



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

Monday, November 04, 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
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Thurs, Dec 26 - Tues, Dec 31 Winter Break

2014 - Proposed

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, November 04, 2013

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

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

AGENDA

1. SPECIAL MEETING - 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 ITEM

- 3.1 **Subject:** Closed Session for City Attorney Evaluation (Pursuant to Government Code 54957).

4. ADJOURNMENT OF SPECIAL MEETING

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

The Mayor will call on someone in attendance to give the invocation.

9. REPORT FROM CLOSED SESSION

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

10. PRESENTATIONS

- 10.1 Update on Activities at the Cordova Neighborhood Church Respite Club Presented by Barbara Henderson, Activities Coordinator.
- 10.2 Presentation of Proclamation to Stantec Consulting Service Volunteers.
- 10.3 Presentation of Proclamation to Cordova Baptist Preschool and Kindergarten in Recognition of their 50th Anniversary Presented to Carrie Huppert.
- 10.4 Presentation of Proclamation In Support of National Domestic Violence Awareness Month to A Community for Peace and WEAVE.
- 10.5 Introduction of New City Employee: Code Enforcement Officer, Krista Stover by Neighborhood Services Manager, Kerry Simpson.

11. 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.

12. COUNCIL REPORTS

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes of October 7, 2013 Special and Regular Meeting and October 29, 2013 Special Meeting.
Recommendation: Adopt Minutes.
- 13.2 **Subject:** Second Reading of Ordinance No. 29-2013, Amending the City Zoning Map for Properties in the Sunridge Planning Area.
Recommendation: Waive the second reading and adopt Ordinance No. 29-2013.
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.
- 13.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract No.114-2013 with Caltrans to Provide Fiscal Support for Highway 50 Improvements.
Recommendation: Adopt Resolution No.114-2013.
Result of Recommended Action: Adoption of this resolution would allow the City to partner with Caltrans by contributing \$150,000 for an improvement project along Highway 50 near the Folsom Boulevard Interchange. This project is required as part of improvements to the Hazel Avenue Interchange and is a condition for constructing the Rancho Cordova Parkway Interchange.
Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.
Advances Goals: 1, 2.
- 13.4 **Subject:** Resolution Authorizing the City Manager to Amend Current Contract No. 184-2010 with Interwest Consulting Group in Order to Increase the Contract by \$40,000 and to Execute a New 3 year Contract No. 134-2013 with Interwest Consulting Group for GIS Services in an Amount not to Exceed \$360,000 to begin January 1, 2014.
Recommendation: Adopt Resolution No. 125-2013.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to amend Contract No. 184-2010 with Interwest Consulting Group for GIS Services in order to increase the contract by \$40,000. The adoption of this resolution will also authorize the City Manager to execute a new three-year Contract No. 183-2013 with Interwest Consulting Group for GIS Services in an amount not to exceed \$360,000 to begin January 1, 2014. Continued work will provide the following: 1) internal GIS Services to staff and other community members; 2) a greater source of information to better serve the community; and 3) information to the community through a web portal.
Staff Report: Jay Hadley, IT Manager.
Advances Goals: 1,2.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** Adoption of Local Building Codes.
Recommendation: Adopt Resolution No. 120-2013. Waive first reading and introduce Ordinance Nos. 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013.
Result of Recommended Action: The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.
Staff Report: Cyrus Abhar, Chief Building Official and Joe Cuffe, Permit Services Supervisor.
Advances Goals: 1, 2.
- 14.2 **Subject:** Woodside Homes Residential Design Review; Project No. DD8331 – Located at Sunridge Park Subdivision (Villages 5A and 5B), East of Sunrise Boulevard and South of Douglas Road.
Recommendation: Adopt Resolution 123-2013.
Result of Recommended Action: Adoption of this resolution would allow the applicant to proceed with their continued development of the Sunridge Park project with new house plans consisting of two (2) two story and two (2) single story medium sized homes that range from 1,983 to 3,101 square feet. The proposed plans are consistent with the City's adopted Design Guidelines and would be consistent with the high quality of the other designs by Woodside and other developments in the same general area.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 1, 2.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Adoption of the 2013-2021 Housing Element Update.
Recommendation: Approve Resolution No. 119 – 2013 that Adopts the 2013-2021 Housing Element Update and the required Addendum to the General Plan's Final Environmental Impact Report to the City's General Plan.
Result of Recommended Action: Adoption of the 2013-2021 Housing Element and the subsequent certification by the State will ensure that the City's General Plan remains consistent and enforceable. Adoption will also ensure that the City's General Plan remains compliant with California Environmental Quality Act requirements.
Staff Report: Jessica Hayes.
Advances Goals: 1,2,5,6.
- 15.2 **Subject:** City-sponsored Municipal Code Amendment – Hen Ordinance.
Recommendation: Introduce and waive first reading of Ordinance 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.

- 15.3 **Subject:** AT&T Telecommunications Facility Limited Use Permit; Project No. DD8085 – Located at 12303 Folsom Boulevard.
Recommendation: Staff recommends the City Council review the submitted materials and either affirm the original approval, approve with amended conditions or deny.
Result of Recommended Action: Council direction will allow staff to prepare a resolution reflecting the Council's action and present such resolution for final action at the following City Council meeting. Approval of the Limited Use Permit, either as proposed or with amended conditions of approval, would increase the service coverage of the AT&T system in an area that is currently underserved. Denial of the Limited Use Permit would cause AT&T to seek an alternate cell tower location. Should the City Council choose to deny the applicant's request, staff would ask that the City Council articulate the reasons for denial.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 2.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** 2014 Legislative Priorities.
Recommendation: Provide direction to staff for Fiscal Year (FY) 2015 funding requests, and a platform for discussions with legislators during the National League of Cities Congressional Conference, March 7-12, 2014 in Washington, D.C.; also, receive update on City's Legislative Program and provide direction about the 2014 program.
Result of Recommended Action: Submission of requests for federal funding for projects consistent with the Council's and community's priorities, and provide topics for discussions that the Mayor and Council members will hold with Congressional representatives during the March conference in Washington, D.C. Staff will also proceed with recommended changes and actions for the City's legislative program.
Staff Report: Troy Holt, City Manager's Office.
Advances Goals: 1,2,3,4,5,6.
- 16.2 **Subject:** Preliminary Results of General Fund Operations for Fiscal Year 2012-13.
Recommendation: Receive and file.
Result of Recommended Action: This report will inform the Council and the Community on the preliminary results of fiscal year ending June 30, 2013.
Staff Report: Donna Silva, Finance Director.
Advances Goals: 6.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY MANAGER'S REPORT

Police Department.

19. ADJOURNMENT

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

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

21. CLOSED SESSION

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

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

22. OPEN SESSION - REPORT FROM CLOSED SESSION

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

23. 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>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>
<i>Monday, December 2, 2013</i>	<i>City Council Special Meeting (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Tuesday, December 10, 2013</i>	<i>City Council Special Meeting (5:30 PM)</i>
<i>Monday, December 16, 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, November 04, 2013 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, November 1, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Friday, November 1, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

































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

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

Monday, October 07, 2013

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

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

DRAFT MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Council Members Present: McGarvey, Terry

Council Members Absent: Skoglund, Budge, Sander

Staff Members Present: Gaebler, Lindgren, Cuppy, Gassaway, Thomas

Mayor Budge called the special meeting to order in the American River Community Room North at 4:00 PM.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1 **Subject:** Insurance and Claims.

ACTION: Discussion item only; no action taken.

- 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)

ACTION: Council did not adjourn to Closed Session.

4. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the meeting at 5:25 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 PM.

Council Members Present: McGarvey, Budge, Terry, Sander (Arrived at 5:46 PM)

Council Members Absent: Skoglund

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Junker, Silva, Campbell, Chinn, Gassaway, Holt, Mingay, Simpson, Thomas, Haven, Peterson, Stricker, George

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Lieutenant Pete James led the pledge.

8. INVOCATION

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

9. PRESENTATIONS

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

10. PUBLIC COMMENT

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

- David Diskin, requesting resolution proclaiming October 12th as Freethought Day and inviting Council to festival.

Mayor Budge closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Terry second by Sander.
Carried by a 4:0 roll call vote. (Skoglund absent)

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.

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

- Greg Forest, Applicant, Anatolia, LLC

Mayor Budge closed the public comment period.

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

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.

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

ACTION: Motion to Continue by Sander second by Terry;
Carried by a 4:0 voice vote. (Skoglund absent)

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.

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

- Bill Ziebron, SSHCP Project Manager
- Sam Miller, Lewis Group of Companies

Mayor Budge closed the public comment period.

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

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

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

17. CITY MANAGER'S REPORT

Update on California Capital airshow. Thank you to all who contributed.

18. ADJOURNMENT

Mayor Budge adjourned the meeting in honor of the thousands of people who helped with the California Capital Airshow at 8:41 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council did not meet in Closed Session.

20. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT (If Needed)
Title: City Manager
Pursuant to Government Code Section 54957.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

22. ADJOURNMENT

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, October 29, 2013

5:30 PM – Special Meeting
Titan Conference Room

DRAFT MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Titan Room at 6:25 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander

Council Members Absent: Terry

Staff Members Present: Gaebler, Lindgren, Leitner

2. CLOSED SESSION

- 2.1 Review and Development of City Manager and Departments.
(Pursuant to Government Code 54957)

ACTION: City Council conducted and concluded the City Manager and Departments Annual Review.

3. OPEN SESSION - REPORT FROM CLOSED SESSION

Council conducted and concluded the City Manager's performance evaluation. Council directed that he receive a 10% of Base Salary incentive in accordance with Section III.A.2. of his contract.

4. ADJOURNMENT

Mayor Budge adjourned the meeting at 10:46 PM.

Mindy Cuppy, CMC, City Clerk

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.

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

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

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 "EWF/WTP") 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 EWF/WTP 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

MEMORANDUM

DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 114-2013 WITH CALTRANS TO PROVIDE FISCAL SUPPORT FOR HIGHWAY 50 IMPROVEMENTS



RECOMMENDATION

Adopt Resolution No. 114-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution would allow the City to partner with Caltrans by contributing \$150,000 for an improvement project along Highway 50 at the Folsom Boulevard Interchange. This project is required as part of improvements to the Hazel Avenue Interchange and is a condition for constructing the Rancho Cordova Parkway Interchange.

BACKGROUND

The 50 Corridor Mobility Partnership has identified improvements needed along the Highway 50 corridor that will support future development in Rancho Cordova, Folsom and unincorporated Sacramento County. In order to assure good traffic service on Highway 50, Caltrans is requiring improvements to the Highway 50 mainline and on adjacent arterial streets; Easton Valley Parkway, Hazel Avenue, etc. This project will help the Partnership meet those requirements.

This improvement project includes widening of the Highway 50 Bridge over Folsom Boulevard (*called the Natoma Overhead*) east of Hazel Avenue, and the construction of a 1,000 ft. downstream east bound transition lane. Caltrans is pursuing grant funding for the project and has asked the City and County to contribute to the local match at \$150,000 each. The County Board approved this contribution on October 23, 2013.

This project is an important element of the Partnership's plan to serve new growth in our area. It demonstrates Caltrans willingness to partner with local jurisdictions in order to serve development needs. The City's contribution will be provided only if Caltrans receives the grant money and builds the project.

FISCAL IMPACT

Transportation Impact Fees will be used to contribute \$150,000 of City funds to the project which is slated to cost roughly \$4.5 million.

ATTACHMENTS

1. Resolution No. 114-2013.
2. Caltrans Cooperative Agreement (City Contract No. 114-2013).

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 114-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TO FORMALIZE A COOPERATIVE AGREEMENT WITH THE STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION FOR THE CONTRIBUTION OF LOCAL FUNDS FOR
IMPROVEMENTS ON U.S. HIGHWAY 50 AT THE NATOMA OVERHEAD**

WHEREAS, The City and the State of California Department of Transportation (Caltrans) are authorized to enter into a cooperative agreement for improvements to the state highway system (SHS) per the California Streets and Highways Code sections 114 and 130;

WHEREAS, Caltrans is to construct improvements to the Natoma Overhead located Highway 50 at Folsom Boulevard. The work is to widen the structure by 2-lanes on the eastbound travel way, extend the weave lane by 1,000 feet beyond the structure, and provide ramp metering with HOV bypass;

WHEREAS, The City will contribute a fixed amount of \$150,000 to the project; and

WHEREAS, The City and Caltrans have set forth the terms, covenants, and conditions for the City's contribution toward the project by executing Contract No. 114-2013.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the Cooperative Agreement with the State of California, Department of Transportation (CalTrans) for the contribution of local funds for improvements on U.S Highway 50 at the Natoma Overhead, and the Rancho Cordova City Manager is hereby authorized to execute said Cooperative Agreement on behalf of the CITY OF RANCHO CORDOVA, a political subdivision of the State of California, and to do and perform everything necessary to carry out the purpose of this Resolution.

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

COOPERATIVE AGREEMENT

Local Contribution Only

This Agreement, effective on October 7, 2013, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Rancho Cordova, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY.

RECITALS

1. PARTNERS are authorized to enter into a cooperative agreement for improvements to the state highway system (SHS) per the California Streets and Highways Code sections 114 and 130.
2. CALTRANS is to construct improvements to the Natoma Overhead located on SAC 50 at PM 16.9/17.4. The work is to widen the structure by 2-lanes on the eastbound travel way, extend the weave lane by 1,000 feet beyond the structure, and provide ramp metering with HOV bypass, referred to herein as PROJECT.
3. CITY will contribute a fixed amount of \$150,000 to the PROJECT. Contributed funds will be used for the PROJECT.
4. PARTNERS hereby set forth the terms, covenants, and conditions for CITY's contribution toward the PROJECT.

ROLES AND RESPONSIBILITIES

5. CALTRANS is the SPONSOR and IMPLEMENTING AGENCY for the PROJECT.
6. CITY is a FUNDING PARTNER contributing a fixed amount toward the PROJECT as defined in the FUNDING SUMMARY.
7. CALTRANS is responsible for completing all work for the PROJECT.

GENERAL CONDITIONS

8. All obligations of CALTRANS under the terms of this agreement are subject to the appropriation of resources by the Legislature, the State Budget Act authority, and the allocation of funds by the California Transportation Commission.
9. Neither CITY nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS and/or its agents under or in connection with any work, authority, or jurisdiction

conferred upon CALTRANS or arising under this Agreement. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of its officers and employees from all claims, suits, or actions of every name, kind and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS and/or its agents under this Agreement.

10. This agreement is intended to be PARTNERS' final expression and supersedes any oral understanding or writings pertaining to PROJECT.

INVOICE AND PAYMENT

11. CITY will contribute the funds listed below:

FUNDING SUMMARY		
Fund Source	Fund Type	Amount
LOCAL	Local	\$150,000
Total Funds		\$150,000

12. CALTRANS will submit to CITY monthly invoices for the prior month's expenditures. If CITY has received Electronic Funds Transfer (EFT) certification from CALTRANS then CITY will use the EFT mechanism and follow all EFT procedures to pay all invoices issued from CALTRANS.
13. CITY will pay CALTRANS within 30 (thirty) calendar days of receipt of invoices.
14. After all work for the PROJECT is complete, CALTRANS will submit a final accounting for all costs. Based on the final accounting CALTRANS will, if necessary, refund CITY the unexpended local fund sources shown in the FUNDING SUMMARY. City's monetary contribution shall not exceed \$150,000.00, regardless of the final total cost of the PROJECT. Unless CITY authorizes a greater amount by amendment to this Agreement.
15. Partners agree to sign a COOPERATIVE AGREEMENT CLOSURE STATEMENT to terminate this Agreement. However, all indemnification articles will remain in effect until terminated or modified in writing by mutual agreement.

DEFINITIONS

COOPERATIVE AGREEMENT CLOSURE STATEMENT – A document signed by PARTNERS that verifies the completion of all OBLIGATIONS included in this Agreement and in all amendments to this Agreement.

FUNDING PARTNER – A partner who commits a defined dollar amount to the PROJECT.

FUNDING SUMMARY – The tabular listing of a FUNDING PARTNER’S commitments including the dollar amount, fund source, fund type, and, if applicable, the PROJECT COMPONENT in which funds are to be spent. Funds listed in the FUNDING SUMMARY are “not-to-exceed” amounts.

IMPLEMENTING AGENCY – The partner responsible for managing the scope, cost, and schedule of a project component to ensure the completion of that component.

PARTNERS – The term that collectively references all of the signatory agencies to this agreement. This term only describes the relationship between these agencies to work together to achieve a mutually beneficial goal. It is not used in the traditional legal sense in which one partner’s individual actions legally bind the other partners.

SPONSOR – The PARTNER that accepts the obligation to secure financial resources to fully fund PROJECT. This includes any additional funds beyond those committed in this agreement necessary to complete the full scope of PROJECT.

CONTACT INFORMATION

The information provided below indicates the primary contact information for each PARTNER to this Agreement. PARTNERS will notify each other in writing of any personnel or location changes. Contact information changes do not require an amendment to this Agreement.

The primary Agreement contact person for CALTRANS is:

John Holder, Project Manager
703 B Street
Marysville, CA 95901
Office Phone: (530) 741-5448
Mobile Phone: (530) 741-5448
Fax Number: (530) 741-4390
Email: John.Holder@dot.ca.gov

The primary Agreement contact person for CITY is:

Cyrus Abhar, P.E. Director of Public Works/ Chief Building Official
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Office Phone: (916) 851-8711
Mobile Phone: (916) 496-6657
Email: cabhar@cityofranchocordova.org

SIGNATURES

PARTNERS declare that:

1. Each PARTNER is an authorized legal entity under California state law.
2. Each PARTNER has the authority to enter into this Agreement.
3. The people signing this Agreement have the authority to do so on behalf of their public agencies.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

By: _____
Thomas L. Brannon
Deputy District Director, D3
Programming & Project Management

CERTIFIED AS TO FUNDS:

By: _____
Stacey Salazar
District Project Control Officer

CITY OF RANCHO CORDOVA

By: _____
Ted A. Gaebler
Rancho Cordova City Manager

Agreement approved by City of Rancho
Cordova City Council with authority
delegated to the City Manager to execute.
City Council Date: November 4, 2013
Item No. _____ Resolution No. 114-2013

APPROVED AS TO FORM AND
PROCEDURE:

By: _____
Adam Lindgren
City Attorney

MEMORANDUM



DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Jay Hadley, IT Manager

SUBJECT: **RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND CURRENT CONTRACT NO. 184-2010 WITH INTERWEST CONSULTING GROUP IN ORDER TO INCREASE THE CONTRACT BY \$40,000 AND TO EXECUTE A NEW THREE-YEAR CONTRACT NO. 134-2013 WITH INTERWEST CONSULTING GROUP FOR GIS SERVICES IN AN AMOUNT NOT TO EXCEED \$360,000 TO BEGIN JANUARY 1, 2014**

RECOMMENDATION

Adopt Resolution No. 125-2013

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to amend Contract No. 184-2010 with Interwest Consulting Group for GIS Services in order to increase the contract by \$40,000.

The adoption of this resolution will also authorize the City Manager to execute a new three-year Contract No. 183-2013 with Interwest Consulting Group for GIS Services in an amount not to exceed \$360,000 to begin January 1, 2014.

