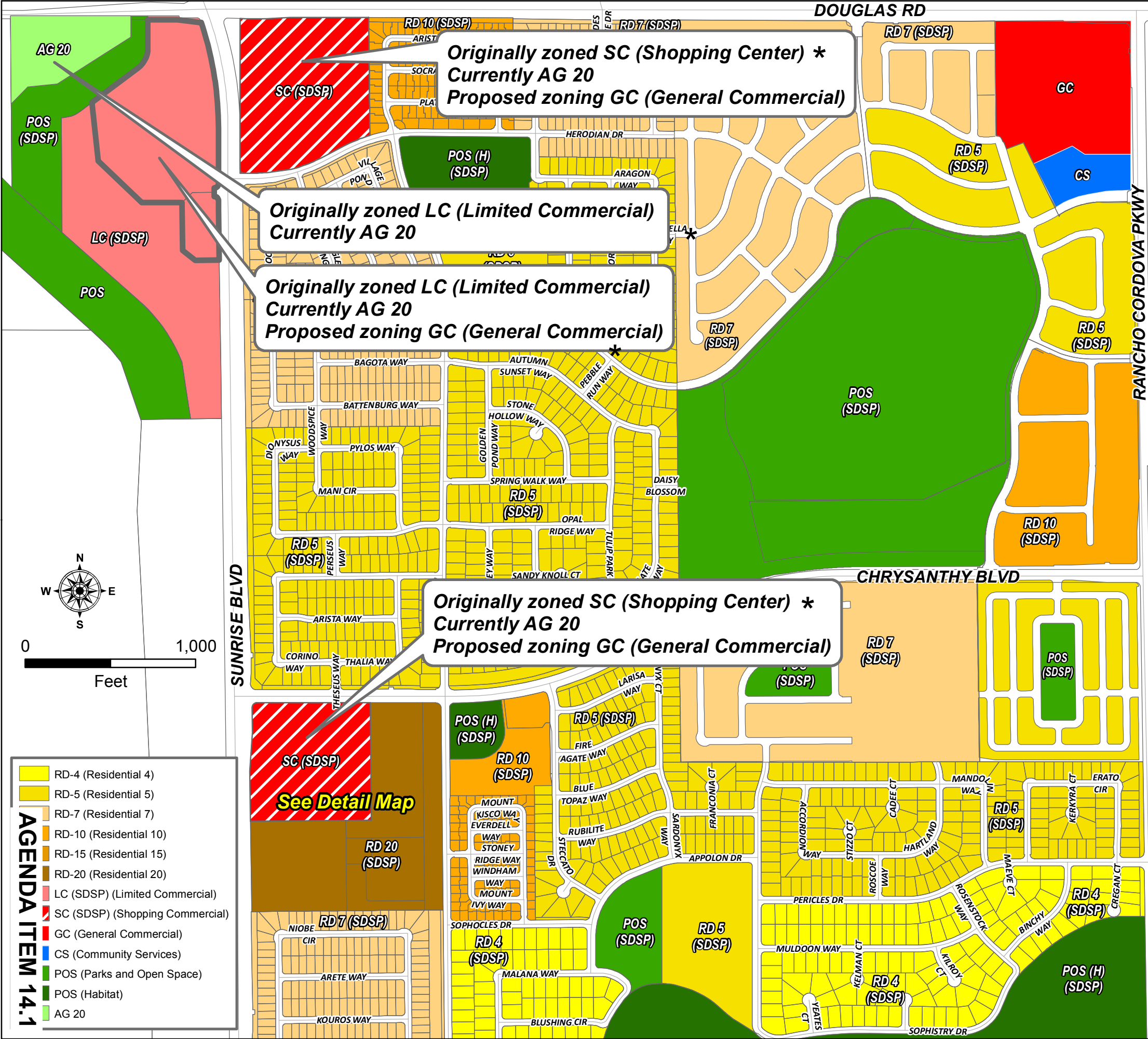


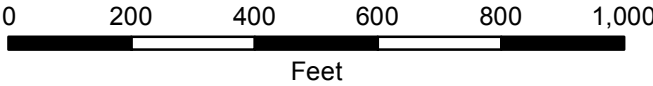
EXHIBIT A

NOTES

* Sunridge Specific Plan

Map Code	Proposed Zoning	Acres
A	GC	11.15
B	RD-20	5.93
C	RD-20	3.93
D	CS	0.52
E	CS	6.77

DETAIL MAP



CITY OF RANCHO CORDOVA

RESOLUTION NO. 106-2011

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF RANCHO CORDOVA TO CERTIFY THE
FINAL REVISED ENVIRONMENTAL IMPACT REPORT FOR THE
SUNRISE DOUGLAS COMMUNITY PLAN AND THE
SUNRIDGE SPECIFIC PLAN**

WHEREAS, in July 2002, the County of Sacramento ("County") approved the Sunrise Douglas Community Plan ("SDCP") and the SunRidge Specific Plan ("SRSP"), and certified an Environmental Impact Report ("EIR") (State Clearinghouse Number 97022055) for the Project, covering land that at the time was within the unincorporated area of the County; and

WHEREAS, the approximately 6,042-acre SDCP project site is located within what is now the City of Rancho Cordova, five miles south of U.S. Highway 50, south of Douglas Road, east of Sunrise Boulevard and the Folsom South Canal, north of Jackson Road (State Highway 16), and west of Grant Line Road. The approximately 2,632-acre SRSP is fully contained within the SDCP. The SDCP consists of a conceptual framework and policy guidelines for a 6,042-acre area; and

WHEREAS, in July 2003, the City of Rancho Cordova incorporated an area that included the SDCP and SRSP. The City assumed jurisdiction over the project at that time. The City adopted the County's General Plan, including the SDCP and SRSP, as an interim plan to remain in effect until the City could develop and adopt its own General Plan. (See Resolution No. 04-2003.) Two "Land Use Map Books" subsequently replaced the County General Plan as the City's Interim General Plan. (Resolution Numbers 13-2005 and 57-2005.); and

WHEREAS, on June 26, 2006, the Rancho Cordova City Council adopted a new General Plan for the City and certified an EIR for the General Plan (State Clearinghouse Number 2005022137); and

WHEREAS, subdivision maps and development agreements for all of the projects within the SRSP were approved in the period between the City's incorporation in 2003 and the adoption of the City's General Plan in 2006 (an excerpt from the Revised Draft EIR listing each of the 13 projects, and the status of each project, is included in the Staff Report for this Resolution). These 13 projects encompass the entire area of the SRSP; and

WHEREAS, on February 1, 2007, the California Supreme Court issued its decision in *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412 ("*Vineyard*"), holding that the water supply analysis in the EIR for the SDCP/SRSP failed to comply with the requirements of the California Environmental Quality Act ("CEQA"). In particular, the Court invalidated portions of the EIR concerning: (a) long-term water supplies for the SDCP/SRSP; and (b) the potential impact of groundwater pumping from the North Vineyard Well Field on Cosumnes River flows and fish migration; and

WHEREAS, on June 3, 2008, the Sacramento County Superior Court issued its Judgment After Appeal and Peremptory Writ of Mandate implementing the *Vineyard* decision. The Court ordered the City to rescind the certification of the SDCP/SRSP EIR and revise the EIR in accordance with the *Vineyard* decision. The Peremptory Writ of Mandate also directed the City of Rancho Cordova to rescind the approvals of the SDCP/SRSP project; however, the

Peremptory Writ provided that any tentative subdivision maps that had been approved in the SDCP/SRSP areas were not affected by the Court's order, as they became final without legal challenge and were beyond the jurisdiction of the Court. The remainder of the SDCP/SRSP EIR remained certified and is presumed valid; and

WHEREAS, on September 19, 2008, the Rancho Cordova City Council adopted Resolution 117-2008 setting aside the certification of the invalidated portions of the SDCP/SRSP EIR and rescinding the SDCP and the SRSP. Consistent with the Court order, the resolution directed City staff to prepare a Revised EIR; and

WHEREAS, the City of Rancho Cordova, as lead agency under CEQA, prepared a Court-ordered, partially Revised EIR ("Revised EIR") for the SDCP/SRSP Project. The purpose of the 2011 Revised EIR is to complete a revised environmental analysis in compliance with the requirements of CEQA, the *Vineyard* ruling, and the Peremptory Writ of Mandate; and

WHEREAS, the 2011 Revised EIR also provides a new analysis of the impacts and mitigation measures associated with related water infrastructure projects for which the Sacramento County Water Agency is the lead agency. The related projects provide water supply infrastructure to the SDCP/SRSP area. The related projects include: the Excelsior Well Field (EWF) (also referred to as the North Vineyard Well Field [NVWF]) and Water Transmission Pipeline (WTP) Project (Collectively "EWFWTPP") for Wells 1–3 of the NVWF and the raw water transmission pipeline. The analysis of the impacts and mitigation measures associated with these projects was reevaluated in the 2011 REIR because the original analysis relied, in part, on the invalidated portions of the SDCP/SRSP EIR. Subsequent to the City's certification of this new 2011 Revised EIR, the Sacramento County Water Agency may rely upon, and adopt for its own use, the analysis in the 2011 Revised EIR along with the original SDCP/SRSP EIR. As identified in this Revised Draft EIR, no significant impacts for the EWFWTPP were identified; and

WHEREAS, the 2011 Revised EIR identifies significant and unavoidable impacts on certain regional fisheries and aquatic resources from providing long-term surface water to the project, on a project and cumulative level; and

WHEREAS, on January 14, 2011, the City released the Revised Draft EIR for a 45-day public review and comment period. The comment period closed on February 28, 2011; and

WHEREAS, a total of three written comments were received on the Revised Draft EIR. The City considered these comments and has provided responses in Chapters 2 and 3 of the Revised Final EIR; and

WHEREAS, the Revised Final EIR was distributed to agencies, organizations, and individuals who commented on the Revised Draft EIR ten days prior to the public hearing. This distribution ensures that interested parties have an opportunity to express their views regarding the environmental impacts of the project, and that pertinent information is provided to decision makers for the lead and responsible agencies. Copies of the document were made available for review by the public during normal business hours at Rancho Cordova City Hall, and an electronic version of the document was available to the public on the City's website.

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

The following findings are true and correct and adopted as the findings of the City Council:

- A. The foregoing recitals are true and correct and made a part of this Resolution.
- B. The 2011 Revised EIR has been completed in compliance with CEQA, the CEQA Guidelines, the City of Rancho Cordova's Municipal Code, and the Peremptory Writ of Mandate.
- C. The City Council has independently reviewed and considered the information contained in the 2011 Revised EIR, including the written comments received during the public review period and the oral and written comments received at the public hearing.
- D. The 2011 Revised EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the project. The 2011 Revised EIR provides information to the decision-makers and the public on the environmental consequences of the project.
- E. The 2011 Revised EIR adequately describes the project and its significant environmental impacts in compliance with CEQA and the Peremptory Writ of Mandate.

NOW, THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Rancho Cordova hereby certifies the 2011 Revised EIR based on the facts and findings set forth in this Resolution.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 7th day of November, 2011 by the following vote:

AYES: Budge, Cooley, Skoglund, Sander, and Mayor McGarvey

NOES: None

ABSENT: None

ABSTAIN: None


Robert J. McGarvey, Mayor

ATTEST:


Mindy Cuppy, CMC, City Clerk



**ZONING MAP AMENDMENTS
FOR THE
SUNRIDGE SPECIAL PLANNING AREA
(Addendum to the SDCP/SRSP Final EIR)**

INTRODUCTION

This document is an addendum to the Sunrise Douglas Community Plan (SDCP) and SunRidge Specific Plan (SRSP) Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 for the proposed zoning map amendments.

The Sunrise Douglas Community Plan ("SDCP") and SunRidge Specific Plan ("SRSP") approved by the County of Sacramento ("County") in July 2002. The County certified an environmental impact report ("EIR") for the SDCP and SRSP in July 2002 (State Clearinghouse Number 97022055) ("SDCP/SRSP EIR") prepared in accordance with the California Environmental Quality Act ("CEQA"). Subsequently, the City certified a Court-Ordered Partially Revised Draft Environmental Impact Report (Revised DEIR) to the SDCP/SRSP EIR addressing long-term water supply plan and other water supply related issues (State Clearinghouse Number 97022055). However, due to amendments to the City's General Plan that was adopted in June 2006, the City could not find the SunRidge Specific Plan to be consistent with the General Plan and therefore could not readopt the SunRidge Specific Plan. Specifically, the General Plan requires a minimum amount of high density zoned lands that were not programmed into the Specific Plan.