Continued work will provide the following: 1) internal GIS Services to staff and other community members; 2) a greater source of information to better serve the community; and 3) information to the community through a web portal.

BACKGROUND

Mark Dumford, Interwest Consulting, has assisted the IT Department in the development of a GIS Strategic Plan that was completed in November of 2007. Since that time, Interwest and the IT Department have implemented and continued to provide, necessary GIS services outlined in the plan. Mark Dumford will continue to work in the capacity of a GIS Manager / Sr. Analyst developing GIS services by providing maps and analysis data that will be utilized by staff. IT/GIS are working toward providing information externally to the community as well as provide improved tools and information to internal staff. The City of Rancho Cordova has raised its involvement in the Sacramento Regional GIS

Cooperative through participation by internal GIS service representation by having Mark attend these meetings.

ATTACHMENTS

1. Resolution No. 125-2013.
2. Contract Amendment No. 184-2010-1.
3. Contract No. 134-2013 (including Exhibit A and B).

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 125-2013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE CITY MANAGER TO AMEND CURRENT CONTRACT NO. 184-2010 WITH INTERWEST CONSULTING GROUP IN ORDER TO INCREASE THE CONTRACT BY \$40,000 AND TO EXECUTE A NEW THREE-YEAR CONTRACT NO. 134-2013 WITH INTERWEST CONSULTING GROUP FOR GIS SERVICES IN AN AMOUNT NOT TO EXCEED \$360,000 TO BEGIN JANUARY 1, 2014

WHEREAS, the City desires to amend Contract No. 184-2010 to increase the contract by \$40,000 in order to compensate Interwest Consulting for services rendered under the original scope of services; and

WHEREAS, the City is desirous of entering into a new contract with InterWest Consulting Group; and

WHEREAS, the purpose of the contract is to provide GIS Support and Development to the City; and:

WHEREAS, Contract No. 134-2013 is for the amount of \$360,000; and

WHEREAS, the term of Contract No. 134-2013 is to expire 12/31/2016.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Rancho Cordova authorizes the City Manager to amend Contract No. 184-2010 and to execute a new a new Contract with InterWest Consulting Group, in a form approved by the City Attorney. This resolution shall become effective immediately upon adoption.

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

ATTACHMENT 2
CONTRACT NO. 184-2010-1

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND INTERWEST CONSULTING GROUP**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Interwest Consulting Group ("Professional") as of November 4, 2013. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 1, 2010, for the purpose of providing GIS services; and

WHEREAS, this Amendment will modify the amount of the Agreement by \$40,000 for continued execution of the Scope of the original agreement; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to maintain the original end date of the PSA, which is dated December 31, 2013.
2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$300,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Three Hundred and Forty Thousand Dollars (\$340,000), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

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

Last Revised October 29, 2013

ATTACHMENT 2
CONTRACT NO. 184-2010-1

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Ted A. Gaebler, City Manager

Mike Kashiwagi, Principal
 Interwest Consulting Group

Date: _____

Date: _____

Attest:

Mindy Cuppy, CMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

1208092.2

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
INTERWEST CONSULTING GROUP**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Interwest Consulting, ("Professional") as of January 1, 2014.

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

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2016, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed \$360,000, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

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

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

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Professional and each employee, agent, and subcontractor of Professional performing services hereunder, as well as a separate notice when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Professional's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Professional.

2.3 Final Payment. City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 Total Payment. City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5 Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.

- 2.6 Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed _____. (\$_____). Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.

- 2.7 Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

- 2.8 Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.

- 2.9 Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

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

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

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

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

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

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

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

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

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

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

- 4.3 Professional Liability Insurance.** Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.
- 4.3.1** Any deductible or self-insured retention shall not exceed \$150,000 per claim.
- 4.3.2** An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.
- 4.3.3** The following provisions shall apply if the professional liability coverages are written on a claims-made form:
- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
 - b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
 - c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
 - d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.
- 4.4 All Policies Requirements.**
- 4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 Subcontractors. Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 Deductibles and Self-Insured Retentions. Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.5 Waiver of Subrogation. Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.

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

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

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

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

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

- 5.1 General Requirement.** Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.
- 5.2 PERS Indemnification.** In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.
- 5.3 Design Professionals.** Notwithstanding Sections 5.1 and 5.2, to the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time,

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

Professional's duty to indemnify shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

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

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

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

Section 7. LEGAL REQUIREMENTS.

- 7.1 Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

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

Section 8. TERMINATION AND MODIFICATION.

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

Professional may cancel this Agreement upon 30 days' written notice to City and shall include in such notice the reasons for cancellation.

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

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.
- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.
- 8.4 Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.
- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
 - 8.6.3** Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
 - 8.6.4** Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

- 9.1 Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2 Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.
- 9.3 Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*
- Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.
- 10.8 Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by Jay Hadley ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Last Revised October 29, 2013

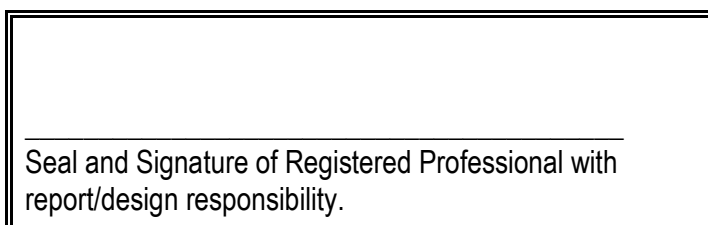
ATTACHMENT 3
CONTRACT NO.: 134-2013

- 10.10 Notices.** Any written notice to Professional shall be sent to:
Interwest Consulting Group
Attention: Mike Kashiwagi
9300 West Stockton Blvd.
Elk Grove, CA 95758

Email Address (for Insurance Update Requests):
Mkashiwagi@interwestgrp.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attention: Jay Hadley
2729 Prospect Park Drive
Rancho Cordova, CA 95670

- 10.11 Professional Seal.** Where applicable in the determination of the contract administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



- 10.12 Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 10.13 IRS Form W-9.** Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Ted A. Gaebler, City Manager

Mike Kashiwagi, Principal
Interwest Consulting Group

Date: _____

Date: _____

Attest:

Mindy Cuppy, CMC, City Clerk

Date: _____

Approved as to Form:

Adam Lindgren, City Attorney

Date: _____

Last Revised October 29, 2013

ATTACHMENT 3
CONTRACT NO.: 134-2013

Last Revised October 29, 2013

Professional Services Agreement between
City of Rancho Cordova and Interwest Consulting Group

January 1, 2014
Page 16 of 16

AGENDA ITEM 13.4

ATTACHMENT 3
CONTRACT NO.: 134-2013

EXHIBIT A

	GIS TASK DESCRIPTIONS	% OF TIME
1	Continued GIS service in support of general requests that come from working units such as Economic Development, Finance, City Manager Office, Council Office, Planning, Building, and Code Enforcement. Work includes creating new data layers, making maps, analysis, reports, etc.	25%
2	Continue integration efforts with GIS technology and Hansen/Infor. This includes; meeting with Hansen technical team to explore additional data integration with GIS, functional integration between the two systems, and assisting Public Works when necessary.	15%

SCOPE OF SERVICES

ATTACHMENT 3
CONTRACT NO.: 134-2013

3	Continue to maintain and enhance the use of the Rancho Cordova Web GIS Viewers for both internal and external users. Enhancements include both functionality and data elements.	15%
4	Create a GIS intranet page for internal staff. The design will allow for staff to quickly look for and understand the types of products and solutions offered by GIS to help staff become more informed and efficient.	10%
5	Research and demonstrate new innovative GIS solutions to key staff for possible testing and implementation. Solutions should provide a clear cost benefit to Rancho Cordova through creating more efficient business processes. This includes using ArcGIS Online to embed dynamic Web Maps throughout the City's public web site.	10%
6	Continue work on creation of Master Address Database. Focus on multi-res addresses then commercial. Look for GIS Tech level skills from staff person to perform actual hands-on work.	5%
7	Create or maintain GIS data layers such as schools, parks, aerial photography, zoning, etc.	5%
8	Training / Marketing to staff on use of GIS Tools	5%
9	Establish schedule and automated processes to update the monthly GIS parcels and streets available from the Sacramento County Regional Cooperative.	5%
10	Continue to attend Regional GIS Meeting as a representative of Rancho Cordova interests.	5%

EXHIBIT B COMPENSATION SCHEDULE

CITY OF RANCHO CORDOVA INTERWEST CONSULTING GROUP

GIS SOLUTIONS TEAM

COST ESTIMATES AND SCHEDULE

Interwest will provide GIS consulting services on both a scheduled and on-call flexible basis.

- The *Interwest GIS Manager* working with IT will be on-site for a scheduled minimum of 16 hours per week.
- Other *Interwest GIS Staff* may be required to work on high level technical tasks. This type of work will be an *on-call basis*.

RESOURCE	LOCATION	RESOURCE HOURS *	HOURLY RATE	RESOURCE COSTS
GIS Manager	Information Technology	2250	\$110.00	\$247,500
GIS Web Developer	Information Technology	300	\$105.00	\$31,500
SR. GIS Analyst	Information Technology	120	\$95.00	\$11,400
GIS Analyst	Information Technology	120	\$75.00	\$9,000
GIS Technician	Information Technology	-	\$40.00	-
TOTALS				\$299,400

* The time frame used for the above cost estimates is from January 1, 2014 through December 31, 2016.

EXHIBIT A

GIS SCOPE OF WORK

INFORMATION TECHNOLOGY

	GIS TASK DESCRIPTIONS	PERCENTAGE OF TIME
1	Continued GIS service in support of general requests that come from working units such as Economic Development, Finance, City Manager Office, Council Office, Planning, Building, and Code Enforcement. Work includes creating new data layers, making maps, analysis, reports, etc ...	25%
2	Continue integration efforts with GIS technology and Hansen/Infor. This includes; meeting with Hansen technical team to explore additional data integration with GIS, functional integration between the two systems, and assisting Public Works when necessary.	15%
3	Continue to maintain and enhance the use of the Rancho Cordova Web GIS Viewers for both internal and external users. Enhancements include both functionality and data elements.	15%
4	Create a GIS intranet page for internal staff. The design will allow for staff to quickly look for and understand the types of products and solutions offered by GIS to help staff become more informed and efficient.	10%
5	Research and demonstrate new innovative GIS solutions to key staff for possible testing and implementation. Solutions should provide a clear cost benefit to Rancho Cordova through creating more efficient business processes. This includes using ArcGIS Online to embed dynamic Web Maps throughout the City's public web site.	10%
6	Continue work on creation of Master Address Database. Focus on multi-res addresses then commercial. Look for GIS Tech level skills from staff person to perform actual hands-on work.	5%
7	Create or maintain GIS data layers such as schools, parks, aerial photography, zoning, etc...	5%
8	Training / Marketing to staff on use of GIS Tools	5%
9	Establish schedule and automated processes to update the monthly GIS parcels and streets available from the Sacramento County Regional Cooperative.	5%
10	Continue to attend Regional GIS Meeting as a representative of Rancho Cordova interests.	5%

EXHIBIT B

**CITY OF RANCHO CORDOVA
INTERWEST CONSULTING GROUP**

GIS SOLUTIONS TEAM

COST ESTIMATES AND SCHEDULE

Interwest will provide GIS consulting services on both a scheduled and on-call flexible basis.

- The *Interwest GIS Manager* working with IT will be on-site for a scheduled minimum of 16 hours per week.
- Other *Interwest GIS Staff* may be required to work on high level technical tasks. This type of work will be an *on-call basis*.

RESOURCE	LOCATION	RESOURCE HOURS *	HOURLY RATE	RESOURCE COSTS
GIS Manager	Information Technology	2250	\$110.00	\$247,500
GIS Web Developer	Information Technology	300	\$105.00	\$31,500
SR. GIS Analyst	Information Technology	120	\$95.00	\$11,400
GIS Analyst	Information Technology	120	\$75.00	\$9,000
GIS Technician	Information Technology	-	\$40.00	-
TOTALS				\$299,400

* The time frame used for the above cost estimates is from January 1, 2014 through December 31, 2016.

MEMORANDUM

DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Chief Building Official

SUBJECT: **ADOPTION OF LOCAL BUILDING CODES**



RECOMMENDATION

1. Adopt Resolution No. 120-2013; and
2. Waive first reading and introduce Ordinance Nos. 31-2013 – 40-2013.

RESULT OF RECOMMENDED ACTION

The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.

BACKGROUND

Every three years, the California Building Standards Commission, along with other state agencies, reviews and amends Title 24 of the California Code of Regulations, a.k.a. the California Building Standards Code (the "CBSC"). The 2013 CBSC has an effective date of January 1, 2014 and include the following:

1. 2013 California Building Code
2. 2013 California Residential Code
3. 2013 California Electrical Code
4. 2013 California Mechanical Code
5. 2013 California Plumbing Code
6. 2013 California Energy Code
7. 2013 California Fire Code
8. 2013 California Green Building Code

Although it is not a part of the CBSC, staff also recommends that the Council amend Chapter 16.36, "Swimming Pools," which adopts the 2012 edition of the Uniform Pool, Spa and Hot Tub Code.

These codes are applicable and enforceable at the local level. The City of Rancho Cordova may amend the CBSC as necessary to account for local climatic, geological or topographical conditions, or to clarify code requirements locally where state application is absent or unclear, but the City may not lessen the standards found in the adopted building codes.

AMENDMENT DRAFTING PROCESS

The overall philosophy of the adoption has been to keep the mandatory code requirements to the minimum specified by model code organizations. These code organizations promulgate codes based on many years of development, and tens of thousands of hours from professionals of many jurisdictions. Every aim was taken to avoid the addition of unnecessary restrictions.

Even though the goal was to minimize the changes to state codes, several amendments have been made. Some are a result of coordination with local requirements by SMUD and/or the Sacramento Metropolitan Fire District. All modifications to building standards are connected to climactic, geographic and/or topographical findings as required by state regulation. Most of these are continuations of existing practices and amendments to previous code adoptions. See **Attachment 1** for a brief description of each locally proposed amendment to a building standard.

FINDINGS AND FILING REQUIREMENTS

State law requires that all local amendments to building standards in the California Building Standards Code be filed with the California Building Standards Commission. When filed, the amendments must be accompanied by local findings identifying the local climactic, geological or topographical conditions necessitating the changes. A Resolution of Findings is attached in the form of **Resolution No. 120-2013, Attachment 2**. The filing will be made subsequent to the Council's adoption of the attached ordinances and the Resolution of Findings.

2013 CALIFORNIA BUILDING CODE APTION AND SIGNIFICANT CHANGES

Many of the amendments to the 2013 California Building Code were statutory provisions resulting in very few significant changes to building designs and permitting requirements. The codes are adopted by local jurisdictions by adopting Ordinances that incorporate the codes by reference and allow local amendments thereto. **Ordinances Nos. 31-2013 through 40-2013, Attachments 3 through 12**, amend chapters to the Ranch Cordova Municipal Code.

PUBLIC HEARING

State law authorizes local jurisdictions to adopt codes by reference (Cal. Gov't Code sections 50022.2 et seq.). Government Code section 50022.3 requires that a public hearing on the proposed code adoptions be set after the first reading of the ordinances. If the first reading of the ordinances occurs tonight, a public hearing on this item will be scheduled for the November 18, 2013 City Council meeting.

REQUESTED MOTION

I move that the City Council adopt Resolution 120-2013, determining a need for local modifications to the California Building Standards Codes; introduce and waive the first reading of Ordinance Nos. 31-2013 through 40-2013 amending Rancho Cordova Municipal Code Chapters 16.02, 16.04, 16.24, 16.32, 16.36, and 17.04, and adding Chapters 16.06, 16.26, and 16.38 to the Rancho Cordova Municipal code relating to the adoption by reference and modification of the building standards codes and the Uniform Pool, Spa and Hot Tub Code.

ATTACHMENTS

1. Summary of 2013 Building Code Updates.
2. Resolution 120-2013, Resolution of Findings.
3. Ordinance 31-2013 Amending Chapter 16.02, "Uniform Administrative Code".
4. Ordinance 32-2013 Amending Chapter 16.04, "Building Code".
5. Ordinance 33-2013 Amending Chapter 16.06, "Residential Building Code".
6. Ordinance 34-2013 Amending Chapter 16.24, "Plumbing Code".
7. Ordinance 35-2013 Amending Chapter 16.26, "Energy Code".
8. Ordinance 36-2013 Amending Chapter 16.28, "Electrical Code".
9. Ordinance 37-2013 Amending Chapter 16.32, "Mechanical Code".
10. Ordinance 38-2013 Amending Chapter 16.36, "Swimming Pools".
11. Ordinance 39-2013 Amending Chapter 16.38, "Green Building Code".
12. Ordinance 40-2013 Amending Chapter 17.04, "Fire Code".

SUMMARY OF 2013 BUILDING CODE UPDATES

Uniform Administrative Code (Attachment 3):

Unlike the following codes, this is not a technical code. This code replaces the model administrative code provided in the California Building Code and the California Residential Code. This code writes the rules and regulations for processing permits, collecting fees and gives rights and responsibilities to the Building Official to perform its duties. This code is not subject to California Building Standards Commission selection.	
---	--

Building Code (Attachment 4):

The 2013 California Building Code is adopted by reference.	
This is an amendment which requires 4 inches of crushed rock beneath residential slab-on-grade construction. The model code allows sand or gravel under a slab, which does not provide adequate protection from moisture to come up through the slab. This region has high water tables and expansive soils and has areas which have experienced moisture and mold problems prior to the introduction of this amendment in past years.	1907.1

Plumbing Code (Attachment 5):

The 2013 California Plumbing Code is adopted by reference.	
Administrative regulations for private sewage disposal systems. This administratively allows Sacramento County Environmental Management to maintain regulatory authority over septic systems.	103.9
Requirement for cathodic protection of buried metallic pipe. This area has certain locations which are highly corrosive to ferrous pipes. Experience has demonstrated premature failures in ferrous pipe.	312.4
This amendment administratively defines when the public sewer is available and limits the use of septic systems to coordinate with improvement standards and Sacramento County Environmental Management Department design standards.	713.4
This amendment administratively defines the rainfall design data for use in our geographic location.	D1.0

Electrical Code (Attachment 6):

The 2013 California Electrical Code is adopted by reference.	
This amendment requires that common areas in buildings (site lighting, parking lot lighting, lobbies, etc.) be controlled from a house meter and not billed to a tenant.	210-25(A)
This amendment prohibits electrical equipment and conduit from being installed on any fence, excepting that conduit and equipment shall be permitted on metallic and masonry fences when installed with a continuous support system.	225.22(A)
This amendment requires a minimum clearance and supporting for raceways installed on roofs.	225.22(B)

• This amendment provides an additional level of safety for unprotected overhead service entrances.	230-28(A) and (B)
• This amendment limits the length of unprotected service entrance conductors. This is a safety issue for firefighters and those involved in building remodeling and construction.	230-70(D)
• This amendment requires a single main disconnect means. This allows firefighters to shut off the power to a building quickly and easily.	230-71
• This amendment increases the depth of cover for an underground service to match SMUD requirements.	300-5(L).
• This amendment administratively requires permitting and labeling of electrical signs. Electric signs are not appropriately covered by model code and are often installed with a lesser degree of electrical expertise. The labeling and permit requirements help maintain a more appropriate level of expertise and enforcement.	600-1(A) and (B)
• This requirement is an agreement with SMUD to allow for easy future installation of electric vehicle charging stations in new homes.	625.1(A)

Mechanical Code (Attachment 7):

The 2010 California Mechanical Code is adopted by reference.

- No local amendments

Swimming Pool Code (Attachment 8):

The 2012 Uniform Swimming Pool, Spa and Hot Tub Code is adopted by reference. This code is not subject to California Building Standards Commission selection.

- | | |
|--|-----------|
| • Basic requirements are continued to maintain consistency with other local jurisdictions. | 16.36.130 |
|--|-----------|

Fire Code (Attachment 9):

The 2013 California Fire Code is adopted by reference.

- | | |
|--|---|
| • This amendment creates standards for the outside storage of pallets | 315.3.3 |
| • | 401.3.1.1 |
| • This amendment amends the codes to allow for safe access roads for emergency equipment and personnel. | 503.1.1 |
| • This amendment establishes standards for gates on emergency access roads. | 503.6.1 |
| • This amendment establishes standards for address posting and illumination | 505.1 |
| • This amendment establishes standards for water supplies used for fire fighting | 507.1 |
| • | 507.5.5.1 |
| • These amendments establish the standards for requiring automatic fire sprinklers and their features within buildings | 901.7.1.1
903.1.1
903.2.8
903.2.18.1 |

	903.3.7.1
	903.4.4
	903.4.5
	903.6.3
	907.7.5.1
	907.7.5.3
	907.7.5.4
	907.7.5.5
	907.7.5.6
	2703.10.3.7
	3308
	B105.2
	C104
	Table C105.1
	C106
	C107
	Chapter 47

Residential Building Code (Attachment 10):

The 2013 California Residential Building Code is adopted by reference.	
This is an amendment which requires 4 inches of crushed rock beneath residential slab-on-grade construction and allows in addition to a polyethylene vapor retarder, other approved equivalent methods or materials to be used to retard vapor transmission through the floor slab. This region has high water tables and expansive soils and has areas which have experienced moisture and mold problems prior to the introduction of this amendment in past years.	506.2.3

Energy Code (Attachment 11):

The 2013 California Energy Code is adopted by reference.	
No local amendments	

Green Building Code (Attachment 12):

The 2013 California Green Building Code is adopted by reference.	
No local amendments	

ATTACHMENT 2

CITY OF RANCHO CORDOVA

RESOLUTION NO. 120-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
DETERMINING THE NEED FOR LOCAL MODIFICATIONS TO THE CALIFORNIA BUILDING
STANDARDS CODE**

RECITALS

WHEREAS, Title 24 of the California Code of Regulations, also known as the California Building Standards Code ("CBSC"), contains construction standards applicable to local jurisdictions throughout the state including the City of Rancho Cordova ("City"); and

WHEREAS, when reasonably necessary due to local climatic, geological, or topographical conditions, Health and Safety Code Sections 17958.5 and 18941.5 permit the City to establish more restrictive building standards than those set forth in the CBSC; and

WHEREAS, before making changes to the CBSC pursuant to Health and Safety Code Section 17958.5, Health and Safety Code Section 17958.7 requires the City to make express findings that such changes are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, the City is adopting local amendments to chapters within the California Building Code, California Plumbing Code, California Electrical Code, California Fire Code, and the California Residential Code;

WHEREAS, these local amendments have been evaluated and recognized by the City as tools for addressing problems with building construction in the City of Rancho Cordova, which are aimed at establishing and maintaining an environment that will afford the City a high level of fire and life safety to all those who work, live and play within the City's boundaries; and

WHEREAS, once adopted, the City is required to file its local amendments and findings with the California Building Standards Commission.

DECISION

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova hereby declares and finds the following:

- A. The City, pursuant to the authority granted it under California Health and Safety Code Sections 17958.5 and 18941.5, has determined that there is a need to establish building standards that are more restrictive than those adopted by the state of California and found in Title 24 and Title 25 of the California Code of Regulations. These new building standards have been determined by the City of Rancho Cordova to address the problems, concerns and future direction by which the City can establish and maintain an environment which will afford an appropriate level of fire and life safety to all who live, work and play within its boundary.
- B. The City has determined that it is necessary to amend state building standards found in the California Building Standards Code: the California Building Code, the California Plumbing

ATTACHMENT 2

Code, the California Electrical Code, the California Fire Code and the California Residential Code. The City's amendments to these codes are set forth in Rancho Cordova Ordinances 31-2013 through 40-2013.

- C. Under the provisions of Sections 17958.5 and 18941.5 of the Health and Safety Code, the amendment of state building standards at the local level must be reasonably necessary due to local climatic, topographical and/or geological conditions and the City must make express findings in this regard. The Council has determined that the following findings of fact address and present the local climatic, topographical, and/or geological conditions, which either singularly or in combination, has caused the aforementioned amendments to be adopted:

1. CLIMATIC

- a. The Rancho Cordova area has extreme variations in weather patterns: summers are arid and hot, winters are cool to freezing, fall and spring can bring any combination of weather pattern together. As a result, the climate in the Rancho Cordova area can have a great influence on fire behavior and other major emergency events in the City.
- b. The City of Rancho Cordova has a mix of urban and rural areas and is undergoing a tremendous amount of developmental and population growth. The population growth has impacted service levels causing a fiscal strain on emergency services and the result is increased response times. In addition, intensive use of land in urban areas means bigger buildings, which can also create complex problems for fire safety.
- c. The doubling of average rainfall called an "El Nino" event has occurred from time to time and does cause the grass to mature and grow in excess of six feet high before it dries out. Ten square feet of this type of fuel is equivalent to the energy content of one gallon of gasoline. The building of homes within the weed covered rural areas and the existence of combustible weeds on vacant urban lots coupled with windy conditions creates a recipe for disaster.
- d. Average yearly rainfall for the City is approximately 17.87 inches. This rainfall normally occurs from October to April. Low-level fog (tule fog) is present throughout the winter months, which brings visibility to almost zero feet. The fog delays emergency responders and has caused numerous vehicle accidents including the December 11, 1997, Interstate 5 incident in Elk Grove which involved 36 vehicles and caused 31 casualties including 5 fatalities. The fog can also contribute to freezing and slick roadways.
- e. During the summer months there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty Delta winds. The relative humidity during summer months ranges from 2 to 30 mmHG, which is arid. The City contains several areas of grasslands, which, in conjunction with the dry and windy conditions create a hazardous situation, which has led to extensive grass and brush fires in recent years. Development is extending from the urban core into the grass-covered areas. Wind-driven fires could and have led to serious consequences in similar areas of the state.

ATTACHMENT 2

- f. In the past, several consecutive years of drought conditions have occurred, thus reducing the available water supply. Ground water as well as surface supplies have been affected. The drought conditions have led to lower water tables, reduced fire flow testing, water contamination, water conservation efforts, and increased demands on water systems due to extreme population growth. These impacts have negatively impacted water use and availability for the fire service. The degradation of water systems reduces the quality of fixed fire protection as well as fire suppression activities. As an example, in 1998, the City of Sacramento lowered its static water pressure from 50 psi. to 30 psi. This change will make many fire protection systems ineffective and corrective measures such as adding pressure increasing booster pumps will be necessary at great cost to the community.
- g. The City of Rancho Cordova is in an area with localized pockets of high water tables. Additionally, the semi-arid climate in Rancho Cordova receives 16.4 inches mean rainfall in the 9 months from October to April with an average of 40 days of fog. The combination of effects leaves hot, dry summers, and cool, damp winters. Either or both of these factors can cause prolonged soil saturation, which can cause an increased risk of moisture intrusion into homes.

2. TOPOGRAPHICAL

- a. The City is bisected by numerous topographical features including a river, creeks, aqueducts, lakes, sloughs, natural parkways, open space, bridges/overpasses, freeways, railroad tracks, including light rail, drainage canals, and sprawling industrial facilities, such as Gencorp Aerojet and Mather Business Park. Traffic has to be channeled around several of these topographical features and limitations, which creates traffic congestion and delays emergency response. These features are located between many of the fire stations located within the City of Rancho Cordova. As a result of the OSHA "two in-two out" rule, which requires two fire fighters ready to make fire attack only when two others are present, it is imperative that no delays affect the timely response of the fire fighters.
- b. Heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire and emergency vehicles. As a result of increased development, some roadways in the City are expected to have significantly increased traffic flow rates in the future. In the event of an accident, other emergency sections of the City could be isolated or response time could be sufficiently slowed so as to increase the risk of injury or damage.
- c. Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open space and endangered species habitat have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading and limited access.
- d. Large areas of rural grasslands and rolling hills significantly increase response times to residential development in the City. Available infrastructure features, such as water supplies, do not provide sufficient fire flow in these areas. The rural

ATTACHMENT 2

geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

- e. The City of Rancho Cordova is located within the Sacramento Valley. Summer weather conditions often create an inversion layer of high pressure which traps air pollution in the valley, and combines with the hot weather to create unhealthful effects of raising ozone levels. Automobile use has been found to be a major source of air pollution.
- f. The City of Rancho Cordova contains several communities for which fire protection efforts are provided through "mutual aid" agreements allowing for each community to support each other. Although this system has its benefits, it can reduce fire station coverage during first and multiple response incidents. For example, a first alarm assignment draws two fire engines, one ladder truck and a water tender in a rural area emptying three fire stations. A home as little as 1,500 sq. ft can draw a second alarm assignment in some instances. This could take out of service as much as six fire stations. This situation would cause a "move-up" of other fire stations to cover the empty stations. Thus, up to 15 fire stations could ultimately be affected for a second alarm assignment/dispatch. If exacerbated by simultaneous calls/events, long term commitments to emergencies, station brown outs, out of service emergency vehicles, etc., extended response times will occur.

3. GEOLOGICAL

- a. The Rancho Cordova Area is subject to ground tremors from seismic events as the City is in Seismic Category D. Water inundation has occurred in the portion that lay in river Delta areas. Intricate levee systems hold back a portion of the floodwater, however, development has moved into areas that have the potential for flooding.
- b. The City of Rancho Cordova is in an area with localized pockets of clay and expansive soils. These soil conditions have been found to be a source of concern for footing and foundation design. Additionally, expansive soils can hold large amounts of moisture for extended periods of time. Either of these factors or a combination of both has been found to create an increased risk of moisture intrusion under slabs in certain, common construction methods.
- c. Rancho Cordova and its surrounding region contain many pockets of "hot" or corrosive soils. Galvanic corrosion is self-generating and occurs on the surface of a metal exposed to an electrolyte (such as moist, salt-laden soil). The action is similar to that which occurs in a wet, or dry, cell battery. Differences in electrical potential between locations on the surface of the metal (pipe) in contact with such soil may occur for a variety of reasons, including the joining of different metals (iron and copper or brass for example). This can be due to the characteristics of the soil in contact with the pipe surface, e.g., pH, soluble salt, oxygen and moisture content, soil resistivity, temperature and presence of certain bacteria. Any one or a combination of these factors may cause a small amount of electrical current to flow through the soil between areas on the pipe or metal surface. Where this current discharges into the soil from such an area, metal is removed from the pipe surface and corrosion occurs. Premature failure of buried metallic pipe due to galvanic action has been experienced in the Rancho Cordova area for decades.

ATTACHMENT 2

- d. The City of Rancho Cordova is situated in Seismic Category D as defined by the International Code Council. This area contains a higher risk of seismic activity than most areas in the country. Catastrophic earthquakes account for 60% of worldwide casualties associated with natural disasters. Economic damage from earthquakes is increasing, even in technologically advanced countries, as shown by the 1989 Loma Prieta, CA, (\$ 6 billion), 1994 Northridge, CA, (\$ 25 billion), and 1995 Kobe, Japan, (> \$ 100 billion) earthquakes. Additionally, a high degree of hazard to occupants has been found to occur from unsupported fixtures, appliances and appurtenances in ceilings. These fixtures, though small in size, have been found to create a significant hazard to occupants in the event of seismic activity.
- D. Based upon the local climatic, topographical and geological conditions identified in Section C, the specific amendments identified in Rancho Cordova Ordinances 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 are found to be reasonable and necessary modifications to the requirements established pursuant to Sections 17958.5 and 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence failures, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property and protection of the environment.
- E. California Health and Safety Code Section 17958.7 requires that building standards modifications or change be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table identifies the sections of the California Building, Residential, Plumbing, Electrical and Fire Codes, that have been amended by the City and the corresponding local climatic, geological and topographical conditions, as identified in Section C, that have necessitated the modification of the state's building standards.

California Building Code Section:	<i>Local Condition</i>
1910.1	1g,3b
California Residential Code Section:	
R506.2.3	1g,3b
California Plumbing Code Section:	
313.4	3b,3c
California Electrical Code Section:	
210.25(A)1	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
225.22 (A) and (B)	1a, 1c, 1d, 1e, 2f, 3a, 3d
230.28(A)and (B)	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
230.70(D)	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
230.71	1a,1b,1c,1d,1e,1f,2a,2b,2c,2d,2f,3a
625.1(A)	2e,3e
California Fire Code Section:	
315.3.3	1a, 1b, 1c, 1d, 1e, 2a, 2b, 2c, 2d, 2f, 3d
401.3.1.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
503.1.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
503.6.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
505.1	1a, 1b, 1c, 1d, 2a, 2b, 2c, 2d, 2f
507.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2e, 2f
507.5.5.1	1c, 2a, 2b, 2f

ATTACHMENT 2

California Fire Code Section:	
901.7.1.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2d, 2c, 2f, 3d
903.1.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.2.18.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.3.7.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.4.4	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.4.5	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
903.6.3	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.3	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.4	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.5	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
907.7.5.6	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f, 3d
2703.10.3.7	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
3308	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
B105.2	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2d, 2f
C104	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
Table C105.1	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
C106	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
C107	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f
Chapter 47	1a, 1b, 1c, 1d, 1e, 1f, 2a, 2b, 2c, 2d, 2f

BE IT FURTHER RESOLVED that a copy of this Resolution and Rancho Cordova Ordinances 31-2013, 32-2013, 33-2013, 34-2013, 35-2013, 36-2013, 37-2013, 38-2013, 39-2013, and 40-2013 shall be filed with the California Building Standards Commission in accordance with Health and Safety Code Section 17958.7, and that a copy of this Resolution and Rancho Cordova Ordinances 31-2013 through 40-2013 shall also be filed with the California State Fire Marshal's Office and the Department of Housing and Community Development.

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

ATTACHMENT 3

CITY OF RANCHO CORDOVA

ORDINANCE NO. 31-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.02, "UNIFORM
ADMINISTRATIVE CODE," WHICH ADOPTS BY REFERENCE PORTIONS OF
CHAPTER 1 – DIVISION II OF THE 2013 CALIFORNIA BUILDING CODE AND
CHAPTER 1 – DIVISION II 2013 CALIFORNIA RESIDENTIAL CODE**

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

Section 1. Title 16, Chapter 16.02, "Uniform Administrative Code," is hereby amended to read as follows:

**Chapter 16.02
UNIFORM ADMINISTRATIVE CODE**

Sections:

<u>16.02.010</u>	Title.
<u>16.02.020</u>	Purpose.
<u>16.02.030</u>	Adoption of the Administrative Code.
<u>16.02.040</u>	Scope.
<u>16.02.050</u>	Definitions.
<u>16.02.060</u>	Amendments to the 2013 California Building Code and the 2013 California Residential Code.

16.02.010 Title.

This chapter shall be known and cited as the Rancho Cordova Administrative Code.

16.02.020 Purpose.

The purpose of the Rancho Cordova Administrative Code is to provide for the uniform administration and enforcement of the technical codes adopted by this jurisdiction.

The purpose of the Rancho Cordova Administrative Code and the technical codes is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of the Rancho Cordova Administrative Code.

16.02.030 Adoption of the Administrative Code.

Sections 101 through 116 of Chapter 1 of the 2013 Edition of the California Building Code, Part 2, and Sections R101 through R114, of the 2013 Edition of the California Residential Code, Part 2.5, Title 24, of the California Code of Regulations, are hereby adopted and incorporated by reference herein.

ATTACHMENT 3

16.02.040 Scope.

The provisions of the Rancho Cordova Administrative Code shall serve as the administrative, organizational, and enforcement rules and regulations for the technical codes that regulate the site preparation and construction, alteration, moving, demolition, repair, use, and occupancy of buildings and structures including but not limited to docks, harbors, wharves, marinas, boathouses, signs, and building service equipment within this jurisdiction.

16.02.050 Definitions.

For the purposes of this chapter, the following definitions shall apply:

“California Building Code” means the current (2013) version of the California Code of Regulations Title 24, Part 2. The terms “California Building Code”, “Building Code”, and “CBC” are to be considered synonymous.

“California Residential Code” means the current (2013) version of the California Code of Regulations Title 24, Part 2.5. The terms “California Residential Code”, “Residential Code”, “Residential Building Code” and “CRC” are to be considered synonymous.

“Building Official” means the officer or other designated authority charged with the administration and enforcement of the Rancho Cordova Administrative Code and the technical codes. The terms “Chief of the Building and Safety Division,” “Building and Safety Division,” “Administrative Authority,” and “City” are to be considered synonymous respectively with the terms “Building Official,” “Chief Building Official” and “Building Division” as they appear in the Rancho Cordova Administrative Code or the Technical Codes.

“Building Service Equipment” refers to the plumbing, mechanical, and electrical equipment including piping, wiring, fixtures, and other accessories that provide sanitation, lighting, heating, ventilation, cooling, refrigeration, and fire fighting facilities essential for the habitable occupancy of the building or structure for its designated use and occupancy.

“Technical Codes” refers to the following chapters of the Rancho Cordova Municipal Code (RCMC) containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures and building service equipment in this jurisdiction:

1. Chapter 16.03 RCMC, Safety Assessment Placards
2. Chapter 16.04 RCMC, Building Code;
3. Chapter 16.06 RCMC, Residential Code;
4. Chapter 16.24 RCMC, Plumbing Code;
5. Chapter 16.26 RCMC, Energy Code;
6. Chapter 16.28 RCMC, Electrical Code;
7. Chapter 16.32 RCMC, Mechanical Code;
8. Chapter 16.36 RCMC, Swimming Pools;
9. Chapter 16.38 RCMC, Green Building Code; and
10. Chapter 17.04 RCMC, Fire Code.

ATTACHMENT 3

16.02.060 Amendments to the 2010 California Building Code and the 2010 California Residential Code.

Amended sections are referenced by the CBC code section and the CRC code section that is affected; example: "Section 105.2 / R105.2" references the CBC code section first, than the CRC code section.

A. Section 105.2 / R105.2, "Work exempt from permit" is amended to read as follows:

105.2 / R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

105.2 (A) / R105.2 (A) Building Permits. A building permit shall not be required for:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area of such structures with walls does not exceed 120 square feet, with a maximum 12 inch overhang or eave, and structures with four open sides do not exceed 120 square feet in roof area. All structures must meet set-back requirements as determined by the City Planning Department.
2. Fences not over 6 feet high.
3. Oil derricks.
4. Retaining walls that:
 - a. Are constructed of reinforced concrete or reinforced masonry and do not retain more than 36 inches of earth.
 - b. Are constructed of pre-cast block retaining wall systems installed per the manufacturer's installation instructions and do not retain more than 36 inches of earth.
 - c. Are constructed of decay resistant or treated wood and do not retain more than 24 inches of earth.
 - d. Are covered under improvement plans prescribed in Chapter 12.03 of the Rancho Cordova code.
 - e. Do not impound class I, II or IIIA liquids.
 - f. Do not support surcharge loads.
5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed 2:1.