PROJECT DESCRIPTION

The proposed zoning amendments will reinstate the commercial and multi-family residential zoning in the SunRidge Planning Area that was lost, due to the courts action on the SunRidge Specific Plan EIR and the Specific Plan revocation. The rezone will also place the new community facilities (water treatment and storage tank, communication site, a SMUD facility) in the Community Service Zone (See **Exhibit A** of the resolution for locations of the proposed zoning amendments). The proposed zoning amendments consist of the following:

Proposed Zoning Amendments

Parcel Number	SRSP Zoning	Current Zoning	Proposed Zoning	Acreage
067-0030-038	Limited Commercial	AG-20 Agriculture	General Commercial (GC)	13.53
067-0030-039	Limited Commercial	AG-20 Agriculture	General Commercial (GC)	2.36
067-0430-001	Shopping Center	AG-20 Agriculture	General Commercial (GC)	14.98
067-0430-018	Shopping Center	AG-20 Agriculture	General Commercial (GC)	11.76
067-0430-043	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	6.79
067-0430-044	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	1.14
067-0430-037	RD-20 Multi-Family	AG-20 Agriculture	RD-20 Multi-Family	2.80
067-0430-035	RD-20 Multi-Family	AG-20 Agriculture	Community Service	0.52
067-0430-040	RD-20 Multi-Family	AG-20 Agriculture	Community Service	6.63

The proposed action will restore the rights to develop land consistent with the SunRidge Specific Plan. The previously designated commercial sites will remain commercial and the RD-20 Multi-Family Zone will be restored, except for those parcels that are currently used by public facilities (water tank and a SMUD facility). The focus of this addendum will be to determine the environmental impacts of changing the zoning on approximately 7.15 acres from RD-20 Multi-Family, as analyzed in the SDCP/SRSP EIR, to Community Service to accommodate the existing water tank and SMUD facility. The other proposed zoning designations are substantially consistent with the zoning designations analyzed in the SDCP/SRSP EIR and are not subject to further CEQA analysis.

EXPLANATION OF THE DECISION NOT TO PREPARE A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT OR MITIGATED NEGATIVE DECLARATION

CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate environmental documents, if any, that must be completed when changes are proposed to a project for which an EIR has already been certified. These guidelines allow a lead agency to prepare an addendum if all of the following conditions are met:

- Substantial changes to the project do not require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified potentially significant effects.
- Substantial changes with respect to the circumstances under which the project is undertaken do not require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- No new mitigation measures or alternatives which are considered different from those analyzed in the EIR or which were previously found not to be feasible are identified.
- No new information of substantial importance becomes available which shows new significant effects or significant effects substantially more severe than previously discussed.
- Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA.

An addendum is considered the appropriate CEQA document for the proposed zoning amendments, as described above, because:

- There are no new substantial changes to the project that would result in new significant environmental effects or a substantial increase in the severity of a previously identified potentially significant effect, and
- There is no new information of substantial importance that shows new significant effects or significant effects would be substantially more severe than previously discussed.

POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

The proposed zoning amendments would result in approximately 143 fewer dwelling units than analyzed in the SDCP/SRSP EIR. Furthermore, the existing water tank and SMUD are an existing condition and not subject to CEQA analysis. The proposed zoning amendments would in fact, make the zoning on water tank and SMUD sites consistent with the current uses.

The development footprint of the project site has not changed in relationship to the previously analyzed project. Impacts relating to Aesthetics, Air Quality, Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land

Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Traffic and Circulation, and Utilities and Service Systems would be less than previously disclosed.

No substantial changes have occurred to the project site and or the surrounding area that would change the prior analysis and or conclusions. The zoning amendments would not create any new or additional significant impacts that were not already identified in the Master EIR; nor would they cause any impacts peculiar to the project or parcels. Mitigation measures relating to these impact areas and included in the SDCP/SRSP EIR are still applicable and would reduce impacts to the furthest extent feasible.

Conclusion

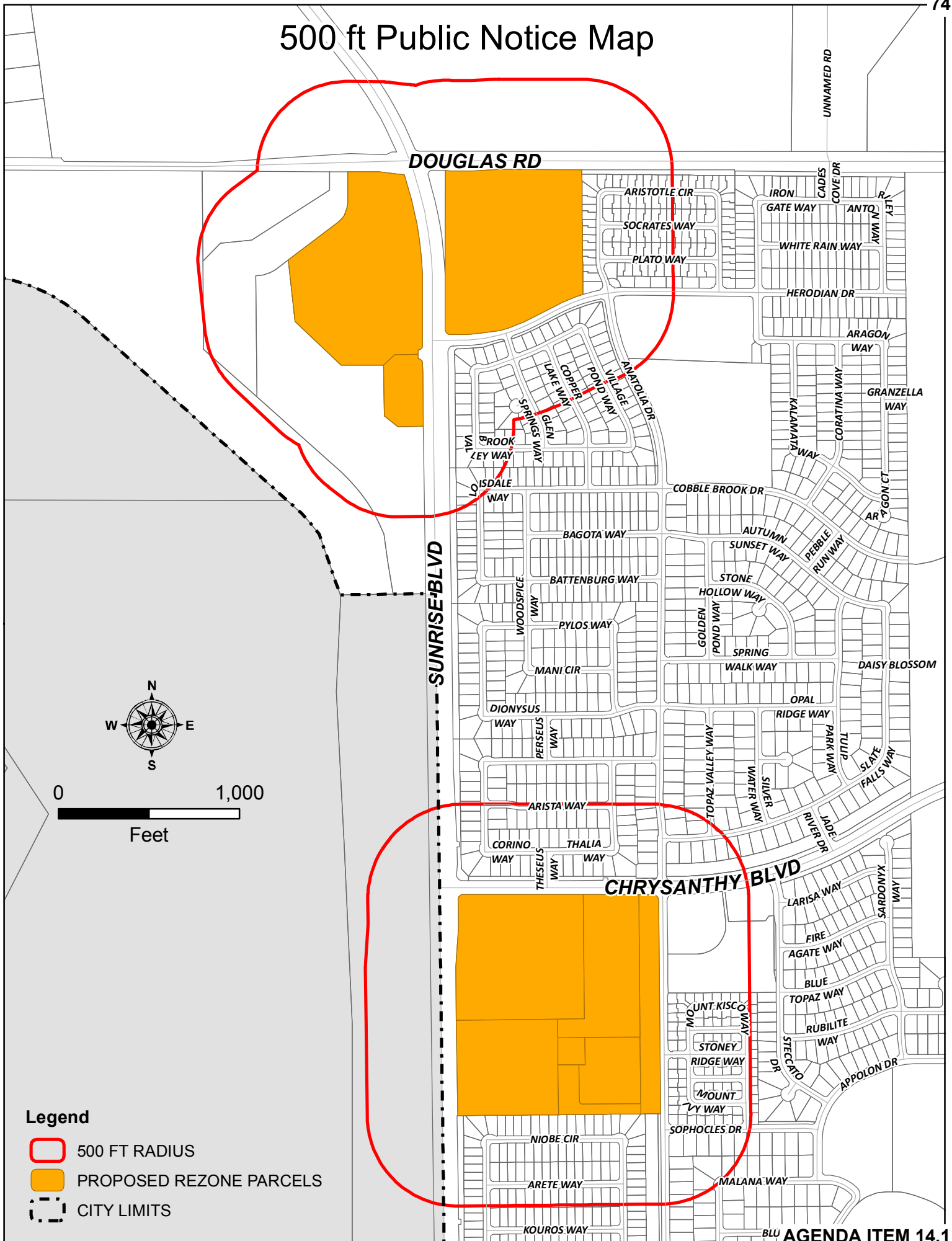
The City has reviewed the potential environmental impacts related to the proposed SunRidge Planning Area zoning amendments. The City finds that no new or substantially more severe impacts would result from these amendments and that prior analysis contained in the originally certified EIR adequately address all environmental impacts. The zoning amendments constitute minor technical changes to the analysis and content of the previously certified EIR. Based on the criteria discussed above, an addendum is considered the appropriate level of documentation to satisfy the requirements of CEQA, and no further analysis is required.

REFERENCES

City of Rancho Cordova General Plan: Final Adopted Version. November 2006.

Sunrise Douglas Community Plan/Sunridge Specific Plan EIR. July 2002. State Clearinghouse Number 97022055.

500 ft Public Notice Map



1993 MAURICE J RYAN EXEMPTION
TRUST
1475 LAWRENCE RD
DANVILLE, CA 94506

AHN CHUNG SOOK
11701 CORINO WAY
RANCHO CORDOVA, CA 95742

ALLEN TREDIDA L
11746 ARETE WAY
RANCHO CORDOVA, CA 95742

ANTONI YOLANDA S
PO BOX 501
RANCHO CORDOVA, CA 95741

ASBELL RAYMOND E
11748 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

ATKINS MARY L
11833 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

AVERY ZACHARY J
11828 EVERDELL WAY
RANCHO CORDOVA, CA 95742

BALBACH ALFREDO
11761 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

BHAYAL JATINDER
11721 CORINO WAY
RANCHO CORDOVA, CA 95742

BJERKEN MARCIA J
677 INNER CIR
THE VILLAGES, FL 32162

ACOSTA ANGELICA E
11833 WINDHAM WAY
RANCHO CORDOVA, CA 95742

ALBERT/ CHERYL TERPAK LIVING TRUST
PO BOX 2766212
SACRAMENTO, CA 95827

ANGELA L/ DONALD C BEUSEE
REVOCABLE LIVING TRUST
805 PORTMAN DR
REDWOOD CITY, CA 94065

AQUINO IOLA S
11803 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

ASNANI MOHAN
4409 DEER RIDGE RD
DANVILLE, CA 94506

ATTIEH TOHOTMOSS
3931 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

BAEZ BENJAMIN
4390 MALANA WAY
RANCHO CORDOVA, CA 95742

BATCHU KARUNA S
4434 NIOBE CIR
RANCHO CORDOVA, CA 95742

BISIC LARISA
4363 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

BOLMAN DEBORAH A
11792 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

AGARWAL LOMESH
110 MOHAVE TER
FREMONT, CA 94539

ALFSEN HEATHER A
4376 ANATOLIA DR
RANCHO CORDOVA, CA 95742

ANNAND KAREN L
4386 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

ARYA RAJIV
4058 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

ASP REBECCA A
11704 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

AUSTIN CHARLES L
11794 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

BALBACH ALFRED
10220 BADGER CREEK LN
WILTON, CA 95693

BECK ERIK A
11765 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

BISWAS TAPAS
4257 THALIA WAY
RANCHO CORDOVA, CA 95742

BOSSERDET CAROL
10316 NW FOREST VIEW WAY
PORTLAND, OR 97229

BRIDGES MISTY J
11824 WINDHAM WAY
RANCHO CORDOVA, CA 95742

BROCKETT BRIAN L
11738 ARETE WAY
RANCHO CORDOVA, CA 95742

BROWN DAVID T
11828 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

BROWN DEAN C
4401 ANATOLIA DR
RANCHO CORDOVA, CA 95742

BROWN MICHAEL
4067 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

BRUNNER LANCE A
2156 CAMPION CIR
GOLD RIVER, CA 95670

BUJTOR ELMER
706 LAKEVIEW WAY
EMERALD HILLS, CA 94062

BURKLAND SUSAN C
2808 EL RASTRO LN
CARLSBAD, CA 92009

BURTON KORY KAZ
11725 ALDER LAKE CT
RANCHO CORDOVA, CA 95742

CAMPBELL DENNIS JR
11709 CORINO WAY
RANCHO CORDOVA, CA 95742

CARDIN JAMES C
11890 GIDARO DR
ELK GROVE, CA 95624

CARMEN G MARTINEZ TRUST
4356 ANATOLIA DR
RANCHO CORDOVA, CA 95742

CARPENTER DANIELLE
11788 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

CARR ROBERT ALLEN
11798 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

CAVE TUNG REVOCABLE TRUST
4409 ANATOLIA DR
RANCHO CORDOVA, CA 95742

CH (ANATOLIA I)
1816 TRIBUTE RD 100
SACRAMENTO, CA 95815

CHANDRA NITESHNI D
11752 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

CHASE JONATHAN
4238 ANATOLIA DR
RANCHO CORDOVA, CA 95742

CHAU THIEN
4230 ANATOLIA DR
RANCHO CORDOVA, CA 95742

CHENG JENNY
261 WOODBRIDGE CIR
SAN MATEO, CA 94403

CHESNOKOV ANDREI N
4344 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

CHONG ROSA
11731 ARETE WAY
RANCHO CORDOVA, CA 95742

CISCOE LARIN
11817 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA, CA 95670

COLE CAROL
11758 ARETE WAY
RANCHO CORDOVA, CA 95742

COLET CARMEN
11630 JESSICA LN
LOS ALTOS HILL, CA 94024

CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR 230
RANCHO CORDOVA, CA 95670

CORDOVA REC / PARK DISTRICT
2729 PROSPECT PARK DR 230
RANCHO CORDOVA, CA 95670

CORDOVA REC/ PK DIST
2729 PROSPECT PARK DR 230
RANCHO CORDOVA, CA 95670

CORDOVA RECREATION/PARK DIST
2729 PROSPECT PARK DR 230
RANCHO CORDOVA, CA 95670

CORDOVA RECREATION/PARK DISTRICT
2729 PROSPECT PARK DR 230
RANCHO CORDOVA, CA 95670

CSS PROPERTIES LLC
950 GLENN DR 250
FOLSOM, CA 95630

CUMMINGS JESSIKAH
11829 WINDHAM WAY
RANCHO CORDOVA, CA 95742

DAVENPORT ROBERT L
4382 NIOBE CIR
RANCHO CORDOVA, CA 95742

DAVID / NOREEN PEDERSEN
REVOCABLE TRUST
4268 THALIA WAY
RANCHO CORDOVA, CA 95742

DAVID J CANCLINI FAMILY LP
5288 HOLMAN RD
STOCKTON, CA 95212

DAVID R & PATRICIA M PRICE
REVOCABLE FAMILY TRUST
11820 RIDGE WAY
RANCHO CORDOVA, CA 95742

DAY LISA A
11750 ARETE WAY
RANCHO CORDOVA, CA 95742

DEAN DIONNE EVANS
4346 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

DEBBIE D SUKHAI SEPARATE PROP
TRUST
4463 NIOBE CIR
RANCHO CORDOVA, CA 95742

DECAPUA JOY L
4328 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

DEEM KENNETH
4261 THALIA WAY
RANCHO CORDOVA, CA 95742

DEFELICE ANN M
4258 ANATOLIA DR
RANCHO CORDOVA, CA 95742

DEMITRO JOSEPH
11800 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

DENISE DAVIES TRUST
8628 BLYTHE AVE
ORANGEVALE, CA 95662

DONALD E STRASSBURG FAMILY LVNG
T
9930 PLEASANT GROVE SCHOOL RD
ELK GROVE, CA 95624

DOUGHERTY BRIAN MICHAEL
4379 NIOBE CIR
RANCHO CORDOVA, CA 95742

DOUGLAS GREGORIO A
11820 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

DUONG VAN
8367 WHEATLAND DR
SACRAMENTO, CA 95828

EL HASSAN MOTASIM
PO BOX 1795
FOLSOM, CA 95763

ELK GROVE UNIFIED SCH DIST
9510 ELK GROVE FLORIN RD
ELK GROVE, CA 95624

ELKINS JOHN J
4439 NIOBE CIR
RANCHO CORDOVA, CA 95742

ELLIOTT JR RONALD
12801 FAIR OAKS BLVD 588
CITRUS HEIGHTS, CA 95610

ELLIOTT WHITEROCK LLC
340 PALLADIO PKWY 521
FOLSOM, CA 95630

ERIKSEN JIM
11773 LOISDALE WAY
RANCHO CORDOVA, CA 95742

ESCAMILLA RACHAEL
4322 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

ESCOBAR TIMOTHY
4375 NIOBE CIR
RANCHO CORDOVA, CA 95742

EVANGELISTA ERNESTO V
11737 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

EXUM JAMES E
11808 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

FAIR MARGARET L
11764 ARISTA WAY
RANCHO CORDOVA, CA 95742

FAJARDO COLIN
4055 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

FANNIE MAE
888 E WALNUT ST
PASADENA, CA 91101

FEDERAL HOME LOAN MORTGAGE
CORPORATION
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FEIT JOHN H
11768 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

FENG ZHICHUN
11933 MULDOON WAY
RANCHO CORDOVA, CA 95742

FINKBINER ROBERT O
4280 THALIA WAY
RANCHO CORDOVA, CA 95742

FINN GREGORY M
4340 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

FLYGARE LORELEI P
4403 NIOBE CIR
RANCHO CORDOVA, CA 95742

FNU RAJNI
4422 NIOBE CIR
RANCHO CORDOVA, CA 95742

FOURNIER CHRISTOPHER J
11748 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

FRANK J/CONNIE A MUNOZ 2004
REVOCABLE TRUST
10368 MALAGA WAY
RANCHO CORDOVA, CA 95670

FRASCHE TIM
11754 ARETE WAY
RANCHO CORDOVA, CA 95742

FRED M/HELEN S YANG FAMILY TRUST
11889 PYXIS CIR
RANCHO CORDOVA, CA 95742

GABRIEL ARIEL
3936 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

GAITE JENNIFER T
11725 CORINO WAY
RANCHO CORDOVA, CA 95742

GALLOWAY LIONEL
4310 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

GANESH RAJKUMAR
3934 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

GARCIA ALBERTO
11729 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

GARCIA JUSTINO RAMOS
11724 ALDER LAKE CT
RANCHO CORDOVA, CA 95742

GATEWOOD GARRETT S
4067 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

GEDEY RODNEY
11763 ARETE WAY
RANCHO CORDOVA, CA 95742

GEORGE NIXON SUNNY
4371 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

GEVORGYAN RUZANNA
4046 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

GIDEON KEVIN
4339 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

GLAIZGHI TECLE ADEN
4268 STECCATO DR
RANCHO CORDOVA, CA 95742

GMAC MODEL HOME FINANCE INC
7204 GLEN FORREST DR 201
RICHMOND, VA 23226

GOEL VIPUL
2015 BLUE OAK CT
DANVILLE, CA 94506

GOLKA JOSHUA P
4387 NIOBE CIR
RANCHO CORDOVA, CA 95742

GONZALEZ MICHAEL
11390 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

GONZALVO AIMEE K
4378 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

GRACE III LAWRENCE J
11735 ARETE WAY
RANCHO CORDOVA, CA 95742

GREGORIO A DOUGLAS FAMILY TRUST
11820 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

GUNTAKA MUKESH
4075 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

HABACON JENNIFER P
4306 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

HANLON DAVID G
11812 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

HARIHARAN AMARNATH
11730 ARETE WAY
RANCHO CORDOVA, CA 95742

HAVERTY SUSAN E
4063 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

HAYNES SCOTT
4415 NIOBE CIR
RANCHO CORDOVA, CA 95742

HEAD SAUNDRA M
11769 LOISDALE WAY
RANCHO CORDOVA, CA 95742

HENDERSON JEFFREY
11732 ARISTA WAY
RANCHO CORDOVA, CA 95742

HEWITT LUKE
11762 ARETE WAY
RANCHO CORDOVA, CA 95742

HIGGINS K BECK HEATHER
4399 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