ATTACHMENT 3

6. Sidewalks and driveways not more than 30 inches above adjacent grade and not over any basement or story below, and not part of an accessible route (Non-residential only).
7. Sidewalks, and driveways (Residential only)
8. Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4 (Residential only)
9. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
10. Temporary motion picture, television and theater stage sets and scenery.
11. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground. Electrical pumps and decking not conforming to number "8" of this section are not exempt.
12. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
13. Swings and other playground equipment accessory to detached one and two-family dwellings. (Residential only)
14. Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional support of Group R-3 and U occupancies. (Residential only)
15. Non fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

105.2 (B) / R105.2 (B) Electrical Permits. An Electrical permit shall not be required for:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Rancho Cordova Electrical Code.
2. Repair or replacement of fixed motors, transformers, or fixed approved appliances of the same type of rating in the same location within Group R, Division 3 Occupancies. (Residential only)
3. Listed cord-and-plug connected temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, conductor, or control device.
5. Reinstallation of attachment receptacles but not the outlets therefore.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.

ATTACHMENT 3

7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. The wiring for temporary theater, motion picture, or television stage sets.
9. The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
10. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
11. Low-energy power, control, and signal circuits of Classes I and II as defined in the Rancho Cordova Electrical Code.
12. A permit shall not be required for the installation, alteration, or repair of electrical wiring, apparatus, or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

105.2 (C) / R105.2 (C) Mechanical Permits.

See the 2013 California Mechanical Code Chapter 1, Division II, Part III, Section 112.2 for exempt work.

105.2 (D) / R105.2 (D) Plumbing Permits.

See the 2013 California Plumbing Code Chapter 1, Division II, Section 103.1.2 for exempt work.

105.2 (E) / R105.2 (E) Sign permits. A sign permit shall not be required for the following:

1. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use of replaceable copy, electrical signs shall not be included in this exemption.
2. Painting, repainting, or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration that requires a sign permit unless a structural change is made.
3. Temporary signs:
 - a. Real estate signs allowed per the Zoning Code of Rancho Cordova.
 - b. Temporary construction signs, signs identifying architects, landscape architects, engineers, contractors, or builders provided the signs are located on the construction site and the signs do not exceed 4 square feet in area.
 - c. Political, religious, and civic campaign signs.
 - d. Promotional signs.

ATTACHMENT 3

4. Signs identified by the Rancho Cordova Zoning Code as being exempt from the provisions of the Rancho Cordova Zoning Code.

- B. Section 105.2.2.1 / R105.2.2.1, "Limits on repair for R-3 and U occupancies", is added to read as follows:

105.2.2.1 / R105.2.2.1 Limits on repair for R-3 and U occupancies. When the scope of work for R-3 and U Occupancies involves the removal or replacement of 50 percent or greater of the linear length of the walls of the building (exterior plus interior) within a one-year period, the project shall be considered new construction; and the entire building shall comply with all current codes.

- C. Section 105.3.2 / R105.3.2, "Time limitation of application," is amended to read as follows:

105.3.2 / R105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned based on the time frames shown in Table 105, calculated after the date of filing, unless such application has been pursued in good faith or a permit has been issued. The Building Official may extend the time for action for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

Any application not issued prior to the effective date of any new law, statute, provision, ordinance, or any revision or update to the same, that directly or indirectly applies to code regulation and enforcement, will be deemed void, and a new application shall be made, and new fees shall be calculated and collected at the rates currently in effect at the time of the new application.

- D. Section 105.4.1 / R105.4.1, "Certificate of Construction," is added to read as follows:

105.4.1 / R105.4.1 Certificate of Construction. The Building Official may issue a Certificate of Construction for projects where a building permit is not appropriate. Typical examples of such projects are structures constructed for Rancho Cordova where a building permit would not be issued but a plan review would be performed or a project not under Rancho Cordova's jurisdiction but where inspection is to be conducted by the City on a contract.

- E. Section 105.4.2 / R105.4.2, "Certificate of Release," is added to read as follows:

105.4.2 / R105.4.2 Certificate of Release. Prior to issuance of a permit, a Certificate of Release shall be obtained from the fire protection district for the following:

1. Any new dwelling when there is no public water supply source with a distribution system conforming to City standards.
2. Any new dwelling, covered porch/patio, and attached garage 3,600 square feet or greater.
3. Any new dwelling with a private access road.

ATTACHMENT 3

4. Where the furthest point of the habitable structure is more than 150 feet from the public road.
5. All commercial projects and multi-family dwellings.

F. Section 105.5 / R105.5, "Expiration," is amended to read as follows:

105.5 / R105.5 Permit Expiration. Every permit issued by the Building Official under the provisions of the Technical Codes shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within the prescribed time frame, as determined in Table 105.

Before such work can be recommenced, the permit shall be renewed. The minimum fee for renewal will be based on a one hour of inspection time, plus ½ hour of administrative work time, multiplied by the current labor rate for the appropriate position. The maximum renewal fee will not exceed the full permit fee cost, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded the prescribed expiration date, as determined in Table 105.

All permits will become null and void ("closed") 180 days after the prescribed expiration date as described in Table 105. No permit deemed "closed" may be renewed. A full fee, based on rates currently in effect, will be due to re-open a "closed" permit.

Permits deemed to have been expired or "closed" shall be subject to all permit related fee increases, new fees and code requirements currently in effect at the time of permit renewal as applicable, subject to the discretion of the Building Official.

The Building Official may extend the time for action by the permittee for a period not exceeding 180 days upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

TABLE 105

Permit Description (and Type)	Expiration Point for Plan Approval and Issuance of Permit
New Commercial Building (C-BLDG)	180 days from plan approval; 720 days from issuance of permit
Commercial Alteration, Tenant Improvement, Remodel (C-BLDG)	180 days from plan approval; 360 days from issuance of permit
Commercial Accessory Structure (C-OTHER)	180 days from plan approval; 360 days from issuance of permit

ATTACHMENT 3

Commercial Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 360 days from issuance of permit
Commercial Exterior Sign Permit (C-SIGN)	180 days from plan approval; 360 days from issuance of permit
Commercial Pool (POOL)	180 days from plan approval; 360 days from issuance of permit
New Residential Custom Homes (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
New Residential Production Homes (P-BLDG)	180 days from plan approval; 720 days from issuance of permit; Model Homes do not expire as long as they are being used as models.
Residential Alteration, Remodel (R-BLDG)	180 days from plan approval; 360 days from issuance of permit
Residential Accessory Structures (R-OTHER)	180 days from plan approval; 360 days from issuance of permit
Residential Incidental Permits (re-roof, Miscellaneous Plumbing, Electrical, Mechanical, Interior Demolition, etc.) (PME, REROOF, DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Exterior Demolition – Full Structure (DEMO)	180 days from plan approval; 180 days from issuance of permit
Residential Pool and/or Spa (POOL)	180 days from plan approval; 360 days from issuance of permit
Master Plan Review (MASTERPLAN) – REVIEW ONLY	720 days from plan approval; extension of 360 days with written request

G. Section 105.7 / R105.7, “Placement of Permit,” is amended to read as follows:

105.7 / R105.7 Placement of permit. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted the building permit in a highly visible location on the job site so as to allow the Building Official to conveniently make the required entries thereon regarding inspection of the work. The permit application, or a copy, and all correction notices must be kept with the building permit. This permit shall be maintained

ATTACHMENT 3

available by the permit holder until completion of the work and final approval has been granted by the Building Official.

H. Section 109.2 / R108.2, "Schedule of permit fees," is amended to read as follows:

109.2 / R108.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as prescribed by resolution of the City of Rancho Cordova.

When submittal documents are required by Section 107 or Section R106, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be prescribed by ordinance or resolution of the City of Rancho Cordova.

The plan review fees specified in this Section are separate fees from the permit fees specified in this Section and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review, or when the project involves a deferred submittal item as defined in Section 107.4 or R106.4, an additional plan review fee shall be charged as prescribed by ordinance or resolution of the City of Rancho Cordova.

I. Section R108.3, "Building permit valuations," is amended to read as follows:

R108.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as structures, electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

J. Section R106.3.4, "Deferred Submittals," is added to read as follows:

R106.3.4 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

ATTACHMENT 3

K. Section 109.6 / R108.5, "Refunds," is amended to read as follows:

109.6 / R108.5 Refunds. The Building Official may authorize the refunding of any fee paid hereunder that was erroneously paid or collected.

The Building Official may authorize the refunding of not more than 40 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code. Where no plan review fee was required, the Building Official may authorize the refunding of not more than 80 percent of the total permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official may authorize the refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

L. Section 109.7 / R108.7, "Re-inspection fee," is added to read as follows:

109.7 / R108.7 Re-inspection fee. A re-inspection fee may be assessed for any of the following reasons:

1. When such portion of work for which inspection is called is not completely ready or when previous corrections called for are not made.
2. When the job address is not clearly posted and visible from the street or the front of the building.
3. When there is a lack of access to the work to be inspected.
4. When the building permit is not posted on the job site.
5. When the approved plans are not readily available to the inspector.
6. When the building permit, or a copy, and any previous correction notice(s) are not readily available.
7. For deviating from plans requiring the approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of this Code, but as controlling the practice of calling for inspections before the job is completely ready for such inspection.

To obtain a re-inspection, the applicant shall pay any re-inspection fee as prescribed by ordinance or resolution of the City of Rancho Cordova.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

ATTACHMENT 3

M. Section 111.1 / R110.1, "Use and occupancy," is amended to read as follows:

111.1 / R110.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of this code or other ordinances of the City of Rancho Cordova.

Exception: Certificates of Occupancy are not required for R-3 occupancies.

N. Section 112.1 / R111.1 "Connection of service utilities" is amended to read as follows:

112.1 / R111.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel, or power to any building service equipment that is regulated by the Technical Codes and for which a permit is required by this Code until approved by the Building Official.

O. Section 112.2 / R111.2 "Temporary connections" is amended to read as follows:

112.2 / R111.2 Temporary connections. The Building Official may authorize the temporary connection of the building service equipment to the source of energy, fuel, or power for the purpose of testing building service equipment or for use under a temporary Certificate of Occupancy.

P. Section 112.3 / R111.3 "Authority to disconnect service utilities" is amended to read as follows:

112.3 / R111.3 Authority to disconnect service utilities. The Building Official or an authorized representative shall have the authority to disconnect any utility service or energy supplied to the building, structure, or building service equipment therein regulated by this Code or the Technical Codes when the building owner or occupant knowingly fails to comply with a notice or order, or in case of emergency where necessary to eliminate an immediate hazard to life or property.

The Building Official shall, whenever possible, notify the serving utility, and the owner and occupant of the building, structure, or building service equipment of the decision to disconnect prior to taking such action and shall notify such serving utility, owner, and occupant of the building, structure, or building service equipment, in writing, of such disconnection immediately thereafter.

Q. Section 112.4 / R111.4 "Authority to condemn building service equipment" is added to read as follows:

112.4 / R111.4 Authority to condemn building service equipment. Whenever the Building Official ascertains that any building service equipment regulated in the Technical Codes has become hazardous to life, health, or property or becomes unsanitary, the Building Official shall order, in writing, that such equipment either be removed or restored to a safe or sanitary condition, whichever is appropriate. The written notice shall fix a time limit for compliance with such order. No person shall use or maintain defective building service equipment after receiving such notice.

ATTACHMENT 3

When such equipment or installation is to be disconnected, a written notice of such disconnection and causes therefore shall be given within 24 hours to the serving utility, the owner, and occupant of such building, structure, or premises.

When any building service equipment is maintained in violation of the Technical Codes and in violation of any notice issued pursuant to the provisions of this section, the Building Official shall institute any appropriate action to prevent, restrain, correct, or abate the violation.

SECTION 113 / R112 BOARD OF APPEALS

R. Section 113.3.1 / R112.3.1, "Membership," is added to read as follows:

113.3.1 / R112.3.1 Membership. The board shall consist of at least five and no more than seven members with a quorum being four members. The members of the board shall be appointed by the City Council.

Membership in the board shall be from individuals representing any of the following disciplines:

1. General contractor specializing in residential construction.
2. General contractor specializing in commercial construction.
3. Electrical contractor.
4. Mechanical contractor.
5. Plumbing contractor.
6. Electrical engineer.
7. Mechanical engineer.
8. Civil or structural engineer.
9. Architect.
10. Fire service representative.
11. Attorney.
12. Utility representative.
13. Public members-at-large.

No two members shall be of the same discipline listed above.

The board shall annually select a chairperson from its appointed members. The Building Official shall be an ex officio member and shall act as the secretary of the board of appeals.

ATTACHMENT 3

S. Section 113.3.2 / R112.3.2, "Terms," is added to read as follows:

113.3.2 / R112.3.2 Terms. Terms for members other than ex officio or advisory of the board of appeals shall be for two years. Terms shall expire in alternate years. At initial formation, terms may be set for one or three years by the Building Official to create a staggering of terms expirations.

T. Section 113.3.3 / R112.3.3, "Vacancies," is added to read as follows:

113.3.3 / R112.3.3 Vacancies. Vacancies shall be filled by appointment for the unexpired portion of the term.

U. Section 113.3.4 / R112.3.4, "Attendance," is added to read as follows:

113.3.4 / R112.3.4 Attendance. Any appointee member of the board of appeals who fails to attend three consecutive meetings of the board of appeals without notifying the secretary shall automatically lose membership thereon. It shall be the duty of the chairperson of the board of appeals to report to the city council any appointee member who has failed to attend three consecutive meetings without such notification.

V. Section 113.3.5 / R112.3.5, "Secretary," is added to read as follows:

113.3.5 / R112.3.5 Secretary. The secretary shall have no vote except in the case of a tie vote.

W. Section 113.3.6 / R112.3.6, "Meetings," is added to read as follows:

113.3.6 / R112.3.6 Meetings. The board of appeals shall hold monthly meetings as needed.

X. Section 113.3.7 / R112.3.7, "Rules and Regulations," is added to read as follows:

113.3.7 / R112.3.7 Rules and Regulations. The board of appeals shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a copy to the applicant, and may recommend to the City Council such new legislation as is consistent therewith. Decisions and findings shall be filed in the office of the Building Official, for public inspection.

Y. Section 113.3.8 / R112.3.8, "Granting Modifications," is added to read as follows:

113.3.8 / R112.3.8 Granting Modifications. Whenever there are practical difficulties involved with carrying out the provisions of the Building, Electrical, Mechanical, Plumbing, and/or Swimming Pool codes of the City of Rancho Cordova, the board of appeals may grant modifications for individual cases, provided it is found that special circumstances make strict adherence to the code(s) impractical and that the modification is in conformity with the intent and purpose of the code(s) and that such modification does not reduce any fire protection requirements or any degree of structural integrity.

ATTACHMENT 3

Z. Section 114.4 / R113.4, "Violation penalties," is amended to read as follows:

114.4 / R113.4 Violation Fee. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

A violation fee is separate and independent from other fees, shall be collected whether or not a permit is then or subsequently issued, provided, however, that this provision shall not apply to emergency work when it is proved to the satisfaction of the Administrative Authority that such work was urgently necessary and that it was not practical to obtain a permit before commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and, if there is an unreasonable delay in obtaining such permit, the violation fee as herein provided shall be charged.

The violation fee shall be based on cost recovery time of division staff time to complete the necessary permit(s).

The minimum violation fee will be based on one hour of inspection time, plus ½ hour of administrative work time, multiplied by the current labor rate for the appropriate position, plus the Total Permit Fee of any permits necessary to mitigate the violation.

The maximum violation fee will not exceed the amount equal to the Total Permit Fee, plus the Total Permit Fee of any permits necessary to mitigate the violation. The payment of such violation fee shall not exempt any person from compliance with other provisions of this Code, the Technical Codes, or from any penalty prescribed by law.

Any person who violates the provisions of this code may also become subject to an Administrative Citation as described in RCMC Chapter 16.18.205(F).

AA. Section 114.3.1 / R113.3.1, "Connection after order to disconnect," is added to read as follows:

114.3.1 / R113.3.1 Connection after order to disconnect. No person shall make connections from any energy, fuel, or power supply nor supply energy or fuel to any building service utilities or equipment that has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

The Building Official shall have the right to withhold clearing building service utilities or equipment for hookup by the service agency if the owner or contractor refuses to comply with other ordinances affecting the structure as a whole.

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the

ATTACHMENT 3

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 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 32-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.04, "BUILDING CODE,"
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA BUILDING CODE, AND BY
REFERENCE THE 2012 INTERNATIONAL BUILDING CODE**

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

Section 1. Title 16, Chapter 16.04, "Building Code," is hereby amended to read as follows:

**Chapter 16.04
BUILDING CODE**

Sections:

- 16.04.010 Title.
- 16.04.020 Purpose.
- 16.04.030 Adoption of Building Codes.
- 16.04.040 Amendment of Adopted Codes.

Code reviser's note: For the statutory provisions adopting certain uniform codes for all buildings used for human habitation, see Section 17922 of the Health and Safety Code.

16.04.010 Title.

This chapter shall be known and cited as the Rancho Cordova Building Code. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.04.020 Purpose.

The purpose of the Rancho Cordova Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.04.030 Adoption of building codes.

The 2013 California Building Code, Part 2, Title 24 of the California Code of Regulations (hereinafter referred to as the "CBC"), a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Building Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IBC"), Appendix C (Agricultural Buildings) and Appendix K (Patio Covers) of the CBC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections 101 through 116 of Chapter 1 of the CBC, which are adopted pursuant to Chapter 16.02 RCMC.

Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IBC and the appendix. [Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.04.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.04.030, the State Code, the IBC and appendix are amended as follows:

A. Section 1907.1, "General," is amended to read as follows:

1907.1 General. The minimum thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/2 inches (89 mm). Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports attached to occupancies in Group R-3.
3. For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork which will not be enclosed at a later date.
5. Where approved based on local site conditions.
[Ord. 23-2010 § 1; Ord. 30-2007 § 1; Ord. 19-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or

ATTACHMENT 4

application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 33-2013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING CHAPTER 16.06, "RESIDENTIAL CODE" TO THE RANCHO CORDOVA MUNICIPAL CODE WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA RESIDENTIAL CODE, AND BY REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE

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

Section 1. Title 16, Chapter 16.06, "Residential Code," is hereby amended to read as follows:

**Chapter 16.06
RESIDENTIAL CODE**

Sections:

- 16.06.010 Title.
- 16.06.020 Purpose.
- 16.06.030 Adoption of building codes.
- 16.06.040 Amendment of adopted codes.

16.06.010 Title.

This chapter shall be known and cited as the Rancho Cordova Residential Code. [Ord. 29-2010 § 1].

16.06.020 Purpose.

The purpose of the Rancho Cordova Residential Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein. [Ord. 29-2010 § 1].