HITCHCOCK COLYNN M
11776 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

HOSSAIN MIR MOSHARROF
4451 NIOBE CIR
RANCHO CORDOVA, CA 95742

HOUSING & URBAN DEVELOPMENT
SECRETARY
400 NATIONAL WAY
SIMI VALLEY, CA 93065

HSU EN CHING
4241 THALIA WAY
RANCHO CORDOVA, CA 95742

HSU RUNG F
4331 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

HUDSON BRIAN
11765 LOISDALE WAY
RANCHO CORDOVA, CA 95742

ILLEEN/THOMAS KOWALESKI LIVING
TRUST
11756 ARISTA WAY
RANCHO CORDOVA, CA 95742

IVANOVICH FAMILY TRUST
11833 EVERDELL WAY
RANCHO CORDOVA, CA 95742

JANOWICZ DAVID D
4232 TOPAZ VALLEY WAY
RANCHO CORDOVA, CA 95742

JENNIFER G MITCHELL REVOCABLE
TRUST
4272 THALIA WAY
RANCHO CORDOVA, CA 95742

JOHNSON MECHELLE D
11720 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

JOHNSTON ROBERTA K
11712 CORINO WAY
RANCHO CORDOVA, CA 95742

JONES CHARLES R
2552 CROWDIS LN
RESCUE, CA 95672

JOREN JASON M
11717 CORINO WAY
RANCHO CORDOVA, CA 95742

JOSE JACK S
1311 CHIGNAHUAPAN WAY
ROSEVILLE, CA 95747

JTS COMMUNITIES
401 WATT AVE
SACRAMENTO, CA 95864

JTS COMMUNITIES
401 WATT AVE 2
SACRAMENTO, CA 95864

KAMBLE MANGESH D
11782 BAGOTA WAY
RANCHO CORDOVA, CA 95742

KANEYUKI GLENN K
4383 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

KARPELIN VLADIMIR
4269 THALIA WAY
RANCHO CORDOVA, CA 95742

KEANE KEVIN
2059 RAINBOW MINE CT
GOLD RIVER, CA 95670

KEANE KEVIN
3696 COLDWATER DR
ROCKLIN, CA 95765

KEANE KEVIN
4348 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

KELLEY TISA
4413 ANATOLIA DR
RANCHO CORDOVA, CA 95742

KELLY DERRICK
10836 SCOTSMAN WAY
RANCHO CORDOVA, CA 95670

KEVIN U/LYNN M KEANE REVOCABLE
FAMILY TRUST
3696 COLDWATER DR
ROCKLIN, CA 95765

KING ANTHONY
11744 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

KNIGHT GEOFFREY B
4354 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

KNODEL ALLA
11710 ARETE WAY
RANCHO CORDOVA, CA 95742

KO POM SOK
4418 NIOBE CIR
RANCHO CORDOVA, CA 95742

KOEHLER MICHELE
3929 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

KONG QINGBO
248 PRAIRIE DOG LN
FREMONT, CA 94539

KORN MICHAEL
11700 CORINO WAY
RANCHO CORDOVA, CA 95742

KUANG HONGYAN
2348 CLUBHOUSE DR
ROCKLIN, CA 95765

KUKUNOOR DEEPA REDDY
11751 ARETE WAY
RANCHO CORDOVA, CA 95742

KUMAR GOVIND
11714 ARETE WAY
RANCHO CORDOVA, CA 95742

KUMAR PAWAN
11716 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

KUSUMO BAMBANG
11721 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

LACE ALLAN D
11766 ARETE WAY
RANCHO CORDOVA, CA 95742

LAFAVE JAIME
4250 ANATOLIA DR
RANCHO CORDOVA, CA 95742

LARSEN BRIAN
1570 KLAMATH RIVER DR
RANCHO CORDOVA, CA 95670

LARSEN MARTY A
11764 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

LAWSON SHARON ROSE
11804 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

LE HOANG MINH
11828 WINDHAM WAY
RANCHO CORDOVA, CA 95742

LE HY THI DIEU
11741 CORINO WAY
RANCHO CORDOVA, CA 95742

LEA LUIS A
11747 ARETE WAY
RANCHO CORDOVA, CA 95742

LEBOEUF BERNADETTE PEREZ
4410 NIOBE CIR
RANCHO CORDOVA, CA 95742

LEE ANGELA
4374 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

LEE JI YOUNG
11705 CORINO WAY
RANCHO CORDOVA, CA 95742

LEE MICHAEL JONGHO
220 ALLAIRE CIR
SACRAMENTO, CA 95835

LEI CHI
4360 ATTAWA AVE
SACRAMENTO, CA 95822

LENG BOUNTHA
4224 ANATOLIA DR
RANCHO CORDOVA, CA 95742

LEVERONI GINA R
4423 NIOBE CIR
RANCHO CORDOVA, CA 95742

LI BO
4277 THALIA WAY
RANCHO CORDOVA, CA 95742

LI QIANG
4425 INYO CT
FREMONT, CA 94538

LIBONATI TROY J
11745 CORINO WAY
RANCHO CORDOVA, CA 95742

LIN FRANK
4166 MORNING VIEW WAY
EL DORADO HILL, CA 95762

LINNENBRINK CHAD
11821 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

LIU FEI
12020 MANDOLIA WAY
RANCHO CORDOVA, CA 95742

LIU YONGXIN
3812 MYRNA WAY
SACRAMENTO, CA 95821

LOPEZ ARTURO M
5323 REPETTO AVE
LOS ANGELES, CA 90022

LOVESON STEPHENSON
11817 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

LUSTIG JASON A
4395 NIOBE CIR
RANCHO CORDOVA, CA 95742

LUU THANH V
4378 MALANA WAY
RANCHO CORDOVA, CA 95742

MA DUKE
4459 NIOBE CIR
RANCHO CORDOVA, CA 95742

MA MICHAEL
4367 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

MACK SEAN L
11759 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

MANANSALA ANTHONY V
4058 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

MARSHALL JAMES O
4405 ANATOLIA DR
RANCHO CORDOVA, CA 95742

MARSHMENT MICHAEL E
11720 CORINO WAY
RANCHO CORDOVA, CA 95742

MARTIN RICHARD A
11708 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

MARTINEZ RAYMUNDO P
4265 THALIA WAY
RANCHO CORDOVA, CA 95742

MATA HENRY F
11728 ARISTA WAY
RANCHO CORDOVA, CA 95742

MATEO EUMIR C
4368 ANATOLIA DR
RANCHO CORDOVA, CA 95742

MAY ROBIN
4054 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

MAYERS JESSICA L
4051 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

MCBRIDE ROBERT A
11752 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

MCCALLISTER III SELDON DOUGLAS
4426 NIOBE CIR
RANCHO CORDOVA, CA 95742

MCGUIRE BRIAN
11715 ARETE WAY
RANCHO CORDOVA, CA 95742

MCGUIRE JAMES B
11740 ARISTA WAY
RANCHO CORDOVA, CA 95742

MCLEAN JOHN E
11755 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

MCMILLAN DORINDA M
11430 WHITE ROCK RD
RANCHO CORDOVA, CA 95742

MEISEL MATTHEW J
11764 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

MENA NUVIA
11825 WINDHAM WAY
RANCHO CORDOVA, CA 95742

MENG YAN J
1484 LEWIS WAY
FOLSOM, CA 95630

MESOGA IMELDA M
4355 NIOBE CIR
RANCHO CORDOVA, CA 95742

MEZHLUMYAN SARA
4407 NIOBE CIR
RANCHO CORDOVA, CA 95742

MILLER STEVEN E
4025 BOTHWELL CIR
EL DORADO HILL, CA 95762

MIRAFETABI APTIN
1533 VISTA RIDGE WAY
ROSEVILLE, CA 95661

MODI URVIN
4229 ANATOLIA DR
RANCHO CORDOVA, CA 95742

MOHAMED JOSEPH SR
4405 COLLEGE OAK DR
SACRAMENTO, CA 95841

MOK YIN
11820 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

MONCALIERI ARLEEN
11808 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

MOORE JAMES V
4419 NIOBE CIR
RANCHO CORDOVA, CA 95742

MOORE LINDSAY
3047 BORGATA WAY
EL DORADO HILL, CA 95762

MORAR HIRAN
4370 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

MORRIS JOHN W
11769 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

MOSS SAMATHA J
4063 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

MUCK ESTELA L
4390 NIOBE CIR
RANCHO CORDOVA, CA 95742

MULLINS BRANDON
11832 EVERDELL WAY
RANCHO CORDOVA, CA 95742

NANNINI PAUL
424 EL DORADO DR
DALY CITY, CA 94015

NAPOLEON GEORGE
11729 CORINO WAY
RANCHO CORDOVA, CA 95742

NATESAN SANJAI K
11727 ARETE WAY
RANCHO CORDOVA, CA 95742

NETO MATHIAS PEREIRA
11745 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

NGO GIA H
12124 BLAIREMONT WAY
ORLANDO, FL 32825

NGUYEN DAVID
732 SAN MARCOS CT
MORGAN HILL, CA 95037

NOBLISKI CYNTHIA L
1736 W CALIMYRNA AVE A
FRESNO, CA 93711

NOLASCO S/AVELINA C REYES SR
FAMILY TRUST
4394 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

NOLTING STUART C
7411 APRIL ST
ORANGEVALE, CA 95662

NOREEN M THOMAS REVOCABLE
TRUST
2642 MINTON CT
PLEASANTON, CA 94566

OLIVER MARK
11711 ARETE WAY
RANCHO CORDOVA, CA 95742

ORDONEZ STANLEY M
13829 SIERRA CT
SUTTER CREEK, CA 95685

ORR NEIL H
3337 CRAZY HORSE DR
SIMI VALLEY, CA 93063

ORTIZ DEAN C
4249 THALIA WAY
RANCHO CORDOVA, CA 95742

OUIMET KAREN J
4236 TOPAZ VALLEY WAY
RANCHO CORDOVA, CA 95742

PENG BETTY
11736 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

PEREZ ALBERTO
11777 LOISDALE WAY
RANCHO CORDOVA, CA 95742

PERKINS CRYSTALINE
11780 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

PESCETTI ANTHONY J
9292 MOONDANCER CIR
ROSEVILLE, CA 95747

PHAM D ANNIE D
2015 CUNNINGHAM CT
SAN JOSE, CA 95148

PHAM THUAN HUU
4059 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

PIERMAN CHASTIN
11836 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

PIRKL JOSH
4339 NIOBE CIR
RANCHO CORDOVA, CA 95742

POON TONIO
9643 HAWKES BAY WAY
ELK GROVE, CA 95757

POTHULA SHILPA
11890 PYXIS CIR
RANCHO CORDOVA, CA 95742

PRASAD RAJENDRA
4071 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

PREVATT DAVID
11829 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

PRICE BRANDON
4443 NIOBE CIR
RANCHO CORDOVA, CA 95742

RAJAMANI BHARATHI
4259 SARDONYX CT
RANCHO CORDOVA, CA 95742

RAMAHNUJAN SATISH
11742 ARETE WAY
RANCHO CORDOVA, CA 95742

RAMIREZ JORGE A
4242 STROMFORD WAY
MATHER, CA 95655

RAMOS JAVIER
11770 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

RAMSON KIMBERLY
4363 NIOBE CIR
RANCHO CORDOVA, CA 95742

RAO PRABHAKAR
4431 NIOBE CIR
RANCHO CORDOVA, CA 95742

REDDYBAL RAGHURAM
11722 ARETE WAY
RANCHO CORDOVA, CA 95742

REED VICTOR C
11816 SLATE FALLS WAY
RANCHO CORDOVA, CA 95742

REROMA MICKEY A
11812 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

RHNC SUNDANCE SACRAMENTO
1800 3RD ST 250
SACRAMENTO, CA 95811

RICARTE ARTEMIO P
4344 ANATOLIA DR
RANCHO CORDOVA, CA 95742

RICE CYNTHIA
4343 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

RIPPETOE JASON A
4260 THALIA WAY
RANCHO CORDOVA, CA 95742

ROBERTS CRAIG
11821 EVERDELL WAY
RANCHO CORDOVA, CA 95742

ROBERTS FAMILY 1999 REVOCABLE
TRUST
11586 SPLITROCK CT
GOLD RIVER, CA 95670

RODRIGUEZ BEATRIZ R
4375 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

RODRIGUEZ VICTOR M
4386 MALANA WAY
RANCHO CORDOVA, CA 95742

ROONEY FAMILY 2003 LIVING TRUST
7527 BORIS CT
ROHNERT PARK, CA 94928

RUSSELL EMICO L
11805 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

RYAN CASEY O
4055 GLEN SPRINGS WAY
RANCHO CORDOVA, CA 95742

SABBAGHIAN SHAHIN
3930 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

SACRAMENTO METRO FIRE DISTRICT
2101 HURLEY WAY
SACRAMENTO, CA 95825

SADLER CHIEYO
4253 THALIA WAY
RANCHO CORDOVA, CA 95742

SAECHAO KAO
4372 ANATOLIA DR
RANCHO CORDOVA, CA 95742

SAEPHANH NGING C
4378 NIOBE CIR
RANCHO CORDOVA, CA 95742

SAFFOLD MONICA R
11751 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

SAH PRAKASH
1518 THURMAN WAY
FOLSOM, CA 95630

SANDRA G APPLETON LIVING TRUST
11741 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

SAUL EUGENE S
11772 VILLAGE POND WAY
RANCHO CORDOVA, CA 95742

SAVERIEN FAMILY TRUST
4273 THALIA WAY
RANCHO CORDOVA, CA 95742

SAY CHANA
4391 NIOBE CIR
RANCHO CORDOVA, CA 95742

SCHMITT MICHAEL
PO BOX 2972640
SIOUX FALLS, SD 57186

SCHROETER THEODORE R
PO BOX 2632
VACAVILLE, CA 95696

SERVA TIMOTHY B
3933 ARISTOTLE CIR
RANCHO CORDOVA, CA 95742

SEVILLA JANE C
4241 ANATOLIA DR
RANCHO CORDOVA, CA 95742

SHAH JITESH N
4359 NIOBE CIR
RANCHO CORDOVA, CA 95742

SHANABROOK DARREN E
4352 ANATOLIA DR
RANCHO CORDOVA, CA 95742

SHARG JONATHAN
4358 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

SHARMA KAILASH C
4386 NIOBE CIR
RANCHO CORDOVA, CA 95742

SHARMA PARUL
4348 ANATOLIA DR
RANCHO CORDOVA, CA 95742

SHARMA SHAILENDRA
4371 NIOBE CIR
RANCHO CORDOVA, CA 95742

SHAVER RICHARD A
4399 NIOBE CIR
RANCHO CORDOVA, CA 95742

SHEEHAN MARK C
4327 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

SHEPPARD ELIZABETH
11740 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

SHI GARY
1165 TERRACINA DR
EL DORADO HILL, CA 95762

SHI YAJUN
4362 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

SHIBOYAN ARUTYUN
11716 CORINO WAY
RANCHO CORDOVA, CA 95742

SHIN KWANG R
4218 ANATOLIA DR
RANCHO CORDOVA, CA 95742

SINGH NARAYAN
11700 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

SLATTERLY JACQUELYN E
11781 LOISDALE WAY
RANCHO CORDOVA, CA 95742

SORGEA ANDREW
11712 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

STONE SANDRA
11733 CORINO WAY
RANCHO CORDOVA, CA 95742

STRASSBURG JAMES H
8717 THETFORD CT
ELK GROVE, CA 95624

SUBBARAO SHASHIDAR
11718 ARETE WAY
RANCHO CORDOVA, CA 95742

SULLIVAN GLENN
4398 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

SUNRIDGE ANATOLIA LLC
7700 COLLEGE TOWN DR 101
SACRAMENTO, CA 95826

SWAIN RUPASHREE
1180 LOCHINVAR AVE 114
SUNNYVALE, CA 94087

SWANSON REVOCABLE TRUST
4326 MOUNT KISCO WAY
RANCHO CORDOVA, CA 95742

TAJALIAWAL REZA
4359 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

TANG YANLI
11520 PYRITES WAY
RANCHO CORDOVA, CA 95670

TARVERDYAN GENNADIY
11725 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

TAWADROUS HANY R
11832 WINDHAM WAY
RANCHO CORDOVA, CA 95742

THEONARD ALNICE
4394 MOUNT IVY WAY
RANCHO CORDOVA, CA 95742

THR CA LLC
1430 BLUE OAKS BLVD 200
ROSEVILLE, CA 95747

TIBURCIO MELISA
4380 ANATOLIA DR
RANCHO CORDOVA, CA 95742

TOLLISON GARY
4427 NIOBE CIR
RANCHO CORDOVA, CA 95742

TORRES ANCELMO ALEX
11748 ARISTA WAY
RANCHO CORDOVA, CA 95742

TORRICO EDUARDO
11789 LOISDALE WAY
RANCHO CORDOVA, CA 95742

TRAN CHRISTINE T
4281 THALIA WAY
RANCHO CORDOVA, CA 95742

TRAN KIM T
11816 SOPHOCLES DR
RANCHO CORDOVA, CA 95742

TRAN LINDA T
11552 LINDAY WAY
GOLD RIVER, CA 95670

TRUONG PATRICK
121 EGLOFF CIR
FOLSOM, CA 95630

TULPULE ROHIT M
11720 ALDER LAKE CT
RANCHO CORDOVA, CA 95742

UNITED STATES OF AMERICA
DOUGLAS RD
MATHER, CA 95655

UNITED STATES OF AMERICA
SUNRISE BLVD
MATHER, CA 95655

UNTALASCO OSCAR
10116 COUNTRYSIDE WAY
SACRAMENTO, CA 95827

VARAREANU ADINA
11724 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

VARGAS JONATHAN D
4343 NIOBE CIR
RANCHO CORDOVA, CA 95742

VASEY FAMILY TRUST
1290 LOS RIOS DR
CARMICHAEL, CA 95608

VERRAS THEODORE G
4479 NIOBE CIR
RANCHO CORDOVA, CA 95742

VONG TAC A
11733 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

WADE WALTER
2264 HIGHTRAIL WAY
ROSEVILLE, CA 95747

WADOWSKI NATHAN
4384 ANATOLIA DR
RANCHO CORDOVA, CA 95742

WALL JOHN SR
3918 RAWHIDE RD
ROCKLIN, CA 95677

WALLACE BRIAN/ANDREA DIANE
SIMMONS 2009 REVOCABLE
11825 STONEY RIDGE WAY
RANCHO CORDOVA, CA 95742

WANG DEHUA
11829 EVERDELL WAY
RANCHO CORDOVA, CA 95742

WANG HONG
4406 NIOBE CIR
RANCHO CORDOVA, CA 95742

WANG SHAO Y
12021 MANDOLIN WAY
RANCHO CORDOVA, CA 95742

WARREN JACOB
11739 ARETE WAY
RANCHO CORDOVA, CA 95742

WASHINGTON PATRICIA A
11821 WINDHAM WAY
RANCHO CORDOVA, CA 95742

WELLS CARLOS
11737 CORINO WAY
RANCHO CORDOVA, CA 95742

WILLIS GARY R
4467 NIOBE CIR
RANCHO CORDOVA, CA 95742

WILSON LISA
11756 BROOK VALLEY WAY
RANCHO CORDOVA, CA 95742

WIRKUS IWONA
4340 ANATOLIA DR
RANCHO CORDOVA, CA 95742

WONG PHILLIP
3748 MERRIDAN DR
CONCORD, CA 94518

WRIGHT FAMILY TRUST
11755 ARETE WAY
RANCHO CORDOVA, CA 95742

YANG CHENG JUNG
13493 CHACO CT
SAN DIEGO, CA 92129

YEP JOHN S
4237 THALIA WAY
RANCHO CORDOVA, CA 95742

YING WAH / DIANA W C LEE
REVOCABLE TRUST
15535 SHERWOOD RD
WEED, CA 96094

YOUKER LAURA M
4047 COPPER LAKE WAY
RANCHO CORDOVA, CA 95742

YOUNG JAMES
1692 STRONSAY CT
FOLSOM, CA 95630

ZHANG BIN
4374 MALANA WAY
RANCHO CORDOVA, CA 95742

ZHANG DAWEI
18968 BELLGROVE CIR
SARATOGA, CA 95070

ZHANG LAWRENCE L
104 AMBERVILLE RD
NORTH ANDOVER, MA 1845

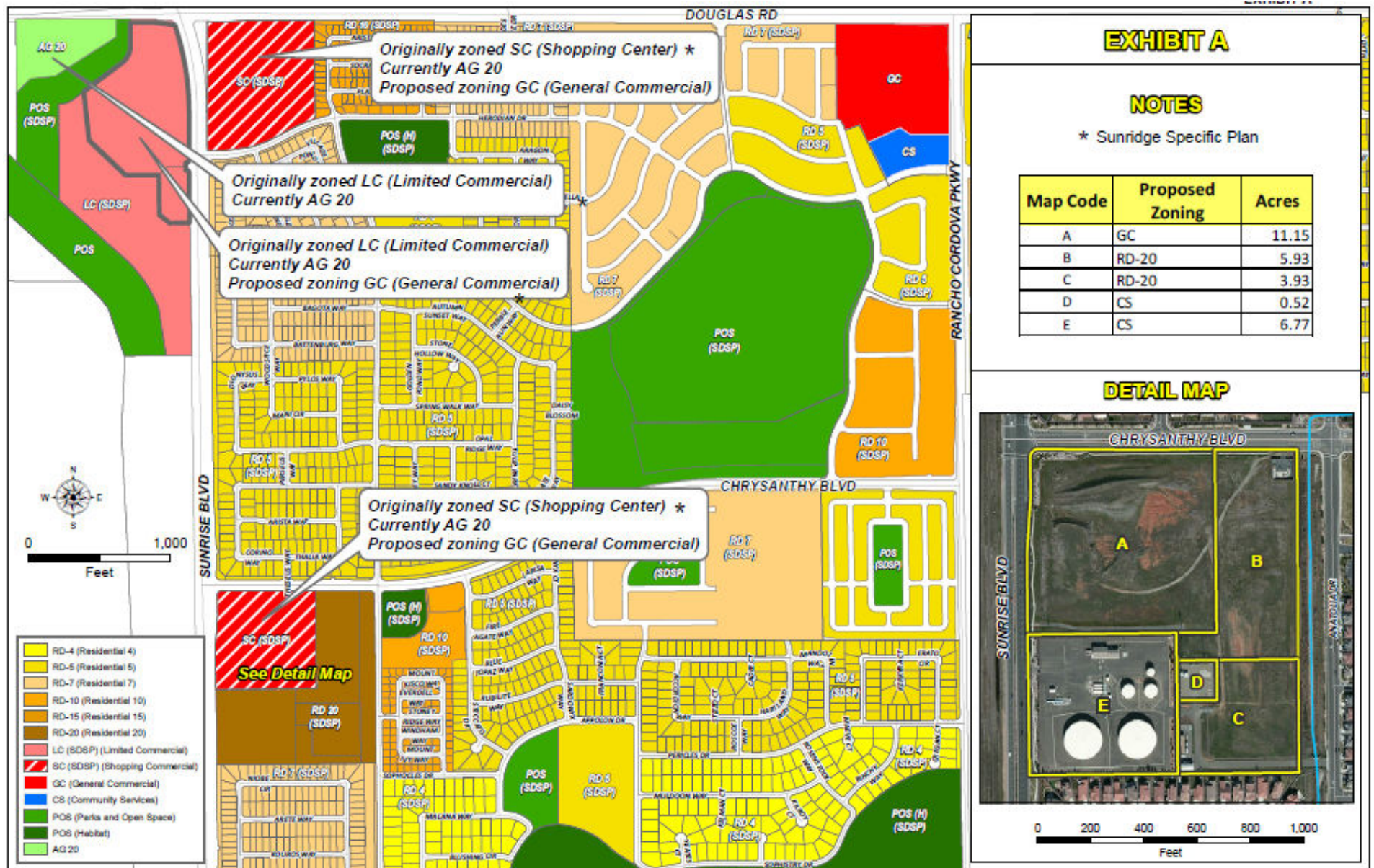
Sunridge Plan Area Rezone

Rancho Cordova City Council,
Paul Junker, Planning Director
William Campbell, Principal Planner
October 7, 2013



Project Request

- The Planning Department is proposing to restore urban zoning designations to certain properties in the Sunridge Specific Plan area.
- The parcels under consideration had no Development Agreements and so have reverted to the zoning in place prior to the Sunridge Specific Plan (AG-20).
- The proposed action would restore the rights to develop land and would be generally consistent with the previous Sunridge Specific Plan designations.



Environmental Review

- An addendum to the recertified EIR for the Sunridge Specific Plan was prepared and it was determined no significant new impacts would be created and that the severity of previously identified impacts would not be increased as a result of the proposed Zoning Code Amendment.

Recommended Motion

- Introduce and waive first reading of Ordinance 29-2013 amending the City Zoning Map for properties in the Sunridge Planning Area.

MEMORANDUM

DATE: October 7, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
Kerry Simpson, Neighborhood Services Manager

SUBJECT: CITY-SPONSORED MUNICIPAL CODE AMENDMENT – HEN ORDINANCE



PROJECT:	City-Sponsored Municipal Code Amendment – Hen Ordinance.
FILE:	Draft Hen Ordinance
LOCATION:	Citywide
PLANNER:	Paul Junker

RECOMMENDATION

Introduce and waive first reading Ordinance No. 30-2013

RESULT OF RECOMMENDED ACTION

The City-sponsored Municipal Code Amendment would add Chapter 8.11 to the Municipal Code to be entitled “Keeping of Backyard Hens,” and amend Title 23 of the Municipal Code (Table 23.310-1, Allowed Uses, Residential Districts). The ordinance would permit the keeping of hens within certain single-family residential zones of the City, subject to a registration requirement and regulations for the care and maintenance set forth in the ordinance.

REQUIRED PERMITS AND REGULATORY BASIS

The Municipal Code would need to be amended in order to expand the keeping and maintenance of hens in the certain single family residential areas of the City. The current code allows for hens and other kinds of fowl in the Rural Residential (RR) and RD-1 and RD-2 Single Family Residential Zones, but not in the more dense residential areas. The proposed amendment would expand the area of the city where hens only may be kept, without changing the allowed keeping of poultry in the less dense residential areas.

BACKGROUND

Several months ago the City Council directed staff to explore Municipal Code amendments to allow the keeping of hens in residential neighborhoods within the City. Staff contacted surrounding jurisdictions to survey the regulations of other cities. Additionally, staff solicited public input from Rancho Cordova residents regarding the keeping of hens through an internet forum known as “Engaged Rancho Cordova” – this forum is supported by the company Peak Democracy. Of the approximately 150 residents that participated in the Engaged Rancho

Cordova forum, the community was roughly split regarding their support for or opposition to allowing the keeping of hens on residential properties.

This preliminary investigation was shared with the City Council on July 9, 2013 and, following public comment and Council deliberation, the City Council directed staff to prepare Municipal Code amendments to allow the keeping of hens on residential properties subject to various limitations.

Following Council direction staff has prepared Code amendments to allow keeping of hens and these proposed Code amendments were shared in a final public workshop held on September 19, 2013 at City Hall. This workshop was attended by 25 members of the community and only one guest was in clear opposition to the Code amendments. The group did offer constructive suggestions that have been incorporated into the attached draft ordinance.

Concerns expressed by community members:

- Hens could result in nuisance conditions – noise, odor, attracting vermin
- Allowing hens could result in increased costs to City (enforcement issues)
- Raising hens in a suburb is not appropriate

Key Provisions of the Draft Ordinance:

- Hens may be kept on properties zoned RD-3 through RD-7
- No more than four hens may be kept on a single property
- No roosters may be kept in these zones
- Restriction on slaughter of animals
- Statement that hens must not become a nuisance to neighbors
- Requirement for homes to register to keep hens (proposed to be free)

Goal of Registration Program:

- Know where hens are being kept – assists Code Enforcement in returning escaped animals
- Opportunity to provide information on how to be successful in raising hens and how to be a good neighbor (City is developing a hand out packet with support of community members)
- Retain the ability to revoke registration and remove hens in the event that parties keeping hens fail to properly care for hens or create nuisance conditions

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15308, Action taken by the Regulatory Agency to Protect the Environment, of the California Environmental Quality Act Guidelines. The keeping of hens in the small quantity provided will ensure the health and safety of the neighborhoods and will not be negatively impacted.

RECOMMENDED MOTION

Move the City Council introduce and waive first reading of Ordinance 30-2013, thereby amending Sections 8.11 and 23.310 of the Rancho Code Municipal Code.

ATTACHMENTS

1. Ordinance No. 30-2013, approving the keeping and maintenance of hens, with attached Table 23.310-1 Allowed and Permitted Use Table (**Exhibit A**).
2. Citywide Public Hearing Notice.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 30-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADDING CHAPTER 8.11 TO THE MUNICIPAL CODE, TO BE ENTITLED "KEEPING OF
BACKYARD HENS," AND AMENDING TITLE 23 OF THE MUNICIPAL CODE TO PROVIDE
FOR CONSISTENT CORRESPONDING LAND USE REGULATIONS**

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

Section 1. Purpose and Declarations.

WHEREAS, residents have expressed a desire to allow for the safe and sanitary keeping of backyard hens within the City to allow for the noncommercial production of eggs; and

WHEREAS, current Municipal Code provisions do not adequately regulate this activity to ensure that it is carried out in a safe, sanitary, humane, and nuisance-free manner; and

WHEREAS, the City Council desires to establish such regulations and has considered substantial community input; and

WHEREAS, on October 7, 2013, the City Council held a properly noticed public hearing on this Ordinance.

Section 2. Amendment of Code. The Rancho Cordova Municipal Code is hereby amended to add Chapter 8.11, titled "Keeping of Backyard Hens," to Title 8, titled "Animals," to read as follows:

8.11.010 Purpose.

The purpose of this Chapter is to set forth reasonable requirements to allow for the keeping of backyard hens in appropriate residential areas of the City so that residents may participate in the noncommercial production of eggs in a safe, sanitary, and nuisance-free manner.

8.11.020 Definitions.

A. "Hen" shall mean a female chicken.

B. "Rooster" shall mean a male chicken.

C. "Poultry" shall mean any domesticated fowl, including chickens, turkeys, ducks, geese, and guinea fowl.

D. "Dwelling unit" shall mean any properly permitted attached or detached building or mobile or manufactured home which provides living facilities for one or more persons for living, sleeping, eating, cooking and sanitation.

ATTACHMENT 1**8.11.030 Exceptions to regulations.**

This Chapter shall not apply to any parcel zoned for agricultural, commercial, or industrial uses where the keeping or production of poultry is permitted. This Chapter shall not apply to any parcel zoned RR, RD-1, or RD-2 where the keeping of poultry is permitted.

8.11.040 Requirements for the keeping of backyard hens.

A. It shall be unlawful to keep, possess, or maintain poultry or fowl on any parcel of property located in the City except in accordance with the following regulations:

1. A maximum of four hens may be kept within the backyard or rear yard of a developed residential lot within the RD-3, RD-4, RD-5, RD-6, or RD-7 land use categories with a permit issued pursuant to Section 8.11.050 of this Chapter.

2. No roosters shall be allowed.

3. All hens must be confined in a coop, pen, or cage from sunset to sunrise. Hens may roam free within a fully fenced backyard or rear yard area during daylight hours.

4. Hens shall not be kept for commercial purposes.

5. The coop, pen, or cage ("enclosure") must be located within the backyard or rear yard of the property, at least five (5) feet from side and rear property lines and at least twenty (20) feet from any dwelling unit on an adjacent parcel. The hen enclosure must not obstruct any required exits from a dwelling unit.

6. Hen enclosures must meet the following requirements:

- a. Be no more than eight (8) feet high and no more than thirty (30) square feet.
- b. Be properly ventilated and have a roof.
- c. Be constructed of adequate strength to protect hens from predators and to prevent hens from escaping.
- d. Be constructed in a manner to ensure that hens are not overcrowded and have ample space for movement.
- e. Provide sufficient shade to prevent overheating.
- f. Be maintained in a clean and sanitary condition and cleaned regularly to prevent buildup of feces, food particles, and offensive odors.

7. All bulk chicken feed must be stored in fully enclosed, rodent-proof containers.

8. No slaughter of hens or roosters is allowed.

9. Hens shall not produce continuous, excessive noise causing unreasonable disturbance to residents of adjacent properties, pursuant to the standards of Section 6.68.150 of the RCMC.

8.11.050 Issuance of permit.

A. An application for a permit for the keeping of backyard hens must be made on the form provided by the animal services manager, and shall include the following minimum information:

ATTACHMENT 1

1. The number of hens desired;
2. A description of the hen enclosure, including height and square footage;
3. A description of the planned location of the hen enclosure
4. The distance from hen enclosure to the nearest dwelling unit;
5. A description of the fence surrounding the backyard or rear yard of the property;
6. The signature of the property owner.