16.06.030 Adoption of building codes.

The 2013 California Residential Code, Part 2.5, (hereinafter referred to as the "CRC") Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the International Residential Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IRC"), Appendix H (Patio Covers) of the CRC (hereinafter referred to as the "appendix"), are hereby adopted and incorporated by reference herein, excluding Sections R102 through R114 of the CRC, which are adopted pursuant to Chapter 16.02 RCMC. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IRC and the appendix. [Ord. 29-2010 § 1].

16.06.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.06.030, the State Code, the IRC and appendix are amended as follows:

A. Section R506.2.3, "Vapor retarder," is amended to read as follows:

R506.2.3 Vapor retarder. Groups R-1 and R-3 occupancies with concrete floors bearing on the ground shall have provided below the concrete floor a minimum of 4 inches of clean, well graded crushed rock or gravel 3/8 inch minimum to 1 1/2 inches maximum size. A 6-mil (0.006 inch; 0.15 mm) polyethylene vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade, or other approved equivalent methods or materials shall be used to retard vapor transmission through the floor slab.

Exception: A vapor retarder is not required:

1. For detached garages, utility buildings or other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports.
3. For driveways, walks, patios and other flatwork not likely to be enclosed at a later date.
4. Where approved by the building official, based on local site conditions.
[Ord. 29-2010 § 1].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

ATTACHMENT 5

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:

ATTEST:

Linda Budge, Mayor

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 34-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.24, "PLUMBING
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA PLUMBING CODE,
AND BY REFERENCE THE 2012 UNIFORM PLUMBING CODE**

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

Section 1. Title 16, Chapter 16.24, "Plumbing Code," is hereby amended to read as follows:

**Chapter 16.24
PLUMBING CODE**

Sections:

- 16.24.010 Title.
- 16.24.020 Purpose.
- 16.24.030 Adoption of plumbing codes.
- 16.24.040 Amendment of adopted codes.

16.24.010 Title.

This chapter shall be known and cited as the Rancho Cordova Plumbing Code. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.24.020 Purpose.

The purpose of the Rancho Cordova Plumbing Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.24.030 Adoption of plumbing codes.

The 2013 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code") and any rules and regulations promulgated pursuant thereto, including the Uniform Plumbing Code, 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UPC"), and Appendix Chapters A, B, D, I and K H (hereinafter referred to as the "appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all plumbing systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UPC and the appendix. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.24.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.24.030, the State Code, the UPC and Appendix D are amended as follows:

A. 103.9, "Private Sewage Disposal Systems," is added to read as follows:

103.9 Private Sewage Disposal Systems. The installation of private sewage disposal systems is under the jurisdiction of the Environmental Health Division of the Sacramento County Environmental Management Department.

B. Section 313.4 is amended to read as follows:

313.4 Each system of buried ferrous piping used for either potable water or gas supply shall have a protective coating of an approved type, machine applied and conforming to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading.

All buried ferrous piping shall be provided with cathodic protection installed according to Table 3-2 of this Section and the following requirements:

1. Galvanic anodes for cathodic protection of ferrous piping shall be buried not less than 3 feet below grade and below the bottom of the pipe to be protected. They shall be not less than 4 feet horizontally from any buried metallic pipe. Before back filling, the anode shall be flooded with a minimum of 5 gallons of water.

When connected to the pipe being protected, less than 6 inches above grade, the anode shall be connected with a thermite weld. Connections 6 inches or more above grade may be made by the use of a listed mechanical clamp.

2. Water supply piping shall be isolated at the connection of the utility or private tap from the water main and at each building foundation line adjacent to the full-way shutoff valve.
3. Gas supply piping shall be isolated adjacent to each foundation line or at the appliance when located outside the building and from the serving gas supplier's service equipment.
4. Approved isolation fittings shall be located a minimum of 6 inches above grade, except that fitting at the water tap.
5. Any piping laid in the same trench with pipe requiring cathodic protection shall be separated laterally a minimum of 12 inches from the protected pipe, and piping installed diagonally above the pipe requiring cathodic protection shall be separated vertically a minimum of 6 inches. All separations shall be maintained with clean earth in accordance with Section 315.0.

C. Table 312 is added to read as follows:

Table 312

ANODE SELECTION CHART

Allowable length of coated and wrapped buried ferrous gas or water pipe for each size anode						
	Pipe Size					
Anode Size	1/2"	3/4" & 1"	1 1/4" & 1 1/2"	2"	3"	4"
1 lb. anode	50'	–	–	–	–	–
3 lb. anode	150'	100'	50'	50'	–	–
9 lb. anode	500'	200'	200'	150'	100'	100'
17 lb. anode	–	500'	350'	300'	250'	150'
32 lb. anode	–	–	500'	500'	450'	350'

ATTACHMENT 6

D. Section 713.4 is amended to read as follows:

713.4 The public sewer shall be permitted to be considered as not being available when such public sewer or any building or exterior drainage facility connected thereto is located more than two hundred (200) feet (61 m) from the property line.

E. Section D1, "Roof Drainage," of Appendix D, is amended to read as follows:

D1.0 Roof Drainage. Roof drains, leaders and rainwater piping shall be designed to carry away rainfall at the rate of at least 3 inches of rainfall per hour. [Ord. 24-2010 § 1; Ord. 31-2007 § 1; Ord. 16-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

ATTATCHMENT 6

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 35-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING
CHAPTER 16.26, "ENERGY CODE" TO THE RANCHO CORDOVA MUNICIPAL CODE
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA ENERGY CODE**

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

Section 1. Title 16, Chapter 16.26, "Energy Code," is hereby amended to read as follows:

**Chapter 16.26
ENERGY CODE**

Sections:

- 16.26.010 Title.
- 16.26.020 Purpose.
- 16.26.030 Adoption of energy codes.

16.26.010 Title.

This chapter shall be known and cited as the Rancho Cordova Energy Code. [Ord. 30-2010 § 1].

16.26.020 Purpose.

The purpose of the Rancho Cordova energy code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction. [Ord. 30-2010 § 1].

16.26.030 Adoption of energy codes.

The 2013 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the International Code Council, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto. [Ord. 30-2010 § 1].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City

ATTACHMENT 7

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 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 36-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.28, "ELECTRICAL
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA ELECTRICAL CODE,
AND BY REFERENCE THE 2011 NATIONAL ELECTRICAL CODE**

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

Section 1. Title 16, Chapter 16.28, "Electrical Code," is hereby amended to read as follows:

**Chapter 16.28
ELECTRICAL CODE**

Sections:

- 16.28.010 Title.
- 16.28.020 Purpose.
- 16.28.030 Adoption of electrical codes.
- 16.28.040 Amendment of adopted codes.

16.28.010 Title.

This chapter shall be known and cited as the Rancho Cordova Electrical Code. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.28.020 Purpose.

The purpose of the Rancho Cordova Electrical Code is to provide minimum electrical system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.28.030 Adoption of electrical codes.

The 2013 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the National Electrical Code, 2011 Edition (excluding Annex G), as published by the National Fire Protection Association, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "NEC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the NEC. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.28.040 Amendment of adopted codes.

Notwithstanding the provisions of RCMC 16.28.030, the State Code and the NEC are amended as follows:

A. Article 210.25(A)1 is added to read as follows:

210.25(A)1 Branch Circuits Serving Common Use Areas. All circuits serving common use areas and public use areas shall be served from house service equipment. Where buildings are multimetered, a separate meter for house equipment shall be required.

B. Article 225.22(A) and (B) are **added** as follows:

225.22(A) Fences. Electrical equipment and conduit shall not be installed on any fence.

Exception: Conduit and equipment shall be permitted on metallic and masonry fences when installed with a continuous support system.

225.22(B) Roofs. Raceways installed on or across roofs shall clear the roof a minimum of 1 1/2" and be supported every 4' or less.

C. Article 230.28(A) and (B) are added to read as follows:

230.28(A) Service Entrance or Load Centers located in walls or partitions. When overhead service entrance conductors are installed in walls or partitions, they shall be enclosed in rigid metal or intermediate metal conduit of 1 1/2 inch minimum trade size.

230.28(B) Service Entrance method of attachment. No new or replacement overhead service drop shall be attached to the structure. The service mast shall be used as the support and shall be of 1 1/2" rigid metal or intermediate metal conduit.

D. Article 230.70(D) is **added** to read as follows:

230.70(D) Ten Foot Limit for Service Raceway. Service entrance conductors shall not extend inside any building for more than ten feet to reach the disconnect or overcurrent protection device except when under a concrete floor.

E. Article 230.71 is amended to read as follows:

230.71 Service Switches. A single main disconnecting means shall be provided for each set of service entrance conductors. The service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of building or structure or inside nearest the point of entrance of the service conductors.

Exceptions:

ATTACHMENT 8

1. A main disconnecting means shall not be required on Group R occupancies with not more than six dwelling units.
2. For fire pumps where a separate service is required.
3. For Emergency Electrical systems where a separate service is required.
4. Up to six switches or circuit breakers may be permitted provided not more than one is rated less than 2,000 amperes, 600 volts, and all switches or circuit breakers are installed in a common enclosure or group of enclosures.
5. Up to six switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

F. Article 300.5(L) is added to read as follows:

300.5(L) Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches below grade.

G. Article 600.1(A) and (B) are added to read as follows:

600.1(A) Electric Sign Installation. Electric signs shall be installed in accordance with the provisions of this Code pertaining to the installation of electric signs. The trademark, maker's name, approximate weight, voltage, amperage, Underwriters' label, and permit reference number, shall be permanently and conspicuously marked on the exterior of all electric signs.

600.1(B) Permit Required. An electrical permit shall be required for any of the following:

- A new electric sign installation with new branch wiring.
- A new electrical sign installation with existing branch wiring.
- An electric sign repair and reinstallation.

H. Article 625.1(A) is added as follows:

625.1(A) Charging Circuit required for R.3 Occupancies. Every new group R.3 occupancy building shall provide for a future electric vehicle charging circuit by providing a 3/4 inch raceway or a 3 wire with ground NM or NMC cable rated at a minimum 40 ampere from the service panel to a 2 gang box located in the garage. [Ord. 25-2010 § 1; Ord. 32-2007 § 1; Ord. 11-2005 § 1; Ord. 18-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Section 2. Severability

ATTACHMENT 8

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 37-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.32, "MECHANICAL
CODE," WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA MECHANICAL CODE,
AND BY REFERENCE THE 2012 UNIFORM MECHANICAL CODE**

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

Section 1. Title 16, Chapter 16.32, "Mechanical Code," is hereby amended to read as follows:

**Chapter 16.32
MECHANICAL CODE**

Sections:

- 16.32.010 Title.
- 16.32.020 Purpose.
- 16.32.030 Adoption of mechanical codes.

16.32.010 Title.

This chapter shall be known and cited as the Rancho Cordova Mechanical Code. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.32.020 Purpose.

The purpose of the Rancho Cordova Mechanical Code is to provide minimum system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat-producing appliances within this jurisdiction. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.32.030 Adoption of mechanical codes.

The 2013 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, including the Uniform Mechanical Code, 2012 Edition, as published by the International Association of Plumbing and Mechanical Officials, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "UMC"), are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all mechanical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the UMC and the appendix. [Ord. 26-2010 § 1; Ord. 33-2007 § 1; Ord. 17-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Section 2. Severability

ATTACHMENT 9

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 38-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 16.36, "SWIMMING
POOLS," WHICH ADOPTS BY REFERENCE THE 2012 UNIFORM SWIMMING POOL, SPA
& HOT TUB CODE**

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

Section 1. Title 16, Chapter 16.36, "Swimming Pools," is hereby amended to read as follows:

**Chapter 16.36
SWIMMING POOLS**

Sections:

Article I. Barriers for Swimming Pools, Spas and Hot Tubs

- 16.36.110 General.
- 16.36.120 Definitions.
- 16.36.130 Requirements.
- 16.36.140 Request for approval.
- 16.36.150 Applicability.

Article II. Title, Scope and General

- 16.36.210 Swimming Pool, Spa and Hot Tub Code adopted.
- 16.36.220 Short title.
- 16.36.230 Purpose.
- 16.36.240 Scope.
- 16.36.250 Exceptions to swimming pool locations.

Article III. Amendments to the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition

- 16.36.310 Chapter 3 retitled.
- 16.36.320 Section 311.1 amended.

Article I. Barriers for Swimming Pools, Spas and Hot Tubs

16.36.110 General.

The provisions of this article apply to the design and construction of barriers for swimming pools located on the premises of Group R, Division 3 occupancies.

[Ord. 27-2010 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992; SCC 474 § 11, 1981; SCC 255 § 7, 1976].

16.36.120 Definitions.

For the purposes of this article, certain terms, words, and phrases are defined as follows:

"Above-Ground/On-Ground Pools: See definition of "swimming pool."

ATTACHMENT 10

“Approved child safety device” means a swimming pool safety device that has been tested and listed by UL or any other independent testing agency that has been recognized and accepted by the Chief Building Official specifically for use as a swimming pool safety device, such as a tested and listed door alarm system or a tested and listed swimming pool cover.

“Barrier” means a fence, wall, building wall, or combination thereof that completely surrounds the swimming pool and obstructs access to the swimming pool.

“Grade” means the underlying surface such as earth or a walking surface.

“Separation fence” means a barrier which separates all doors of a dwelling unit with direct access to a swimming pool from the swimming pool.

“Swimming pool” means any structure, whether outdoor, or contained within a residential structure (“indoor”), intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground, and on-ground swimming pools; hot tubs; portable and non-portable spas; and fixed-in-place wading pools.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992].

16.36.130 Requirements.

A. Outdoor Swimming Pool. An outdoor swimming pool shall be provided with a barrier that, once installed, shall be inspected and approved by the building official prior to filling the swimming pool with water. The barrier shall comply with each of the following:

1. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches apart between the tops of the horizontal members, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which renders the barrier easily climbable, is prohibited.
2. Openings in the barrier shall not allow passage of a one-and-three-quarter-inch or greater diameter sphere.

Exceptions:

- a. *When vertical spacing between such openings is 45 inches or more, the opening size may be increased such that the passage of a four-inch or greater diameter sphere is not allowed.*

ATTACHMENT 10

- b. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased to a maximum four inches when the distance between the tops of the horizontal members is 45 inches or more.*
3. Chain-link fences used as the barrier shall not be less than 11 gauge.
 4. Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
 5. Access gates shall comply with the requirements of subsections (A)(1) through (A)(4) of this section. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the latching device is located less than 54 inches from grade, (a) the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate, and (b) the gate and barrier shall have no opening greater than one-half inch within 18 inches of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian access gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when the pool is not in use.
 6. Where a wall of a Group R, Division 3 occupancy dwelling unit serves as part of the barrier and contains door openings between the dwelling unit and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of subsections (A)(1) through (A)(5) of this section shall be provided.

Exception: An approved child safety device, as defined in RCMC 16.36.120, subject to a prior written determination by the building official that the degree of protection to small children afforded by such an approved device is equal to that provided by a separation fence meeting the requirements of subsections (A)(1) through (A)(6) of this section.
 7. Where an aboveground pool structure is used as a barrier, or where the barrier is mounted on the top of the pool structure and the means of access is a ladder or steps, then either (a) the ladder or steps shall be capable of being secured, locked, or removed to prevent access, or (b) the ladder or steps shall be surrounded by a barrier that meets the requirements of subsections (A)(1) through (A)(6) of this section. When the ladder or steps are secured, locked, or removed, any opening created shall be protected by a barrier complying with subsections (A)(1) through (A)(6) of this section.

B. Indoor Swimming Pool. For an indoor swimming pool, protection shall comply with the requirements of subsection (A)(6) of this section.

C. Spas and Hot Tubs. A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of subsection (A) of this section.

[Ord. 27-2010 § 1; Ord. 34-2007 § 1; Ord. 20-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.36.140 Request for approval.

Any person desiring the approval of a swimming pool child safety device other than the type or kind mentioned in RCMC 16.36.130 shall file a written request for such approval with the Chief Building Official describing the type of child safety device. If, in the opinion of the Chief Building Official, the child safety device will afford equal protection to small children, the Chief shall approve the same in writing. The Chief shall establish specific compliance criteria for any such child safety device, which shall be installed and inspected for compliance therewith prior to filling the swimming pool with water.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 § 2, 1995; SCC 0875 § 2, 1992; SCC 474 § 14, 1981; SCC 255 § 10, 1976].

16.36.150 Applicability.

This article is intended to, and does hereby, apply to swimming pools for Group R, Division 3 occupancies. Any public swimming pool shall meet the barrier requirements contained in Title 24, Part 2, Section 9024 of the California Code of Regulations.

[Ord. 27-2010 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1005 §, 1995; SCC 0875 § 2, 1992; SCC 474 § 15, 1981; SCC 255 § 11, 1976].

Article II. Title, Scope and General**16.36.210 Swimming Pool, Spa and Hot Tub Code adopted.**

The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, and the standards cited thereof, hereafter collectively known as the "USPC," as published by the International Association of Plumbing and Mechanical Officials, is adopted as the swimming pool code for the city of Rancho Cordova, with such revisions, exceptions, deletions, and additions approved by the city council hereinafter set forth in this chapter as exceptions to the USPC. Chapter 1 of the USPC is not adopted as part of the Rancho Cordova Swimming Pool Code. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, electrification and maintenance of swimming pools and barriers within the city shall be in conformance with State Codes and any rules and regulations promulgated pursuant thereto.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.36.220 Short title.

The Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition, including the standards cited in Table 4 thereof, and the revisions, exceptions, deletions, and additions provided herein, shall be known and cited as the Rancho Cordova Swimming Pool Code.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.36.230 Purpose.

The purpose of the Rancho Cordova Swimming Pool Code is to provide minimum requirements and standards for the protection of the public health, safety, and welfare.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

ATTACHMENT 10**16.36.240 Scope.**

The provisions of the Rancho Cordova Swimming Pool Code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any swimming pool, spa, or hot tub plumbing system except as otherwise provided for in the Rancho Cordova Municipal Code or applicable state law.

[Ord. 27-2010 § 1; Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.36.250 Exceptions to swimming pool locations.

The Chief Building Official may authorize the construction of a swimming pool, hot tub, spa, spa pool, or similar pool across a property line or in the rear yard or side yard of an adjacent lot or within the common area of a planned development, provided:

- A. The construction of the swimming pool, spa, spa pool, hot tub, or other pool and the location thereof has been previously approved by the planning department; or the location of the swimming pool, spa, spa pool, hot tub, or other pool is specified on an approved tentative subdivision map.
- B. Easements have been recorded and reserved for the lot which specifically provide for the location and construction of the swimming pool, hot tub, spa, spa pool, or other pool and necessary appurtenances and which allow for the use and maintenance of the swimming pool, spa, spa pool, hot tub, and other pool and appurtenances.
- C. The easements, prior to the recordation thereof, have been approved by the city attorney.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 34-2007 § 2; Ord. 20-2004 § 2; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Article III. Amendments to the Uniform Swimming Pool, Spa and Hot Tub Code, 2012 Edition

16.36.310 Chapter 3 retitled.

Chapter 3 of the Uniform Swimming Pool, Spa and Hot Tub Code, titled "General Requirements" shall be retitled in the Rancho Cordova Municipal Code to read "General Requirements – Private Pools."