B. Upon submission of a completed permit application, the payment of any nonrefundable permit fee set by city council resolution, and a finding by the animal services manager that the proposed keeping of hens complies with the requirements of this Chapter, the animal services manager shall issue a revocable permit. The permit shall be valid for a period of five (5) years from the date of issuance.

C. Permits for the keeping of backyard hens shall be renewable for a five-year term upon the filing and approval of a new application and the payment of any nonrefundable permit fee set by city council resolution.

8.11.060 Enforcement and penalties.

A. The animal services manager and planning director may promulgate regulations pursuant to this article to protect the health, safety, and welfare of the public, to ensure proper and humane treatment of all hens, and to prevent nuisances. Such regulations shall be effective upon approval by city council resolution.

B. Enforcement of this Chapter shall be carried out by the animal services manager and his or her designees, as well as the planning director and his or her designees.

C. Individuals authorized to enforce this Chapter, to the extent authorized by law, may enter, at reasonable times, upon and inspect any premises where hens are kept where such entry is necessary to enforce the provisions of this Chapter. The provisions of Chapter 8.04 of the RCMC shall also apply to this Chapter 8.11.

D. Any violation of this Chapter shall be a public nuisance and subject to the penalties and enforcement as provided in Chapter 16.18 of the RCMC.

E. Upon any violation of this Chapter, the animal services manager may revoke the corresponding permit. The issuance of any future permit may be denied following such revocation.

F. The remedies and penalties provided herein are cumulative, alternative and nonexclusive. The use of one does not prevent the use of any others, and none of these penalties and remedies prevent the City from using any other remedy at law or in equity which may be available to enforce this chapter or to abate a public nuisance.

ATTACHMENT 1

Section 3. Amendment of Code. The row titled “Animal Keeping, Hens Only,” within the category titled “Agriculture, Resource, and Open Space Uses,” of Table 23.310-1 (**Exhibit A**), titled “Allowed Uses and Permit Requirements for Residential Zoning Districts,” within Chapter 23.310 of the Rancho Cordova Municipal Code, is hereby amended to allow the keeping of “Hens” in the RD-3, RD-4, RD-5, RD-6, and RD-7 land use categories as identified in Table 23.310-1.

Section 4. Amendment of Code. Note No. 6 in Table 23.310-1 (**Exhibit A**), titled “Allowed Uses and Permit Requirements for Residential Zoning Districts,” within Chapter 23.310 of the Rancho Cordova Municipal Code, is hereby added to read as follows:

“6. Poultry: Only the keeping of backyard hens shall be allowed with a proper permit and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 of the Rancho Cordova Municipal Code.”

Section 5. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 6. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

2145635.1

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

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	Section 23.901.020
Dwelling, Multi-Family ⁹	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	
Dwelling, Second Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	L ¹	L ¹	L ¹	L ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Employee Housing	L	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Family Day Care Home, Small ¹⁰	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Family Day Care Home, Large ¹⁰	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	Section 23.901.040
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	Section 23.901.050
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	Section 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home -large ¹¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
Transitional Housing ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH	Specific Use Regulations
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	
Animal Keeping, Exotic Animals	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	P ³	
Animal Keeping, Livestock Animals	P ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Section 23.904.020
Animal Keeping, Poultry	P ⁵	N	P ⁵	P ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	Section 23.737.040
Animal Keeping, Hens only	N/A	N	N/A	N/A	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	N	N	N	N	N	N	N	N	Chapter 8.11 RCMC
Crop Production	L	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Section 23.904.020
Equestrian Facility, Commercial ¹²	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Section 23.904.020
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	Section 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	

Notes:

- 1) Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, a Limited Use Permit (L) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district, provided that the overall neighborhood or subdivision has an average density within the allowable range.
- 2) Domestic pets: Keeping of more than four (4) dogs, more than four (4) cats, or any combination of five (5) or more cats and dogs is considered a kennel for the purposes of this Code and not permitted in zones that do not permit a kennel.
- 3) Exotic Animals: No more than five (5) exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the Odor, Particulate Matter, and Air Contaminant Standards of Section 23.737.040 of this Title.
- 4) Livestock animals: Two (2) livestock animals may be permitted for each half-acre of land.
- 5) All poultry shall be kept and maintained in such a way that is consistent with the Odor, Particulate Matter, and Air Contaminant Standards of Section 23.737.040 of this Title.

6) **Only the keeping of backyard hens shall be allowed with a proper permit, and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 of the Rancho Cordova Municipal Code.**

- 7) Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
- 8) Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).

- 9) Senior independent living facilities are required to meet provisions in Chapter 23.901.070.
- 10) See additional provisions in Section 23.901.080 Family Day Care
- 11) See additional provision in Section 23.901.090 Residential Care Home
- 12) Limited to 25% of building square footage of churches, schools and multi-family developments, larger than 20 units in size.
- 13) All commercial activity, display and storage shall occur within a building or within a screen enclosure.

Office of the City Clerk

Mindy Cuppy, CMC, City Clerk

2729 Prospect Park Drive, Rancho Cordova, California 95670
 www.cityofranhocordova.org
 (916) 851-8720



City of Rancho Cordova City Council Notice of Public Hearing

Dated: September 27, 2013

NOTICE is hereby given that on **Monday, October 7, 2013, at 5:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Rancho Cordova will hold a Public Hearing at the **Rancho Cordova City Hall, located at 2729 Prospect Park Drive, Rancho Cordova**, to consider the following:

CITY-SPONSORED MUNICIPAL CODE AMENDMENT – HEN ORDINANCE:

REQUEST:	The City-sponsored Municipal Code Amendment will add Chapter 8.11 to the Municipal Code to be entitled "KEEPING OF BACKYARD HENS," and amend Chapter 23 of the Municipal Code (Section 23.310-1) to allow the keeping of hens within the allowed uses table of the Zoning Code. The ordinance would permit, subject to a registration requirement, the keeping of hens within the certain single-family residential zones of the City, based on the regulations for the care and maintenance set forth in the ordinance.
LOCATION/APN:	The Municipal Code Amendment would apply city-wide
ZONING:	Single Family Residential (RR, RD-1 through RD-7)
ENVIRONMENTAL:	An addendum to the General Plan Environmental Impact Report (EIR) was prepared under CEQA guidelines to address the proposed amendments to Title 23. Analysis concluded that the Zoning Code Amendments would not result in any additional impacts that were not addressed in the General Plan EIR.
PROJECT PLANNER:	William Campbell, Principal Planner

Questions regarding this matter should be directed to the City of Rancho Cordova Planning Department at (916) 851-8750.

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the city at, or prior to, this public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Department at (916) 851-8720. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

MEMORANDUM

DATE: October 7, 2013

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **SOUTH SACRAMENTO HABITAT CONSERVATION PLAN – MEMORANDUM OF AGREEMENT FOR FY 2013/14**



RECOMMENDATION

Adopt Resolution No. 117-2013.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 117-2013 would authorize the City Manager to execute a Memorandum of Agreement (MOA) that describes the City's roles and obligations related to the South Sacramento Habitat Conservation Plan (SSHCP). Council approval of the MOA would authorize the release of this year's City contribution to the SSHCP. This action relates solely to work completed in FY 2013/14 and any future contributions by the City will require separate Council approval.

BACKGROUND

A Habitat Conservation Plan (HCP) is a regional approach to balancing the effects of urban development and infrastructure improvements with the preservation and protection of wildlife and biological natural resources. An approved HCP streamlines the state and federal permits process for projects that are consistent with the HCP. Projects that would be granted the streamlined permit coverage under the SSHCP include private urban development (homes, offices, commercial, etc.), infrastructure improvements (water, wastewater, drainage, roads etc.) and public facilities (parks, schools, etc.).

Due to the benefits of a coordinated conservation strategy, the federal and state agencies that regulate wildlife resources are able to provide flexibility on how urban development mitigates impacts under an HCP. This flexibility includes allowing mitigation to be located away from planned development and in requiring a lower total amount of mitigation. Both of these concessions can translate into very significant cost savings for public agencies and private developers seeking to construct projects.

The City of Rancho Cordova began participating in the SSHCP soon after incorporation and has provided input on the form and content of the HCP and specific direction on issues that relate directly to Rancho Cordova. Local public agencies supporting the SSHCP (collectively referred to as the Plan Partners) include: the cities of Rancho Cordova, Elk Grove and Galt; County of Sacramento; Sacramento Regional County Sanitation District (SRCSD); Sacramento County Water Agency (SCWA); and the Capital SouthEast Connector JPA.

SSHCP STATUS

Representatives of the Plan Partners will attend the October 7, 2013 City Council meeting to provide a briefing on the SSHCP. Bill Ziebron is serving as the overall project manager for the SSHCP and will share the status of current efforts on important project milestones that include completing the Administrative Draft SSHCP, preparing the SSHCP EIR/EIS (a joint state and federal environmental review document), and preparing the Aquatic Resources Plan (ARP) that will facilitate wetlands permitting.

While the SSHCP has been in process for many years, there has been a real and significant increase in momentum over the past year. Staff members of the Federal and State regulatory agencies are actively reviewing and commenting on draft chapters of the SSHCP and the SSHCP environmental review document is proceeding quickly to a complete draft document stage. While much work remains and several key issues must still be resolved, the Administrative Draft SSHCP and related documents are moving toward completion and it is anticipated documents will be available for public review in spring 2014.

REVIEW OF COST ESTIMATES

Estimated costs for completing the SSHCP have risen as the final work efforts to complete the HCP have been more clearly defined. Provided in the table below is a summary of previous and current SSHCP cost estimates for the City's share of funding the SSHCP.

	March 2013 Estimate ¹	MOA Request
FY 2013/14	\$227,000	\$368,344 ²
FY 2014/15	\$170,000	\$190,835 ³

1. March 2013 estimates were included within the City's adopted budget
2. Amount current MOA would obligate City of Rancho Cordova
3. Preliminary estimate and not obligated through current MOA

In March 2013 the City received preliminary estimates for SSHCP contribution for the next two years. These estimates were incorporated into the City's FY 2013/15 budget. Specific changes in the Plan Partners' approach to completing the SSHCP have accelerated progress on the project, but have also resulted in increased costs. Key adjustments to the Plan Partners' approach include:

- Bill Ziebron was brought on to manage all SSHCP efforts
- Michelle Oullette, outside legal counsel, was brought on to support the SSHCP Plan Partners
- Federal agencies required that an independent firm be retained to prepare the Federal Environmental Impact Report (EIR) – the Plan Partners had anticipated a single firm would complete the EIR and the EIS
- GIS work that was anticipated to be completed by County staff has been transferred to Dudek, the firm that is finalizing the SSHCP
- Costs for completing the Financial Model for the SSHCP have exceeded previous estimates (the previous estimates were made in 2010)

The Financial Summary contained in the MOA estimates total costs for work on the SSHCP in FY 2013/14 at \$2,263,374. Funding sources for \$790,000 of these costs have been identified. The remaining unfunded costs for FY 2013/14 total \$1,473,374. This unfunded portion of costs has been allocated evenly to the Cities of Elk Grove and Rancho Cordova, Sacramento County and the Sacramento County Water Agency.

KEY MOA PROVISIONS

The Memorandum of Agreement (MOA) reaffirms the City's commitment to completing the SSHCP and defines the roles and responsibilities of each of the Plan Participants (also referred to as Plan Partners). The MOA establishes the City's contribution to the SSHCP for FY 2013/14. The MOA identifies milestone products that must be completed before funding will be requested of the City. In brief, City payments of 25% of our total FY 2013/14 obligation would be due upon the completion of each of the following work products: 1) Administrative Draft SSHCP; 2) Administrative Draft Aquatic Resource Plan; 3) Administrative Draft Implementation Agreement; and, 4) Public Review Draft EIR/EIS.

FISCAL IMPLICATIONS

Direct fiscal implications to the City include an expenditure of up to \$368,344 to support SSHCP work efforts in FY 2013/14. Based on earlier projections the City budgeted \$227,000 for FY 2013/14 contributions to the SSHCP.

The proposed MOA directly addresses FY 2013/14 SSHCP costs. It is understood that additional contributions will be requested by the Plan Partners for FY 2014/15 work (currently estimated at \$190,835).

Adoption of the SSHCP would provide an expedited process for securing various federal, state and regional permits that would result in direct cost savings to the City for public projects and would also provide cost savings to private development projects.

While no cost recovery mechanism has been established to date, staff will propose options for recovering a portion of SSHCP costs incurred by the City from those parties that would seek required state and federal permits through the SSHCP. The costs of preparing the SSHCP would be relatively low compared to the benefits that our private sector developers would receive under an approved SSHCP.

ATTACHMENT

Resolution No. 117-2013, including Exhibit A: Memorandum of Agreement.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 117-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT
REGARDING CONTINUED FUNDING FOR THE SOUTH SACRAMENTO HABITAT
CONSERVATION PLAN IN FY 2013/14**

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

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

WHEREAS, the City has been an active partner in the SSHCP and is committed to supporting the completion of the SSHCP; and

WHEREAS, the Plan Partners are working collaboratively on preparing the SSHCP and intend to adopt and cause the implementation of the SSHCP; and

WHEREAS, the City has been an active participant in the preparation of the SSHCP in FY 2013/14 and has included funding within the City's FY 2013/14 budget; and

WHEREAS, preparation of the SSHCP has and will continue to be funded through a combination of state and federal grants and contributions by the local Plan Partners.

NOW, THEREFORE, BE IT RESOLVED the City Council hereby authorizes the City Manager to sign the Memorandum of Agreement regarding continued funding of the South Sacramento Habitat Conservation Plan attached as **Exhibit A**, and subject to approval as to form by the City Attorney; and

BE IT FURTHER RESOLVED that for purposes of determining whether any work product prepared under the SSHCP is "appropriate" and therefore triggers an obligation for the City to provide funding to the SSHCP Plan Partners, the following issues must be resolved to the City's satisfaction: 1) a clear understanding of how projects currently under review may proceed in the review process while maintaining the ability to seek coverage under the SSHCP; and, 2) a conservation strategy that recognizes the benefits of the SSHCP in reducing indirect effects on wildlife resources located within preserves that are less than 250 feet from proposed development.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

**MEMORANDUM OF AGREEMENT REGARDING ONGOING FUNDING OF
THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN FOR FISCAL
YEARS 2012-13 and 2013-14**

This Memorandum of Agreement (“MOA”) is entered into as of the date it has been executed by all parties, by and between the City of Elk Grove (“Elk Grove”), the City of Rancho Cordova (“Rancho Cordova”), the County of Sacramento (“County”), the Sacramento County Water Agency (“Water Agency”), the Sacramento Regional County Sanitation District (“SRCSD”) and the Elk Grove – Rancho Cordova – El Dorado Connector Authority, also doing business as the Capital Southeast Connector Joint Powers Authority (“Connector JPA”) (all parties collectively referred to as “Plan Participants”).

WHEREAS, the Plan Participants are currently in the process of preparing the South Sacramento Habitat Conservation Plan (SSHCP”); and

WHEREAS, the Plan Participants have previously entered into Memoranda of Agreement Regarding Continued Funding Of The South Sacramento Habitat Conservation Plan that defined their respective responsibilities for funding the SSHCP preparation costs in fiscal years 2009-10, 2010-11 and 2011-12; and

WHEREAS, the Plan Participants desire to enter into a new Memorandum of Agreement that establishes their respective funding obligations for fiscal years 2012-13 and 2013-14.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Role of the Plan Participants in the SSHCP.

- (a) The Plan Participants shall have coequal roles in the preparation, negotiation, and adoption of the SSHCP, including but not limited to the following:
 - (i) The Plan Participants shall be allowed to attend and participate equally in meetings of the SSHCP Local Agency Working Group (LAWG).
 - (ii) The Plan Participants shall be allowed to attend and participate equally in meetings of the Leadership Committee. The Leadership Committee will be composed of the executive leadership from each Jurisdiction or Agency that is a Plan Participant.
 - (iii) The Plan Participants shall be allowed to attend and participate equally in meetings of the SSHCP Steering Committee.

- (iv) The Plan Participants shall be allowed to attend and participate equally in meetings and negotiations with state and federal regulatory agencies such as the Regulatory Agency Working Group (RAWG). To the extent feasible and practicable negotiation parameters will be established through the Project Manager and discussed with relevant Plan Participants prior to conducting meetings with the regulatory agencies.
 - (v) The Plan Participants shall be allowed to attend and participate equally in meetings regarding budgeting and the overall administration of the SSHCP preparation process.
 - (vi) The Plan Participants shall be allowed to attend and participate equally in the process of developing the implementation agreement and the form of the implementing entity.
- (b) The Plan Participants recognize and acknowledge the need to keep executive leadership of their respective organizations regularly apprised as to the budget and schedule of the SSHCP as work on its preparation continues during fiscal years 2012-13 and 2013-14. The County will therefore be responsible for scheduling regular Leadership Committee meetings throughout fiscal years 2012-13 and 2013-14 to provide appropriate updates on the SSHCP budget and schedule and to plan for such additional efforts beyond fiscal year 2013-14 to complete the SSHCP as reflected in the budget dated August 28, 2013 which is attached hereto as Exhibit "A".
- (c) If any Plan Participant believes that the County has not fulfilled its obligation to keep executive leadership of the Plan Participants appropriately involved in the issues related to preparation of the Plan, or is otherwise dissatisfied with the manner in which the Plan is being prepared or decisions that are being made regarding the Plan preparation, such Plan Participant may contact the Director of the County's Department of Community Development, who shall be responsible for timely convening a meeting of the Leadership Committee to discuss and attempt to resolve the issue of concern.
- (d) The Plan Participants recognize and acknowledge that the preparation, negotiation, and adoption of the SSHCP is intended to be a collaborative process between the Plan Participants and that no individual party has the right to dictate how the SSHCP is being prepared or its ultimate content. The Plan Participants share the goal of adoption of the SSHCP to benefit each of the Plan Participants and the region as a whole. Therefore, each Plan Participant acknowledges an obligation to advise the Leadership Committee about factors they become aware of, such as actions on individual projects, negotiations

on the BDCP, and the like, that might adversely impact adoption and implementation of the SSHCP. Any Plan Participant is free to terminate its participation in the SSHCP process at any time prior to its adoption as provided for in Section 6 hereof and participation in the SSHCP process does not create any obligation to approve or participate in the final SSHCP.

- (e) The County will be responsible for hiring and managing consultants.

2. Anticipated Cost of and Revenue Available For SSHCP Preparation During Fiscal Years 2012-13 and 2013-14.

- (a) The Plan Participants anticipate that the cost of preparing the SSHCP, including appropriate environmental documentation, during fiscal year 2012-13 will be \$953,267 and during fiscal year 2013-14 will be \$2,263,374 subject to the overall expenditure limitation of \$953,267 in fiscal year 2012-13 and \$2,263,374 in fiscal year 2013-14. Amounts within any of the line items identified in Exhibit A may be shifted to another budget line item subject to the written approval of the County Department of Community Development Director, Agency Engineer for the Sacramento County Water Agency, the Elk Grove and Rancho Cordova City Managers, the SRCSD District Engineer and the Executive Director of the Connector JPA.
- (b) The Plan Participants consider the costs set forth in Exhibit A to be shared costs that will be jointly funded pursuant to the provisions of subsections (c), (d), (e), and (f) of this Section. Except as provided in Section 5 hereof, the Plan Participants have no authority to expend any funds contributed by the Plan Participants for any costs not included in Exhibit A, or for any costs in excess of those identified in Exhibit A, without first amending this MOA to reflect any different or increased costs.
- (c) The Plan Participants shall make the following contributions to the cost of preparing the SSHCP in fiscal year 2012-13 in accordance with Section 4 (a): grant revenue from the United States Fish and Wildlife Service in the amount of \$83,439 shall be made available by the County to fund those portions of the cost of preparing the SSHCP that are eligible for such grant funding; the SRCSD will contribute \$40,000; the Connector JPA will contribute \$40,000; Elk Grove shall contribute \$87,500; Rancho Cordova shall contribute \$87,500; and the Water Agency shall contribute \$589,828.

All contributions for fiscal year 2012-13 shall be due and payable upon the completion of Chapters 6, 7, and 11 of the Plan Document and its release to the Regulatory Agencies (based on the schedule of deliverables which is attached hereto as Exhibit "B") for review and

completion of the 1st Administrative Draft EIR and its release to the Plan Partners for review.

If Chapters 6, 7 and 11 have been released to the Regulatory Agencies and the 1st Administrative Draft has been released to the Plan Partners prior to the execution of this MOA by any partner, then that partner will provide its fiscal year 2012-13 contribution within 30 days of execution of this MOA by that party.

- (d) The Plan Participants shall make the following contributions to the cost of preparing the SSHCP in fiscal year 2013-14: grant revenue from the United States Fish and Wildlife Service in the amount of \$500,000 shall be made available by the County to fund those portions of the cost of preparing the SSHCP that are eligible for such grant funding; the County shall contribute \$418,344; the Water Agency shall contribute \$368,344; SRCSD shall contribute \$70,000; the Connector JPA shall contribute \$170,000; Elk Grove shall contribute \$368,344; and Rancho Cordova shall contribute \$368,344. Contributions for fiscal year 2013-14 shall be made payable to the County of Sacramento Department of Community Development. With the exception described in Section 2 (e) and (f), the Plan Participants shall provide their contributions as follows:
 - (i) 25% of the total sum owed by each Plan Participant shall be due and payable upon the completion of an appropriate Administrative Draft SSHCP and its release to the Plan Participants for internal review; and
 - (ii) 25% of the total sum owed by each Plan Participant shall be due and payable upon completion of an appropriate Administrative Draft Aquatic Resource Plan and its release to the Plan Participants for internal review; and
 - (iii) 25% of the total sum owed by each Plan Participant shall be due and payable upon completion of an appropriate Administrative Draft Implementation Agreement and its release to the Plan Participants for internal review; and
 - (iv) 25% of the total sum owed by each Plan Participant shall be due and payable upon the completion of the Public Review Draft EIR/EIS.
- (e) The Sacramento County Water Agency shall provide its full funding contribution in advance, upon execution of this MOA by all the Plan Participants, to ensure adequate funding is available to proceed with work on the Plan.

- (f) The Sacramento County Department of Water Resources (DWR) will provide an advance contribution from the Sacramento County Stormwater Utility, upon execution of this MOA by all Plan Participants, to ensure that adequate funding is available to proceed with work on the Plan. The amount of that advance contribution from the County Stormwater Utility will be reduced to reflect that the County DWR directly funds a Senior Planner (1 FTE) to provide support for Technical Plan Preparation, as is shown in the attached funding table. The total contribution by DWR from the County Stormwater Utility represents the County's share of Plan funding for fiscal year 2013-14.
- (g) In the event that there is insufficient revenue at any point during fiscal year 2013-14 to continue to fund the costs identified in Exhibit A, the Plan Participants who administer the contracts for the tasks identified in Exhibit A are free to suspend work under such contracts until such time as supplemental funding is identified and agreed upon by the Plan Participants.

3. Plan Participant Contributions After Fiscal Year 2013-14 and Funding Shortfalls.

- a) In the event that the SSHCP and related documents are not completed by the end of Fiscal Year 2013-14, the Plan Participants shall meet and confer in good faith in an effort to reach agreement as to the estimated cost of completing the SSHCP process and how such additional costs should be allocated. Any such agreement shall be memorialized in the form of a new MOA or an amendment to this MOA. To the extent that there is no such agreement, this MOA shall not serve to obligate any Plan Participant to make any financial contribution for the completion of the SSHCP after the end of Fiscal Year 2013-14.
- b) If any or all of the anticipated revenue is not received, then the County, Water Agency, City of Elk Grove and City of Rancho Cordova shall meet and confer in good faith in an effort to reach agreement as to the cost share of such shortfall. Any such agreement shall be memorialized in the form of a new MOA or an amendment to this MOA. To the extent that there is no such agreement, this MOA shall not serve to obligate any Plan Participant to make any financial contribution for revenue not received.

4. Payment of Contributions and Refund of Unused Contributions.

- (a) Contributions for fiscal year 2012-13 shall be made payable and delivered to the Sacramento County Water Agency. The Water Agency shall reconcile and apply these contributions against the total SSHCP costs carried by SCWA through fiscal year 2012-13. This reconciliation shall be provided in writing to each Plan Participant who shall have sixty (60) days from receipt to challenge any provision of the reconciliation. If a Plan Participant fails to submit a challenge within such period, the right to do so is waived and the reconciliation will be deemed approved.
- (b) Contributions for fiscal year 2013-14 shall be made payable and delivered to the County of Sacramento Department of Community Development. For fiscal year 2013-14, the County will continue to establish a separate fund in the County Treasury to account for contributions by the Plan Participants and the disbursement of those funds towards completion of the SSHCP. The County shall complete a reconciliation of the SSHCP costs and contributions within ninety days after the end of each fiscal year to determine the credits or debits owed by or to the Plan Participants based on actual SSHCP costs and revenue in such fiscal years. This reconciliation shall be provided in writing to each Plan Participant who shall have sixty (60) days from receipt to challenge any provision of the reconciliation. If a Plan Participant fails to submit a challenge within such period, the right to do so is waived and the reconciliation will be deemed approved as to all undisputed items. Any credits shall be allocated toward contributions for the next fiscal year until the SSHCP is approved and adopted. Any amounts owing by Plan Participants for the preceding fiscal year shall be paid within sixty days of the later of the end of the reconciliation challenge period or the resolution of any challenges that are submitted.
- (c) The Plan Participants each recognize and acknowledge that their funding capacity is constrained and limited. Each Plan Participant will use all reasonable efforts to obtain the funds necessary to make the full contributions set forth in subsections (c) and (d) of Section 2 above. If a Plan Participant fails to make any such payments when due, the defaulting Plan Participant shall be deemed to be in breach of this MOA and shall have sixty (60) days from the date of such breach to cure the breach by making the required contribution or by entering a contribution payment plan agreement that is mutually agreeable to all other Plan Participants. The failure to cure any such breach within this sixty (60) day period shall result in the defaulting Plan Participant (i) being excluded from

further participation in the SSHCP and (ii) being excluded as a plan permittee should the SSHCP be approved and adopted.