[Ord. 27-2010 § 1; Ord. 34-2007 § 3; Ord. 20-2004 § 3; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

16.36.320**Section 311.1 amended.**

Section 311.1 of the Uniform Swimming Pool, Spa and Hot Tub Code is amended to read as follows:

EXCEPTIONS:

ATTACHMENT 10

1. Exposed equipment shall be tested as required by the Authority having Jurisdiction, the manufacturer's instructions, or both.
2. Pool and/or spa solar systems and their related above-ground piping shall be tested under actual operating conditions.

[Ord. 27-2010 § 1; Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 1098 § 1, 1997; SCC 1013 § 3, 1995].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 39-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING
CHAPTER 16.38, "GREEN BUILDING CODE" TO THE RANCHO CORDOVA MUNICIPAL
CODE, WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA GREEN BUILDING
STANDARDS CODE**

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

Section 1. Title 16, Chapter 16.38, "Green Building Code," is hereby amended to read as follows:

**Chapter 16.38
GREEN BUILDING CODE**

Sections:

- 16.38.010 Title.
- 16.38.020 Purpose.
- 16.38.030 Adoption of green building codes.

16.38.010 Title.

This chapter shall be known and cited as the Rancho Cordova Green Building Code. [Ord. 31-2010 § 1].

16.38.020 Purpose.

The purpose of the Rancho Cordova Green Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction. [Ord. 31-2010 § 1].

16.38.030 Adoption of green building codes.

The mandatory provisions of the 2013 California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto, as published by the California Building Standards Commission, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto. [Ord. 31-2010 § 1].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or

ATTACHMENT 11

application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 40-2013

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 17.04, "FIRE CODE"
WHICH ADOPTS BY REFERENCE THE 2013 CALIFORNIA FIRE CODE, AND BY
REFERENCE THE 2012 INTERNATIONAL FIRE CODE.**

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

Section 1. Title 17, "Fire Prevention," is hereby amended to read as follows:

**Title 17
FIRE PREVENTION**

Chapters:

- 17.04 Fire Code
- 17.12 Weed Control

**Chapter 17.04
FIRE CODE**

Sections:

- 17.04.010 Adoption of fire codes.
- 17.04.020 Enforcement.
- 17.04.030 Definitions.
- 17.04.040 Modifications.
- 17.04.050 Appeals.
- 17.04.060 New materials, processes or occupancies which may require permits.
- 17.04.070 Penalties.
- 17.04.080 Amendment of adopted code.
- 17.04.090 High explosives.
- 17.04.100 Public safety 800 Mhz radio building amplification system.
- 17.04.110 Flammable and combustible liquids and liquefied petroleum gases.
- 17.04.120 Structural fires.

17.04.010 Adoption of fire codes.

The California Fire Code, Part 9, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in Section 18901 et seq. of the California State Health and Safety Code (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the International Fire Code, 2012 Edition, as published by the International Code Council, and as referenced in and adopted pursuant to Sections 17922 and 18935 of the California State Health and Safety Code (hereinafter referred to as the "IFC"), and Appendices B and C (hereinafter referred to as the "appendix") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this chapter and Chapter 16.02 RCMC, all construction, alteration, moving, demolition, repair, and use of any building or structure within the city shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the IFC and the appendix. From the effective date of the ordinance

establishing this chapter, the provisions herein shall be controlling within the limits of the City of Rancho Cordova except that any inconsistent regulations and ordinances relating to building standards contained in the State Code, IFC and the appendix adopted pursuant to applicable law by the Sacramento metropolitan fire district shall be controlling within the city of Rancho Cordova if said regulation or ordinance has been ratified by the city in accordance with Section 13869.7 of the California Health and Safety Code. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.020 Enforcement.

The chief of the Sacramento metropolitan fire district or his/her designated representatives shall have authority to enforce this chapter and issue citations for violations. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.030 Definitions.

- A. Whenever the term "fire code" is used in this chapter, it shall mean the State Code and IFC adopted by reference pursuant to RCMC 17.04.010.
- B. Wherever the word "municipality" is used in the fire code, it shall mean the city of Rancho Cordova.
- C. Wherever the words "chief" or "chief of the bureau of fire prevention" are used in this chapter or the fire code, they shall mean the chief of the Sacramento metropolitan fire district or his/her designated representatives. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.040 Modifications.

The chief may modify any of the provisions of the fire code upon application in writing by the owner or lessee, or his/her duly authorized agent, when the chief determines there are practical difficulties in the way of carrying out the strict letter of the code; provided, that the spirit of the code shall be observed, public safety secured, and substantial justice done. The particulars of such modification when granted or allowed and the decision of the chief or his/her designated representative thereof shall be entered upon the records of the department and a signed copy shall be furnished by the applicant.

For the purposes of this section, the cost of compliance with the provisions of the fire code shall not constitute a practical difficulty. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.050 Appeals.

Any person aggrieved by any decision or action of the chief may appeal to the board of directors of the Sacramento metropolitan fire district by filing a written notice of appeal with the clerk of the board of directors within 30 days from the date such decision or action was taken. The applicable rules and regulations regarding the appeals process and procedures for hearings shall be those of the Sacramento metropolitan fire district. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.060 New materials, processes or occupancies which may require permits.

The chief may appoint two members from his/her staff to act as a committee to determine and specify, after giving affected persons an opportunity to be heard at an office hearing, any new material, processes or occupancies, which shall require permits, in addition to

those now enumerated in the code. The chief or his/her designated representative shall post such list in a conspicuous place in his/her office and distribute copies thereof to interested persons. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.070 Penalties.

- A. Any person who violates any of the provisions of this chapter and the code hereby adopted or fails to comply therewith, or who violates or fails to comply with any order made thereunder, or who builds in violation of any detailed statement of specifications or plans thereunder, or who fails to comply with such an order as affirmed or modified by the city of Rancho Cordova or by a court of competent jurisdiction, within the time fixed herein, shall severally for each and every such violation be guilty of an infraction, and punishable by a fine not to exceed \$250.00. Violation of Chapter 1, Section 109.3.2, Compliance with Orders or Notices, and Section 109.3.4, Unauthorized Tampering, shall constitute a misdemeanor, and shall be punishable by a fine of \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue, and all persons shall be required to correct or remedy such violation or defects within a reasonable time to be determined by the chief on a case-by-case basis. When not otherwise specified, each day or portion thereof during which any violation occurs or continues shall constitute a separate offense.
- B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.080 Amendment of adopted code.

Notwithstanding the provisions of RCMC 17.04.010, the State Code, the IFC and appendix are amended as follows:

- A. Chapter 1 is amended as follows:

- 1. Section 104, General Authority and Responsibilities, is amended by adding subsection 104.7.2.1 to read as follows:

104.7.2.1 Contract Inspector. The Chief or his/her designated representatives may require the owner or the person in possession or control of the building or premises to provide, without charge to the fire department, a special inspector ("Contract Inspector"), when the department has no technical expertise available to conduct the required inspections.

The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the Chief, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.

Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

- (a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.

ATTACHMENT 12

(b) The Contract Inspector shall furnish inspection reports to the Chief, building official, and other designated persons as required by the Chief. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, Chief, and to the building official.

(c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

2. Section 106, Inspections, is amended by adding subsections 106.2.3 and 106.2.4 to read as follows:

106.2.3 Administrative Costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the authority having jurisdiction, the authority having jurisdiction may bill the contractor for actual time spent traveling to and from the test/inspection location and the time spent at the test/inspection site as well as administrative costs.

106.2.4 Inspection Record Card. Work requiring Fire Department approval may commence, but the person doing the work shall have posted or otherwise made available an inspection record card such as to allow the Chief to conveniently make the required entries thereon regarding inspection of the work. Work shall not be covered until the required inspections are completed. This card shall remain posted or remain otherwise available by the permit holder until the Chief has granted final approval.

3. Section 109, Violations, is amended by adding subsections 109.3.3.1 and 109.3.3.2 to read as follows:

109.3.3.1 Citations. The Chief, or his/her duly authorized representative, may issue citations for infractions or misdemeanor violations of this chapter pursuant to Section 13871 of the Health and Safety Code of the State of California and Chapter 5c (commencing with Section 853.6) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 109.3.3.2 is added as follows:

109.3.3.2 Uniform Fire Code Bail Schedule.

SECTION	NATURE OF OFFENSE	PC	MA	BAIL PA	NCA	TOTAL
109.2.2*	NC W/ORDERS OR NOTICE	X		\$1000	\$1700	\$2700
109.3.4*	UNAUTHORIZED TAMPERING	X		\$1000	\$1700	\$2700
ALL OTHER SECTIONS		X		\$100	\$170	\$270

ATTACHMENT 12

* – MISDEMEANOR

PC – ELIGIBLE FOR PROOF OF CORRECTION

MA – MANDATORY APPEARANCE

PA – PENALTY ASSESSMENT

NCA – NIGHT COURT ASSESSMENT

NC – NONCOMPLIANCE

B. Section 202, General Definitions, is amended by adding or amending the following terms:

1. ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the (a) Sacramento Regional Fire/EMS Communications Center; or (b) to the Sacramento International Airport Communication Center in an approved manner.
2. FALSE ALARM shall mean the giving, signaling or transmission to any public fire station or company or to any officer or employee thereof, whether by telephone, spoken word or otherwise, information to the effect that there is a fire, medical emergency, rescue request, or other need for emergency service at or near the place indicated by the person giving, signaling, or transmitting such information, and there is found to be no need for emergency services.

C. Section 315, General Storage, is amended as follows:

1. Subsection 315.4.3, Outside Storage of pallets and other combustibles, is added to read as follows:

315.4.3 Outside Storage of pallets and other combustibles. The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25 ft. x 100 ft. or 2,500 sq. ft. The maximum pile height shall be 20 feet. Distance of piles to structures shall not be less than 10 feet.

D. Section 401, General, is amended as follows:

1. Subsection 401.5,1, Cost Recovery, is added as follows:

401.5.1 Cost Recovery. All costs incurred by the fire department related to any response to a false alarm may be charged to that person causing the transmission of the false alarm, or to that person's firm or corporation.

ATTACHMENT 12

E. Section 503, Fire Department Access Roads, is amended as follows:

1. Subsection 503.1.1, Buildings and facilities, is amended to read as follows:

503.1.2.1 Additional Access. Fire apparatus access roads shall be provided in accordance with Sections 501 and 503 for every facility, building or portion of a building including residential subdivisions in excess of 40 dwelling units hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet (45,720 mm) from fire apparatus access as measured by an approved route around the exterior of the building or facility. See also Section 504 for personnel access to buildings.

EXCEPTIONS:

1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of Sections 503.1.1 and 503.2 may be modified by the Chief.
2. When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades or other similar conditions, the chief is authorized to require additional fire protection.
3. When there are not more than two Group R, Division 3, or Group U Occupancies, the requirements of Sections 503.1.1 and 503.2 may be modified by the chief.

More than one fire apparatus road shall be provided in residential subdivisions in excess of 40 dwelling units and/or when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

For high-piled combustible storage, see Section 3206.6.

For required access during construction, alteration or demolition of a building, see Section 3310.1.

2. Subsection 503.6.1, Emergency Access Gates and Barriers, is added to read as follows:

503.6.1 Emergency Access Gates and Barriers. Where a new gate or barrier is installed on a fire access roadway, it shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Private driveways on lightly traveled streets as determined by the Sacramento County Department of Transportation or the appropriate public works authority having jurisdiction, serving one single-family residence may be exempt from the scope of this document. Approval of automatic gates or barriers is subject to the owner accepting responsibility for any future programming requirements by the authority having jurisdiction.

ATTACHMENT 12

F. Section 505, Premises Identification, is amended as follows:

1. Subsection 505.1, Address numbers, is amended to read as follows:

505 Premises Identification.

505.1 General. Approved numbers or addresses shall be placed prior to occupying on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. In setting requirements for addressing, the Chief may be guided by the standard published by the Rancho Cordova Building Department's, "Posting of Building Addresses."

2. Subsections 505.1.1, Multiple tenant buildings, and 505.1.2, Illumination, are added to read as follows:

505.1.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the Chief. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the Chief.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the Chief.

505.1.2 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance of the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

G. Section 507, Fire Protection Water Supplies, is amended as follows:

1. Subsection 507.1, Required Water Supply, is amended to read as follows:

507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet (45,720 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the Chief. See Section 507.5.

ATTACHMENT 12**EXCEPTIONS:**

1. Group R, Division 3 Occupancies provided with an automatic fire sprinkler system approved by the adopted NFPA Standard in areas not provided with a public water supply.
2. Group U Occupancies.
3. Water Supplies for Suburban and Rural Fire Fighting. Where the standards of this code cannot be met for development in rural areas, a fire sprinkler system or pressurized water system acceptable to the AHJ shall be acceptable to meet the water supplies required. Such proposals shall also be subject to the following:
 - a. The structure is beyond 3,000 (914 M) feet of any existing adequate sized water system. Structures within 3,000 (914 M) feet of an existing adequate sized water system, but beyond a water purveyor service area, will be reviewed on an individual basis.
 - b. When public or private water becomes available, connection to such a system shall be required.

2. Subsection 507.5.5.1, Vehicle parking, is added to read as follows:

507.5.5.1 Vehicle parking. It shall be an infraction to park, place or leave standing any unattended vehicle within 15 feet of any public or private fire hydrant along any public or private street or roadway.

EXCEPTION: If the vehicle is owned or operated by a fire department and clearly marked as a fire department vehicle.

H. Section 901, General, is amended as follows:

1. Subsection 901.6.2. Electronic filing is added to read as follows:

901.6.2 Electronic Filing. Records of all system inspections, tests and maintenance required by the referenced standards and Title 19 of the California Code of Regulations shall be submitted to the Authority Having Jurisdiction electronically using the records management system approved by the Authority Having Jurisdiction.

2. Subsection 901.7.7, System maintenance, is added to read as follows:

901.7.7 System maintenance. All individuals or companies installing, repairing, testing, servicing or maintaining sprinkler systems, fire hydrant systems, standpipes, fire alarm systems, portable fire extinguishers, smoke and heat ventilators, smoke-removal systems and other fire protection or extinguishing systems or appliances shall be a fire protection contractor or contractor licensed for said work by the State of California or have the appropriate license required by the California State Fire Marshal's Office or both.

ATTACHMENT 12

The authority having jurisdiction shall be notified immediately when a fire protection or detection system or portion thereof is found inoperable.

The authority having jurisdiction shall be notified in writing within 72 hours by the person performing repairs, testing, or maintenance when a fire protection or detection system is not in compliance with applicable codes.

When changes involve shutting off water for a considerable number of sprinklers for more than 4 hours, temporary water supply connections shall be made to sprinkler systems so that reasonable protection can be maintained. Protection shall be restored each night in so far as possible. The Chief may require a fire watch while any system is inoperative.

When shorts, failures or other interruptions of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station or is a local alarm only, the Chief may require the system to be disconnected or shunt out the private fire alarm system and/or circuit. When shorts, failures, or other interruption of service occur within a building's fire alarm system that connects to an approved alarm service provider's Type A (listed) Central Station, the Chief may require the system to be repaired and written notification to be provided to the Chief before he or she responds to alarms generated by the system.

Where alarm system(s) are wholly or partially out of service for more than 8 hours, the alarm company having responsibility shall notify the fire dispatch center.

I. Section 903, Automatic Sprinkler Systems, is amended as follows:

1. Subsection 903.1.1, Alternative protection, is retitled "All Occupancies except Group U Occupancies, for all other occupancies, and automatic sprinkler system shall be installed and equipped with an electronic monitoring system as follows", and amended to read as follows:

EXCEPTION: Non-combustible, detached canopies open on four sides not exceeding the basic allowable square footage in the IBC used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

2. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of opening entirely above the adjoining ground level in each 50 lineal feet (15,240 mm) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22,860 mm) from such openings, the story shall be

ATTACHMENT 12

provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22,860 mm) from openings required in Section 903.1.1, the basement shall be provided with an approved automatic sprinkler system.

3. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.
 4. In rooms where nitrate film is stored or handled. See also Section 306.2.
 5. In protected combustible fiber storage vaults as defined in Chapter 29.
 6. In every new building where the total floor area exceeds 3,599 square feet (334.48 m²) or greater. See item #9 below. Nothing in this subsection shall preclude the use of fire resistive substitutions otherwise permitted under IBC.
 7. An automatic fire sprinkler system shall be installed in any portion of a building where there is a change of occupancy and the floor area of that portion of the building, which is changed, exceeds 3,599 square feet (334.48 m²).
 8. An automatic fire sprinkler system shall be installed in every building when there is an addition to the floor area in existence on the effective date of this ordinance of 20 percent or more within a 12-month period and the aggregate floor area of the building exceeds 3,599 square feet (334.48 m²).
 9. In existing buildings, other than one or two family dwelling units. An automatic fire sprinkler system shall be installed in any portion of an existing building, other than one or two-family dwelling units, where alterations or repairs within any 12-month period exceed fifty percent (50%) of the assessed value of the existing building or structure.
 10. For the provisions of this section, two or more buildings existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²).
 11. For the provisions of this section, area separation walls shall not apply to eliminate the installation of a sprinkler system.
2. Subsection 903.2.18, Group U Occupancies, is amended as follows:
- 903.2.18.1 Group U Occupancies. Group U occupancies within 6-feet of a Group R-3, carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an

ATTACHMENT 12

automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, to provide a minimum density of 0.05 GPM/ft² over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

3. Subsection 903.4.4, Existing sprinkler systems, is added to read as follows:

903.6.3 Existing sprinkler systems. All existing automatic sprinkler systems shall be monitored for water flow by an approved alarm service provider's Type A (listed) Central Station.

4. Subsection 903.4.5, Valves, is added to read as follows:

903.4.4 Valves. When required by the Chief, valves controlling sprinkler systems shall be maintained in an open position by locking the valve open in an approved manner.

5. Subsection 903.4.6, Fire control room, is added to read as follows:

903.4.5 Fire control room. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Chief. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

EXCEPTION: Group R, Division 3 Occupancies.

- J. Section 907, Fire Alarm and Detection Systems, is amended as follows:

1. Subsection 907.6.5, Monitoring, is amended to read as follows:

907.6.5.4 Central Station Monitoring. Required alarm systems shall be monitored by an approved alarm service provider's Type A (listed) Central Station as established by Sacramento Regional Fire/EMS Communication Center.

The Central Station monitoring company or approved Alarm Company shall notify the authority having jurisdiction in writing, within 72 hours, of systems that are found not to be in compliance with applicable codes.

Receipt of supervisory signals by the monitoring company require the dispatch of a runner or maintenance person (arrival time not to exceed 1 hour), unless the condition can be restored to normal through the subscriber's efforts.

2. Subsections 907.6.5.4, Branch electrical circuits, 907.6.5.5, Multi-building or zone monitoring, and 907.6.5.6, Alarm transmission, are added to read as follows:

ATTACHMENT 12

907.6.5.4 Branch electrical circuits. When providing a fire alarm circuit in a multiple occupancy type building (multiple metering), the circuit shall be energized from the house meter panel board.

When a separate source of power (i.e. emergency generator) is provided the fire alarm circuit shall be energized from the emergency panel board.

907.6.5.5 Multi-building or zone monitoring. When a Central Station is monitoring more than one zone or building with a single retransmitter, the Central Station shall identify the particular zone or building or both that is in alarm, where required by the Chief.

Fire Alarm Panels installed at the protected premise shall be capable of differentiating between signals, including water flow, manual, and automatic activating components and transmitting distinctive fire alarm, supervisory and trouble signals.