- (d) Any unexpended funds remaining after reconciliation of Fiscal Year 2012-13 will be credited to the Water Agency. Any unexpended funds from Fiscal Year 2013-14 remaining after reconciliation shall be refunded first and equally amongst the County, Water Agency, Rancho Cordova and Elk Grove to offset the contributions provided for in Section 2(d) above based on the same percentage allocations and then to offset the contributions made by SRCSD and the Connector JPA based on their respective share of contributions.

5. Payment of Plan Participant Specific Costs.

In addition to the payments provided for in Section 2 above, it is anticipated that there may be additional costs attributable exclusively to one or more of the Plan Participants. Notwithstanding the provisions of Section 2(b) hereof, such additional costs may be shown within the budgeted SSHCP costs for Fiscal Year 2013-14 at the request of that Plan Participant provided that:

- a) The requesting Plan Participant agrees, through an action of its governing board, that the identified costs are the exclusive financial obligation of the requesting Plan Participant.
- b) Any such costs for Fiscal Year 2013-2014 shall be paid by the requesting Plan Participant to the County Department of Community Development upon its request and will be reconciled as specified in 4 (b).

6. Contributions Non-Refundable and Termination of Participation.

Any Plan Participant may terminate its participation in the SSHCP process by providing thirty days prior written notice of such termination to the other Plan Participants. In the event of such termination of participation by either the Connector JPA or SRCSD, such parties shall not be entitled to any refund of contributions previously made but shall be relieved of any obligation to make any contribution required under the MOA after the effective date of its termination of participation. Upon termination of participation by the Water Agency, Rancho Cordova or Elk Grove, such terminating Plan Participant shall be entitled to a pro rata refund of any contributions made for the remaining portion of the fiscal year after the effective date of its termination. Contributions made by a Plan Participant are otherwise non-refundable and represent the consideration paid by the contributing Plan Participant for its participation in the SSHCP process as set forth in Section 1 above.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

**SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT**, a sanitation district
organized under the laws of the State of
California

COUNTY OF SACRAMENTO,
a political subdivision of the
State of California,

By _____
Prabhakar Somavarapu, District Engineer
SRCSD

By: _____
Chair, Board of Supervisors
County of Sacramento

Date: _____

Date: _____

Agreement Approved by the Board of
Directors with Authority Delegated to the
District Engineer to execute the Agreement
on behalf of District.

Agreement Approved by the
Board of Supervisors:

Agenda Date: _____

Agenda Date: _____

Item Number: _____

Item Number: _____

Resolution Number: _____

Resolution Number: _____

Approved as to form by:

Approved as to form by:

By: _____
Lisa Travis, Counsel for District

By: _____
Krista Whitman, Supervising Deputy

SACRAMENTO COUNTY WATER AGENCY, a statutorily created district operating under the authority of and pursuant to the provisions of the Sacramento County Water Agency Act (California Water Code-Appendix, Chapter 66, commencing at Section 66-1 et seq.)

CITY OF ELK GROVE, a municipal corporation

By: _____
Michael L. Peterson, Director
Department of Water Resources
Municipal Services Agency
County of Sacramento

By: _____
Laura S. Gill, City Manager

“AGENCY”

Date: _____

Date: _____

Agenda Date _____
Item Number _____
Resolution No. _____

Approved as to Form:

Approved as to Form:

Sarah Britton, Deputy County Counsel

City Attorney

CITY OF RANCHO CORDOVA, a municipal corporation

RANCHO CORDOVA – EL DORADO CONNECTOR AUTHORITY, currently known as the Capital Southeast Connector Joint Powers Authority

By: _____
Ted A. Gaebler, City Manager

By: _____
Tom Zlotkowski , Executive Director

Date: _____

Date: _____

Exhibit A To Agreement
South Sac HCP - Financial Summary
Prepared 1/2012; Rev 8/28/2013

SOURCES	FY12/13				FY13/14				FY14/15				TOTAL
	Budget				Estimated Budget				Estimated Budget				
	Other	Grant	Total		Split	Other	Grant	Total	Split	Other	Grant	Total	
Connector ¹		40,000		40,000		170,000		170,000		40,000		40,000	
SRCS D ²		40,000		40,000		70,000		70,000		40,000		40,000	
County ³						50,000		50,000		50,000		50,000	
Grant Revenue SCWA (P1182016)			83,439	83,439			500,000	500,000			141,561	141,561	
Subtotal		80,000	83,439	163,439		290,000	500,000	790,000		130,000	141,561	271,561	
Elk Grove		100,000		100,000	25%	368,344		368,344	25%	190,835		190,835	
Less WRDA paid directly by Elk Grove				(12,500)									
Elk Grove				87,500									
Rancho Cordova		100,000		100,000	25%	368,344		368,344	25%	190,835		190,835	
Less WRDA paid directly by RC				(12,500)									
Rancho Cordova				87,500									
County					25%	368,344		368,344	25%	190,835		190,835	
SCWA		589,828		589,828	25%	368,344		368,344	25%	190,835		190,835	
TOTAL				953,267				2,263,374				1,034,899	4,251,540

USES	FY12/13 - Expenses				FY13/14 - Estimated Expenses				FY14/15 - Estimated Expenses				TOTAL
	Grant Eligible				Grant Eligible				Grant Eligible				
	Payor	Other	Expenses	End of Year Total	Payor	Other	Expenses	Total	Payor	Other	Expenses	Total	
Project Management, Legal & Advocacy													
McKinley (93883)	DWR/SCWA	139,164		139,164		25,000		25,000					
Legal Consultant	DWR/SCWA	7,650		7,650	Comm. Dev.	212,400		212,400	Comm. Dev.	106,200		106,200	
Whisenhunt/Whitman					Comm. Dev.	25,000		25,000	Comm. Dev.	25,000		25,000	
Project Manager	DWR/SCWA	34,363		34,363	Comm. Dev.	200,000		200,000	Comm. Dev.	96,000		96,000	
Public Relations					Comm. Dev.	50,000		50,000	Comm. Dev.	50,000		50,000	
Technical Plan Preparation													
Radmacher	DWR/SCWA	203,000		203,000	DWR/SCWA	203,000		203,000	DWR/SCWA	203,000		203,000	
DERA (staff)	DWR/SCWA	46,872		46,872	Comm. Dev.	150,000		150,000	Comm. Dev.	75,000		75,000	
DERA - EIR/EIS Consultant for Env. Doc	DWR/SCWA		83,439	83,439	Comm. Dev.	345,253	500,000	845,253	Comm. Dev.	92,388	141,561	233,949	
Plan Completion (Dudek)	DWR/SCWA	413,779		413,779	Comm. Dev.	206,221		206,221	Comm. Dev.	100,000		100,000	
Enrix Economics					Comm. Dev.	80,000		80,000	Comm. Dev.	50,000		50,000	
Interim Fee Nexus Study					Comm. Dev.	125,000		125,000					
WRDA Cumulative Impacts ⁴	EG/RC	25,000		25,000									
WRDA					Comm. Dev.	91,500		91,500	Comm. Dev.	45,750		45,750	
Lobbyist ³					Comm. Dev.	50,000		50,000	Comm. Dev.	50,000		50,000	
TOTAL				953,267				2,263,374				1,034,899	4,251,540

1. JPA Connector Total Contribution - \$500,000 (\$250K in 10/11, \$40K in 11/12, \$40K in 12/13, \$170K in 13/14)

2. SRCS D Total Contribution - \$300,000 (\$150K in 10/11, \$40K in 11/12, \$40K in 12/13, \$70K in 13/14)

3. State and federal lobbying efforts funded by the County \$100,000 (\$50,000 in 13/14, \$50,000 in 14/15)

4. WRDA costs in 12/13 funded by Elk Grove (\$12,500) and Rancho Cordova (\$12,500)

Grant Match

Grant Funded (P1182016)

Exhibit B to Agreement

South Sacramento Habitat Conservation Plan Review Schedule

Chapter	Submitted to LAWG	LAWG provides comments	Submitted to RAWG	RAWG deadline
HCP				
Chapter 1, Introduction	11/8/12	11/26/12	3/6/13	5/3/13
Chapter 2, Physical Setting	11/8/12	11/26/12	3/6/13	5/3/13
Chapter 3, Biological Resources Setting	11/8/12	11/26/12	3/6/13	5/3/13
Chapter 4, Land Use	11/8/12	11/26/12	3/6/13	5/3/13
Chapter 5, Covered Activities	11/8/12	11/26/12	3/6/13	5/3/13
Chapter 6, Effects	5/31/13	6/28/13	7/18/13	9/19/13
Chapter 7, Conservation Strategy	5/24/13	6/21/13	7/18/13	9/19/13
Chapter 8, Monitoring and Management	5/31/13	6/28/13	7/18/13	9/19/13
Chapter 9, Economic Analysis	10/10/13	11/8/13	11/15/13	11/27/13
Chapter 10, Plan Implementation	8/16/13	9/16/13	10/1/13	10/31/13
Chapter 11, Part 1, Application Process/Conditions on Covered Activities.	9/6/13	9/16/13	10/1/13	10/24/13
Chapter 11, Part 2, Application Process/Conditions on Covered Activities.	5/31/13	6/28/13	7/18/13	9/19/13
ARP				
ARP	7/12/13	7/26/13	8/2/13	9/27/13
Watershed Study	6/28/13	7/8/13	8/2/13	9/27/13
VWADI	7/12/13	7/26/13	8/2/13	9/27/13

The South Sacramento Habitat Conservation Plan (SSHCP)

City of Rancho Cordova
October 7, 2013

Overview

- Significant Progress Since June
- Partner/Interagency Teamwork
- FY 13/14 MOA Milestones – Progress
- Key Next Steps



Significant Recent Progress

- Agency review complete: 8 of 11 HCP Chapters (includes impacts, conservation strategy and monitoring chapters).
- Chapters 1-5 nearly ready for public review
- Implementation Chapter –ready to submit
- Early Implementation - underway
- Economics – underway

Significant Recent Progress

- Administrative Draft ARP Complete and Submitted – Comments due Oct 10
- Administrative Draft EIR/EIS underway – Scoping late Oct/Nov
- ON TIME/ON BUDGET MANAGEMENT

MOA Milestones FY 13/14

- 25% due upon completion of Administrative Draft SSHCP
- 25% due upon completion of Administrative Draft Aquatic Resource Plan
- 25% due upon completion of an appropriate Administrative Draft Implementation Agreement
- 25% due upon the completion of the Public Review Draft EIR/EIS

Key Next Steps

- Issue Draft Public Documents/ Permit Application Package/Federal Register Notice --March 2014
- Formal Public Review/Outreach – April-June, 2014
- Administrative Final Documents – November 2014
- Complete/Adopt Final Documents – March 2015

Council Requests for Future Agenda Items - Pending

Council Request	Requested By	Date Added	Staff Lead	Status/Resolution	Resolution
Follow up on Visalia Trip: how they manage vacant property, nuisance properties, share debrief document with full council	David	9/16/2013	Kerry/CAO/RCPD	Information gathered from Visalia. Draft ordinance due within two weeks	
Discussion of petty crime	David	9/16/2013	Rosanne	9/17/13: emailed Sander asking for clarification on this discussion	
Adopting and Ordinance for Electronic Cigarettes	Donald	8/19/2013	Adam	Scheduled for 11/4 Work Session	
Discussion regarding formation of Planning Commission and bringing Planning Department in-house	Donald	6/17/2013 8/19/2013	Paul	9/10/13: No action taken at this time. Need direction on Council goals. Consider taking to Council as a Study Session item.	Need Council direction to determine resolution date
Local vendor purchasing preference	David	5/6/2013	Adam	Scheduled for 10/15 Work Session	
Report back on traffic counts	Linda	5/6/2013	Cyrus	Scheduled to report back at Council Meeting on 11/4/13	
Report back on parking police	Donald and Linda	5/6/2013	Rosanne	9/24/13: need clarification of if this needs to go to council or if want written report	
Look into ordinance on metal theft	Linda David	11/21/2011 12/19/2012	Adam		
Look into being part of the oversight committee regarding the redevelopment agency at Mather	Bob	1/17/2012	Adam		
Update on Charter City project, what is the feasibility of becoming a charter city	Dan	11/21/2011	David G.	Council asked for second work session discussion in winter 2013	
Create design standards book for public facilities: fence colors, grape leaf, etc.	David	3/7/2011	Paul?		
Update sign ordinance to include temporary signage guidelines	David	10/4/2010	Paul	9/10/13: Comprehensive Sign Code revision underway. Community outreach and initial ordinance revisions underway. Council review of Draft Sign Ordinance in early 2014	