907.6.5.6 Alarm transmission. The activation of a fire sprinkler system, hood extinguishing system, special extinguishing system or a fire alarm/detection system shall cause the system to initiate a signal to the Central Station within 90 seconds. Retransmission from the Central Station to the Fire Dispatch Center shall not exceed 60 seconds.

EXCEPTION: Existing buildings without an alarm system which install hood extinguishing systems or special extinguishing systems need not be monitored.

3. Subsection 907.6.5.1, Automatic telephone dialing devices, is amended to read as follows:

907.6.5.1 Automatic telephone dialing devices. Two separate telephone lines (numbers) shall be provided from the protected premises to the Central Station, which use Digital Alarm Communicator Transmitter (DACT). All costs regarding the installation, maintenance, and continuous operation of those lines shall be the responsibility of the building owner.

- K. Section 5003, General Requirements, is amended as follows:

1. Section 5003.10.3.7, Parking and garaging, is added as follows:

5003.10.3.7 Parking and garaging. Vehicles containing hazardous materials in amounts that require placarding under state or federal law and possessing the physical hazards listed in Section 5001.2.2 shall not be left unattended on any residential street; nor in or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility at any time; or at any place that would, in the opinion of the Chief, present a life or safety hazard.

- L. Section 5608, Fireworks Display, is amended as follows:

ATTACHMENT 12

1. Section 5608.1, General, is amended to read as follows:

5608.1 General. Fireworks and temporary storage, use and handling of pyrotechnic special effects material used in motion pictures, television, and theatrical and group entertainment productions shall be in accordance with this chapter and local and state regulations.

2. Section 5608.2, Permit Application, is added to read as follows:

5608.2 Permit Application. Permits are required to conduct a fireworks display as required by local and state regulations. Permit application shall be made not less than 14 days prior to the scheduled date of the display. The permit application shall include a diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged; the location of buildings, highways and other lines of communication; the lines behind which the audiences will be restrained; and the location of nearby trees, telegraph or telephone lines and other overhead obstructions. At the time of permit application, the Chief shall be consulted regarding requirements for standby personnel and fire apparatus.

3. Section 5608.3, Sales, is added to read as follows:

5608.3 Sales. Permits are required for the sale and display of "Safe and Sane" approved fireworks as permitted and regulated by Article 7 of Chapter 4.54 of the Sacramento County Code and as hereinafter amended.

4. Section 5608.4, Storage, is added to read as follows:

5608.4 Storage. Storage of fireworks is prohibited except by special permits as required by local and state regulations.

5. Section 5608.5, Pyrotechnic special effects material, is added to read as follows:

5608.5 Pyrotechnic special effects material. A permit is required to manufacture, compound, store or use pyrotechnic special effects material as required by local and state regulations. A permit for use shall be granted only to a licensed pyrotechnic operator.

6. Section 5608.6, General, is added to read as follows:

5608.6 General. Storage, use and handling of fireworks shall be in accordance with local and state regulations.

7. Section 5608.7, Seizure, is added to read as follows:

5608.7 Seizure. The Chief is authorized to seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of local, state, or federal regulations.

8. Section 5608.8, General, is added to read as follows:

ATTACHMENT 12

5608.8 General. Fireworks displays shall be in accordance with local and state regulations.

9. Section 5608.9, General, is amended as follows:

5608.9 General. Temporary storage, use and handling of pyrotechnic special effects material used in motion picture, television, theatrical and group entertainment productions shall be in accordance with local and state regulations. Permanent storage of pyrotechnical special effects materials shall be in accordance with Section 5608.

M. Appendix B is amended as follows:

1. Subsection B105.2, Buildings other than One- and Two-Family Dwellings, is amended to read as follows:

B105.2 Buildings other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION:

1. A reduction in required fire flow of up to 50 percent, as approved by the Chief, is allowed when the building is provided with an automatic sprinkler system approved pursuant to the adopted NFPA Standards. The resulting fire flow shall not be less than 1,500 gallons per minute (5,677.5 L/min.). Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.
2. A reduction in required fire flow of up to 75 percent, as approved by the Chief, for warehouse buildings of Type I, Type II, and Type III-N construction and provided with early suppression fast response fire sprinkler systems. Reduction of fire flow does not apply to number of fire hydrants required or duration of fire flow required.

N. Appendix C is amended as follows:

1. Section C104, Consideration of Existing Fire Hydrants, is amended to read as follows:

C104.1 Existing fire hydrants on public streets are allowed to be considered as available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstructions of such roads.

C104.2 Existing single outlet 2 1/2 inch hydrants shall be changed to an approved steamer style hydrant, when a tentative subdivision or parcel map, merge of lots, change of use or change in intensity of use of an existing building, expansion of an existing structure, or construction increases the required fire flow.

ATTACHMENT 12

C104.3 Where water main improvements are required to meet GPM flow and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants will be required.

C104.4 Existing hydrants affected by right of way improvements shall be moved to an approved location at no cost to the fire authority.

2. Table No. C105.1, Number and Distribution of Fire Hydrants, is amended to read as follows:

TABLE NO. C105.1

NUMBER AND DISTRIBUTION OF FIRE HYDRANTS

FIRE FLOW REQUIREMENT (gpm)	MINIMUM NO. OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{1, 3, & 4} (Ft.)	MAXIMUM DISTANCE FROM HYDRANT TO ANY POINT ON STREET OR ROADWAY FRONTAGE ³ (Ft.)
1,750 or less	1	300	150
2,000 – 2,250	2	300	150
2,500	3	300	150
3,000	3	300	150
3,500 – 4,000	4	300	150
4,500 – 5,000	5	300	150
5,500	6	300	150
6,000	6	250	150
6,500 – 7,000	7	250	150
7,500 or more	8 or more ²	200	120

¹ Reduce by 150 feet for dead-end streets or roadways.

² One Hydrant for each 1,000 gpm or fraction thereof.

³ Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants should be provided at not less than 1,000 foot (305 m) spacing to provide for transportation hazards. In addition, there shall be at least one hydrant at each intersection.

⁴ Average spacing between hydrants may be extended to 500 feet on streets serving one and two family dwellings.

3. Section C106, Hydrant Type, is added to read as follows:

ATTACHMENT 12

The Chief shall approve the type of fire hydrants to be installed in public right of way or on private property prior to any such installation.

4. Section C107, Hydrants – Both Sides of a Street, is added to read as follows:

Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:

1. Streets have median center dividers that make access to hydrants difficult, cause time delay, or create undue hazard or both.
2. When there are four or more lanes of traffic.
3. Width of street in excess of 88 feet.
4. The existing street being widened or having a raised median center divider in the future pursuant to the General Plan Roadway Improvement Plans for the County of Sacramento.

O. Chapter 47, Nationally Recognized Standards of Good Practice, is added to read as follows:

NATIONAL FIRE PROTECTION ASSOCIATION

Batterymarch Park, Quincy, MA 02269

All NFPA Standards shall be adopted except:

11C, 13E, 13R, 297, 473, 550, 902, 1001, 1002, 1003, 1021, 1031, 1033, 1035, 1041, 1201, 1221, 1402, 1404, 1405, 1410, 1500, 1561, 1581, 1901, 1911, 1914, 1931, 1932, 1971, 1975, 1981, 1982, 1983, 1999, 1710, 1720
[Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.090 High explosives.

In accordance with the provisions of Division 11, Explosives, Part 1, High Explosives, Sections 12000 and 12401 of the California Health and Safety Code, the chief of police shall have the primary responsibility for the enforcement of the provisions therein. Wherever there appears in the fire code any rule, regulation or provision that is in conflict with the Health and Safety Code, the Health and Safety Code shall rule. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.100 Public safety 800 Mhz radio building amplification system.

All buildings or portions of buildings hereafter constructed shall provide for adequate emergency personnel radio communications by complying with the public safety 800 Mhz radio building amplification system installation and testing standard.

Exemption. This section shall not apply to buildings less than 5,000 square feet or any R-3 occupancy. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

ATTACHMENT 12**17.04.110 Flammable and combustible liquids and liquefied petroleum gases.**

- A. Applications for permits for the installation or modification of aboveground tanks for the storage of flammable and combustible liquids shall be made to the Rancho Cordova building department, and the Sacramento metropolitan fire district. Files, records, and copies of all permits shall be kept in the Rancho Cordova building department and will be available on request. The Rancho Cordova building department shall instruct the applicant as to the necessity of also obtaining concurrent approval from the Sacramento metropolitan fire district for issuance of a permit.
- B. In addition to any other applicable requirements, the installation or modification of underground tanks for the storage of hazardous materials, including flammable and combustible liquids, shall require valid permits from the environmental health branch of Sacramento County and the Sacramento metropolitan fire district.
- C. Applications for permits for the installation or modification of liquefied petroleum gases shall be made to the Rancho Cordova building department and the Sacramento metropolitan fire district, whose decisions shall be final. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.04.120 Structural fires.

The chief shall notify all occupants or owners of structures which have suffered damage by fire that such structures or buildings must be inspected before any repairs thereto are made. A permit covering the structural, electrical and plumbing repairs shall be obtained from the Rancho Cordova building department. The chief shall report all such structural fires to the Rancho Cordova building department on a form prescribed by the building department within 24 hours after the occurrence of such fire. [Ord. 28-2010 § 1; Ord. 35-2007 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Chapter 17.12 WEED CONTROL

Sections:

- 17.12.010 Findings.
- 17.12.020 Definitions.
- 17.12.030 Concurrent authorities.
- 17.12.040 Enforcement.
- 17.12.050 Prohibited conduct.
- 17.12.060 Firebreak required.
- 17.12.070 Inspection.
- 17.12.075 Removal required.
- 17.12.080 Abatement notice.
- 17.12.085 Appeal.
- 17.12.090 Removal of hazardous weeds.
- 17.12.095 Costs of abatement – Confirmation.
- 17.12.100 Costs – Assessments.
- 17.12.105 Penalty – Infraction.

17.12.010 Findings.

The city council finds and declares that the uncontrolled growth and/or accumulation of grass, weeds or other materials or obstructions on sidewalks, streets, and on lands or lots is dangerous or injurious to neighboring property and the health or welfare of residents of the vicinity and is a public nuisance in that it creates a condition that reduces the value of private property, promotes blight and deterioration, invites plundering, creates fire hazards, constitutes an attractive nuisance creating a hazard to the health and safety of minors, creates a harbor for rodents and insects and is injurious to the health, safety and general welfare. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.020 Definitions.

As used in this chapter:

“Accumulation of weeds” includes, but is not limited to, permitting or allowing the growth of weeds.

“Garbage” includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

“Refuse” includes rubbish and garbage, as defined herein.

“Rubbish” includes all the following, but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.

“Weeds,” as used in this chapter, includes any of the following:

ATTACHMENT 12

1. Weeds which bear seeds of a downy or wingy nature;
2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;
3. Weeds and grasses which are otherwise noxious;
4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;
5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.030 Concurrent authorities.

This chapter is not the exclusive regulation for weed and refuse abatement within the city. It shall supplement and be in addition to the other regulatory codes, statutes, and ordinances heretofore and hereafter enacted by the city, the state, or any other legal entity or agency having jurisdiction. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.040 Enforcement.

The enforcement official shall have authority to enforce this chapter and issue citations for violations. For purposes of this chapter, the "enforcement official" may be:

- A. The city manager or his/her designee;
- B. The director of code enforcement for the city; and/or
- C. The chief of the Sacramento metropolitan fire district or his/her designee, which may include the Sacramento County fire warden. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.050 Prohibited conduct.

A person shall not dump weeds or refuse, nor shall he permit the dumping of weeds or refuse, nor shall he permit the accumulation of weeds or refuse, on his property or on any other property in such a manner as to constitute a fire hazard. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.060 Firebreak required.

All dry grass, brush, vines or other dry vegetation shall be cleared for an area of not less than 30 feet from all structures, combustible fences, vehicles and combustible storage. The enforcement official may require additional clearances when topographical or geographical conditions warrant said action. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.070 Inspection.

The enforcement official, or personnel acting under his or her direction, may enter upon private or public property whenever necessary to enforce or administer the provisions of this chapter; provided, however, that this right of entry and inspection shall not be construed to grant the right to enter into any dwelling or appurtenances thereto which may be located on the land. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.075 Removal required.

The owner, lessee or occupant of buildings, grounds, or lots within the city shall remove from such property and adjacent streets refuse, rubbish and weeds growing or accumulated thereon in accordance with procedures and methods prescribed by the enforcement official. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.080 Abatement notice.

Proceedings under this chapter shall commence when a violation of this chapter is identified and notice is given in the manner prescribed as follows. The enforcement official shall mail written notice to each person that has an ownership interest in the property to which the violation pertains. Ownership interest shall be determined based on the last equalized assessment roll available on the date of mailing of the notice. Notification shall also be accomplished by posting on the property where the owner's mailing address is not available or not current.

The contents of written and posted notices shall include the following:

- A. A description of the property by reference to the assessor's parcel number as used in the records of the county assessor, and by reference to the common name of a street or road upon which the property abuts, if the property abuts upon a road or street;
- B. A statement that there are weeds, rubbish or refuse upon the property;
- C. A request that such weeds, rubbish or refuse be removed or abated by a date certain, which shall not be less than 15 calendar days following the mailing or posting of the notice;
- D. A statement that the weeds, rubbish or refuse may be removed under authority of the city and the costs of such removal and abatement made a legal charge against the owner or owners of the property, a lien on the property and subject to collection with property taxes as specified under Sections 39501, 39502, 38773.1 and 38773.5 of the Government Code;
- E. A statement referencing the right to appeal the enforcement official's determination; and
- F. With respect to notices which are posted, a title which reads "Notice to Remove Weeds, Grass, Noxious Vegetation, Rubbish and Other Obstructions," the letters of the foregoing title to be not less than one inch in height.

Notices which are posted shall be conspicuously posted in front of the property, or if the property has no frontage upon a road or street, then upon a portion of the property nearest to a road or a street most likely to give actual notice to the owner. Notices shall be posted not more than 100 feet in distance apart upon property with more than 200 feet of frontage, and at least one notice shall be posted on each parcel with 200 or less feet of frontage. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.085 Appeal.

Any person who is adversely affected by the notice set forth in RCMC 17.12.080 may appeal such notice by requesting an appeal hearing in writing within 15 days of the date of the notice. Timely appeal shall stay any further action for removal or abatement until the date set for

ATTACHMENT 12

hearing, unless the weeds at issue present an imminent fire hazard within 100 feet of any property containing a structure. The enforcement official shall set the matter for hearing before a hearing examiner selected in accordance with RCMC 16.18.204. The appellant shall be provided with notice of the appeal hearing at least 15 days prior to the hearing date. The appellant shall have the right to appear in person or by agent, designated in writing, at the hearing and present oral, written and/or photographic evidence. The order of the hearing examiner denying or granting the appeal shall be issued within 15 days of the date of the hearing. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.090 Removal of hazardous weeds.

If compliance has not been accomplished at the end of the time allowed for compliance in the original notice, or as extended by administrative agreement or the hearing examiner, the enforcement official that issued the notice may order such weeds or other flammable vegetation to be removed by the Sacramento metropolitan fire district or the city of Rancho Cordova or by private contractor selected by the city. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.095 Costs of abatement – Confirmation.

When proceedings under this chapter result in the removal of weeds, rubbish or refuse from property subsequent to the date specified in any notice issued pursuant to the provisions of RCMC 17.12.080, prorated administrative costs of such proceedings incurred by the Sacramento metropolitan fire district or the city of Rancho Cordova and the actual cost of removal, if removal is undertaken by the Sacramento metropolitan fire district or the city of Rancho Cordova or its contractor, may be assessed against the property. Such administrative costs may include those incurred in inspecting property, publication, mailing and posting of notices, preparation of contracts, review of bids by contractors, and administration of contracts. It is the purpose of this section to allow the assessment against property of prorated administrative costs of proceedings if weeds, rubbish or refuse are ultimately removed from property subsequent to the date specified in any notice issued pursuant to the provisions of RCMC 17.12.080, whether such removal is undertaken by the owner or occupant of the property or by the Sacramento metropolitan fire district, the city of Rancho Cordova or its contractor.

The enforcement official shall keep an account of the administrative and removal costs of abatement, and shall submit to the city council for confirmation an itemized written report showing such unpaid costs and their proposed assessment to the respective properties. The report shall be filed with the city clerk not later than 15 calendar days in advance of the confirmation hearing required below.

Upon receipt of the report, the city clerk shall schedule a public hearing to receive protests and confirm the report. A statement of the proposed assessment and notice of the time, date and place of the hearing, together with reference to the report on file with the clerk, shall be mailed to the owner or owners of each parcel of property proposed to be assessed shown on the last equalized assessment roll available on the date of mailing of the notice to the address or addresses of the owner or owners shown on the roll or any other address or addresses ascertained to be more accurate. Such notice shall be mailed not later than 15 calendar days in advance of the hearing. Notice of the time, date and place of the public hearing by the city council shall be published once in a newspaper of general circulation published within the city. With respect to each property proposed to be assessed for which the name of the owner or owners is not shown on the last equalized assessment roll or no address for an owner is shown

ATTACHMENT 12

on the last equalized assessment roll, the notice shall show the name or names of the owner or owners if such name or names are shown on the last equalized assessment roll, the assessor's parcel number, the street address of the property if the property has an address and the address is known to the enforcement official, the name of the street or road upon which such property abuts if the property abuts upon a street or road, the amount of the proposed assessment and reference to the report on file with the city clerk. Such publication shall be made not later than 15 calendar days in advance of the hearing.

At the time fixed for receiving and considering the report, the city council shall conduct a public hearing and shall receive and consider any objections from members of the general public or property owners liable to be assessed for the abatement. The city council may continue the hearing and delegate to the city manager or his designee the responsibility of hearing individual protests and submitting a recommendation with respect thereto; provided, that the city council provides an opportunity for individual consideration of each project upon receipt of the recommendation by the city manager or his or her designee. The city council may modify the report if it is deemed necessary. The city council shall then confirm the report by motion or resolution. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.100 Costs – Assessments.

- A. If the costs as confirmed are not paid within 30 days of the date of mailing of the notice or date of publication pursuant to RCMC 17.12.080, such costs shall be assessed against the parcel of land as a nuisance abatement lien in accordance with Section 38773.1 of the Government Code and shall be transmitted to the office of the county recorder for Sacramento County for recordation. A lien authorized by this section shall specify the amount of the lien, that the lien is being imposed on behalf of the city of Rancho Cordova, the date of the abatement order, the street address, legal description and assessor's parcel number of the parcel on which the lien is imposed, and the name and address of the recorded owner of the parcel. Prior to recording of a lien authorized by this section, a notice of lien shall be issued in accordance with Section 38771.1(b) of the Government Code.
- B. As an alternative to the lien procedure in subsection (A) of this section, abatement costs may be levied against the parcel of land as a special assessment in accordance with Section 38773.5 of the Government Code. Any special assessment imposed on real property pursuant to this section may be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as is provided for ordinary municipal taxes. Notice of any special assessment that is levied on real property pursuant to this section shall be given to the property owner by certified mail, and shall contain the information set forth in Section 38773.5(c) of the Government Code. All laws applicable to the levy, collection, and enforcement of municipal taxes, including those described in Section 38773.5(c) of the Government Code, shall be applicable to such special assessment.
- C. If subsequent to the mailing of the notice of violation as set forth in RCMC 17.12.080, and prior to transmittal of the notice of unpaid costs to the county of Sacramento for collection as set forth in subsection (A) of this section, the property subject to the notice of violation is sold, or title otherwise transferred to a bona fide purchaser, said costs shall be the responsibility of the owner of record as of the date said notice of violation was placed in the United States Postal System or posted on the property.
- D. In addition to assessing the unpaid costs as provided in subsections (A) and (B) of this section, the city manager or his delegated representative may pursue any remedy provided

ATTACHMENT 12

by law for collection of the unpaid costs. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

17.12.105 Penalty – Infraction.

A. Notwithstanding the provisions of any other section of this code, violation of any of the provisions of this chapter, or failure to comply with any of the regulatory requirements of this chapter, is an infraction.

B. Every violation of this chapter is punishable by:

1. A fine not exceeding \$100.00 for the first violation;
2. A fine not exceeding \$200.00 for the second violation of the same provisions within one year; and
3. A fine not exceeding \$500.00 for each additional violation of the same provisions within one year. [Ord. 46-2004 § 1; Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4].

Section 2. Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 3. Effective Date and Publication

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

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

AYES:

NOES:

ABSENT:

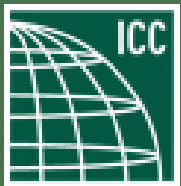
ABSTAIN:

Linda Budge, Mayor

ATTACHMENT 12**ATTEST:**

Mindy Cuppy, CMC, City Clerk

Rancho Cordova Building & Safety Division 2013 Building Code and Adopted Ordinances Update



Building Code Updates

- California has a three-year code revision and update cycle.
- 2013 Building Code update will go into effect on January 1, 2014.

Types of Building Codes

- **Model Codes** – Developed on a national level, adopted by the State.
- **State Codes** – Model codes amended by the State, adopted by Rancho Cordova.
- **Local Amendments** – Developed by Rancho Cordova to suit specific local needs.



Model Codes

- Consists of the International Building Codes, the National Electric Code, and the Uniform Plumbing, Mechanical, and Swimming Pool, Spa and Hot Tub Codes.
- Developed by the International Code Council (ICC), the National Fire Protection Association, and the International Association of Plumbing and Mechanical Officials (IAPMO).



State Codes

The California Building Standards Commission (CBSC) adopts the “model codes”, and amends them to suit the specific needs of California. These are adopted by the State, and classified as Title 24 of the California Code of Regulations.



Local Amendments

Local amendments must be shown to be reasonably necessary due to local weather-related, landscape, or surface-related conditions. These reasons, or “findings”, once approved by the City Council, are filed with the California Building Standards Commission.



Local Amendments (cont.)

- Rancho Cordova local modifications include:
 - Requirements for prevention of moisture intrusion through slab foundations;
 - Protection of buried metallic pipe;
 - Prohibiting electrical conduit or equipment to be attached to fences; and
 - Permitting and labeling of electric signs.



Highlights of State Code Revisions

Chapter 11B of the Building Code has been re-formatted and re-organized to closely resemble the Americans with Disabilities Act (ADA). This will help in creating less confusion, and clarifying the roles of the local, State and Federal government regarding accessibility for everyone.



Highlights of State Code Revisions

On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department.



Highlights of State Code Revisions

- The height of residential fences that are exempt from permit has increased from 6 feet to 7 feet in height.
- The CalGreen Code now applies to additions or alterations of existing residential buildings. CalGreen will now also apply to non-residential additions of 1,000 square feet or more, or alterations with a value of \$200,000 or more.



QUESTIONS?

MEMORANDUM

DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner



SUBJECT: WOODSIDE HOMES RESIDENTIAL DESIGN REVIEW; PROJECT NO. DD8331 – LOCATED AT SUNRIDGE PARK SUBDIVISION (VILLAGES 5A AND 5B), SOUTH OF DOUGLAS ROAD AND EAST OF RANCHO CORDOVA PARKWAY.

PROPERTY OWNER: Woodside 05N, LP 111 Woodmere Road, Suite 250 Folsom, CA 95630	APPLICANT/DEVELOPER: Same
--	-------------------------------------

PROJECT: Woodside Residential Design Review FILE: DD8331 LOCATION: Sunridge Park, south of Douglas Road, east of Rancho Cordova Parkway APN: Villages 5A and 5B, Sunridge Park. PLANNER: William Campbell	
--	--

RECOMMENDATION

Adopt Resolution 123-2013.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution would allow the applicant to proceed with their continued development of the Sunridge Park project with new house plans consisting of two (2) two story and two (2) single story medium sized homes that range from 1,983 to 3,101 square feet. The proposed plans are consistent with the City's adopted Design Guidelines and would be consistent with the high quality of the other designs by Woodside and other developments in the same general area.

REQUIRED PERMITS AND REGULATORY BASIS

According to Section 23.141.020 (A)(2) of the Zoning Code, master home plans for single family residential requires City Council approval, subject to meeting the required findings in Section 23.141.050 A – D. The design review process ensures the new developments are consistent with the quality of the surrounding neighborhood.

BACKGROUND

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



Sunridge Park Map - Villages 5A & 5B Highlighted

Vicinity Map

Architectural Styles

Each of the four proposed floor plans will use combinations of the four exterior elevation styles: "Prairie", "Farmhouse", "Americana", and "Craftsman". These architectural styles have been used in and around the subject property and will be consistent with the other production homes in Sunridge Park. Each architectural style provides base features or details, along with colors and materials that will be in context to existing homes in the area. Attached to the Resolution, **Exhibit A** is the design package that provides a description of the qualities of the architectural styles, floor plans and a color palette of exterior materials. Also provided is the preliminary landscape plans for the front yard improvements, showing the landscape, walkways and

property line fences. Lastly, Woodside Homes will continue to provide roof mounted solar as a standard feature of their homes, as long as the SMUD rebate program remains active.

Garage Orientation

All the proposed plans are providing 3 car garages (two spaces in tandem) to reduce the garage door plain in the front elevation. All the plans provide some habitable floor space or extended patio in front of the garage door plain, which further recesses the garage door emphasis to the street. The conditions of approval will also require the front setbacks on adjoining lots to stagger in order to reduce the wall effect of units with the same setback.

Design Review Findings

In accordance with Zoning Code Section 23.140, master home plans for single-family residential subdivisions must obtain Design Review approval. The proposed plans were evaluated for consistency with the Zoning Code and the Design Guidelines. Design Review approvals shall be granted only when all of the findings defined in Zoning Code Section 23.140.050 can be made. The required findings and the evidence to support them are contained in Resolution No. 123-2013 (**Attachment 1**).

RECOMMENDED MOTION

Move the City Council determine the Mitigated Negative Declaration prepared for the Sunridge Park development, adopted by the City, adequately addresses the environmental impacts for the project and adopt Resolution No. 123-2013 approving the Design Review for portions of Sunridge Park Villages 5A and 5B subject to the attached Design Review Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).

ATTACHMENTS

1. Resolution No. 123-2013, including Design Review Package (**Exhibit A**) and Conditions of Approval (**Exhibit B**).
2. 500' radius map & mailing list.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. 123-2013

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW FOR PORTIONS OF SUNRIDGE PARK
VILLAGES 5A AND 5B, PROJECT # DD8331**

WHEREAS, Woodside 05N, LP (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Design Review approval of portions of Villages 5A and 5B of the Sunridge Park Subdivision, with four new floor plans with four architectural styles per plan; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for Sunridge Park adopted in January, 2004 by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

1. Determine the Mitigated Negative Declaration is adequate and complete according to the Guidelines of the California Environmental Quality Act.
 - a) Finding: The project site has been analyzed as part of the Sunridge Specific Plan EIR, and the Mitigated Negative Declaration for the Sunridge Park Subdivision in compliance with the California Environmental Quality Act.

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

2. Approve the Design Review, subject to the Design Review Package (**Exhibit A**) and the Conditions of Approval (**Exhibit B**) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.050:
 - a) Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subject property is Low Density Residential (LDR), and the property is Zoned RD-5 in the Sunridge Park project area.

ATTACHMENT 1

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

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

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

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

Evidence: The proposed architecture and landscaping are complementary to the existing homes built in Sunridge Park. The new home plans range from 1,983 to 3,101 square feet, with four optional architectural styles proposed with the new plans: "Prairie", "Farmhouse", "Americana", and "Craftsman". Optional additions are available that will increase the home sizes. Generally, each design is respectful to the details of that style. The color and material palettes are complementary to the surrounding homes, including stucco, horizontal siding, and masonry veneers as appropriate to each architectural style. All elevations and architectural style palettes are included in the Design Review Package (**Exhibit A**).

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

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

ATTACHMENT 1

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

SUNRIDGE PARK

VILLAGE 5A & 5B

Rancho Cordova, California

Design Review Submittal

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

October 3, 2013



Page Left Intentionally Blank

Table of Contents



Vicinity Maps	5	Plan 4 - Floor Plan - Main Floor	43
Site Plans	6	Plan 4 - Floor Plan - Upper Floor	44
Setback Exhibit	7	Plan 4 - Elevation A, Front	46
Architectural Styles	9	Plan 4 - Elevation A, Front with Options	47
		Plan 4 - Elevation A, Sides & Rear	48
Plan 1 - Floor Plan	11	Plan 4 - Elevation C, Front	50
Plan 1 - Elevation A, Front	12	Plan 4 - Elevation C, Front with Options	51
Plan 1 - Elevation A, Sides & Rear	13	Plan 4 - Elevation C, Sides & Rear	52
Plan 1 - Elevation B, Front	14	Plan 4 - Elevation D, Front	54
Plan 1 - Elevation B, Sides & Rear	15	Plan 4 - Elevation D, Front with Options	55
Plan 1 - Elevation D, Front	16	Plan 4 - Elevation D, Sides & Rear	56
Plan 1 - Elevation D, Sides & Rear	17		
Plan 2 - Floor Plan	19	Color Palettes	
Plan 2 - Elevation A, Front	20	Scheme A-101 & Scheme A-102	58
Plan 2 - Elevation A, Sides & Rear	21	Scheme A-103 & Scheme A-104	59
Plan 2 - Elevation C, Front	22	Scheme A-105 & Scheme A-106	60
Plan 2 - Elevation C, Sides & Rear	23	Scheme B-101 & Scheme B-102	61
Plan 2 - Elevation D, Front	24	Scheme B-103 & Scheme B-104	62
Plan 2 - Elevation D, Sides & Rear	25	Scheme B-106 & Scheme C-101	63
		Scheme C-102 & Scheme C-103	64
Plan 3 - Floor Plan - Main Floor	27	Scheme C-104 & Scheme C-105	65
Plan 3 - Floor Plan - Upper Floor	28	Scheme C-106 & Scheme D-101	66
Plan 3 - Elevation A, Front	30	Scheme D-102 & Scheme D-103	67
Plan 3 - Elevation A, Front with Bonus Option	31	Scheme D-104	68
Plan 3 - Elevation A, Sides & Rear	32		
Plan 3 - Elevation B, Front	34	Landscape	
Plan 3 - Elevation B, Front with Bonus Option	35	Landscape Layouts	71
Plan 3 - Elevation B, Sides & Rear	36		
Plan 3 - Elevation D, Front	38		
Plan 3 - Elevation D, Front with Bonus Option	39		
Plan 3 - Elevation D, Sides & Rear	40		



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

CITY OF RANCHO CORDOVA, CALIFORNIA



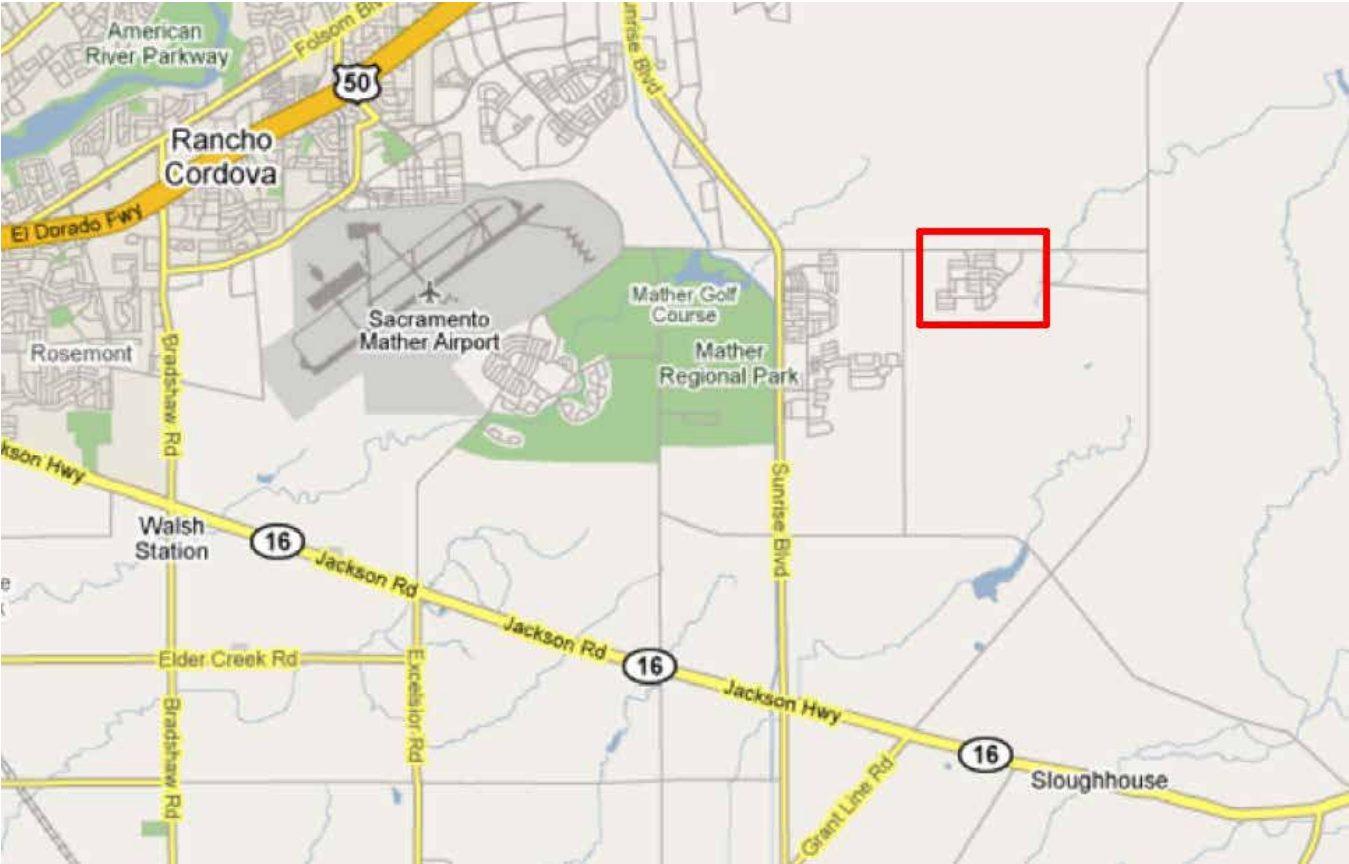
Woodside Homes
BETTER BY DESIGN

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.

Page Left Intentionally Blank

Vicinity Maps



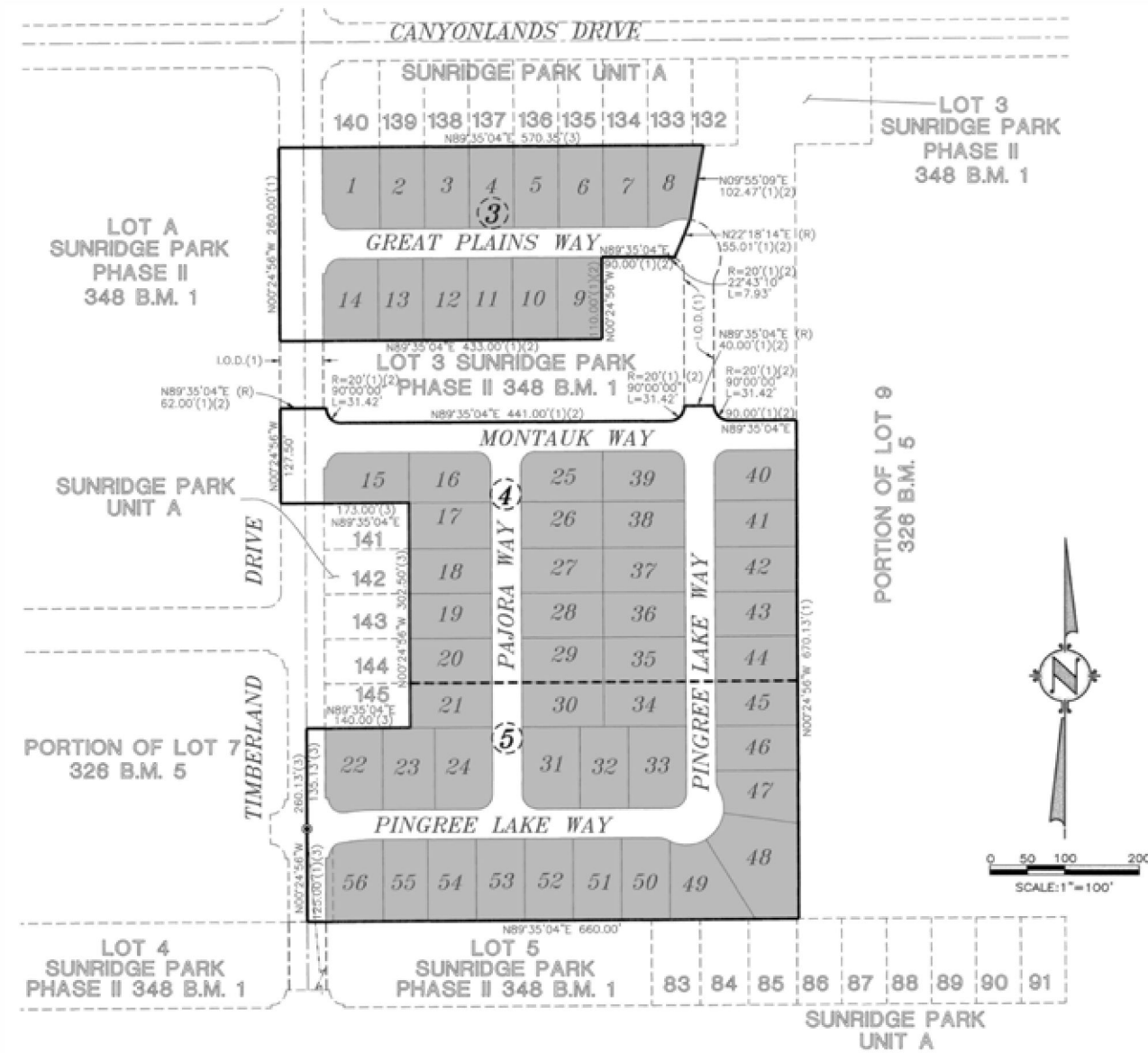
Vicinity Map in Rancho Cordova, California - Sunridge Park Highlighted



Sunridge Park Map - Villages 5A & 5B Highlighted



Site Plans

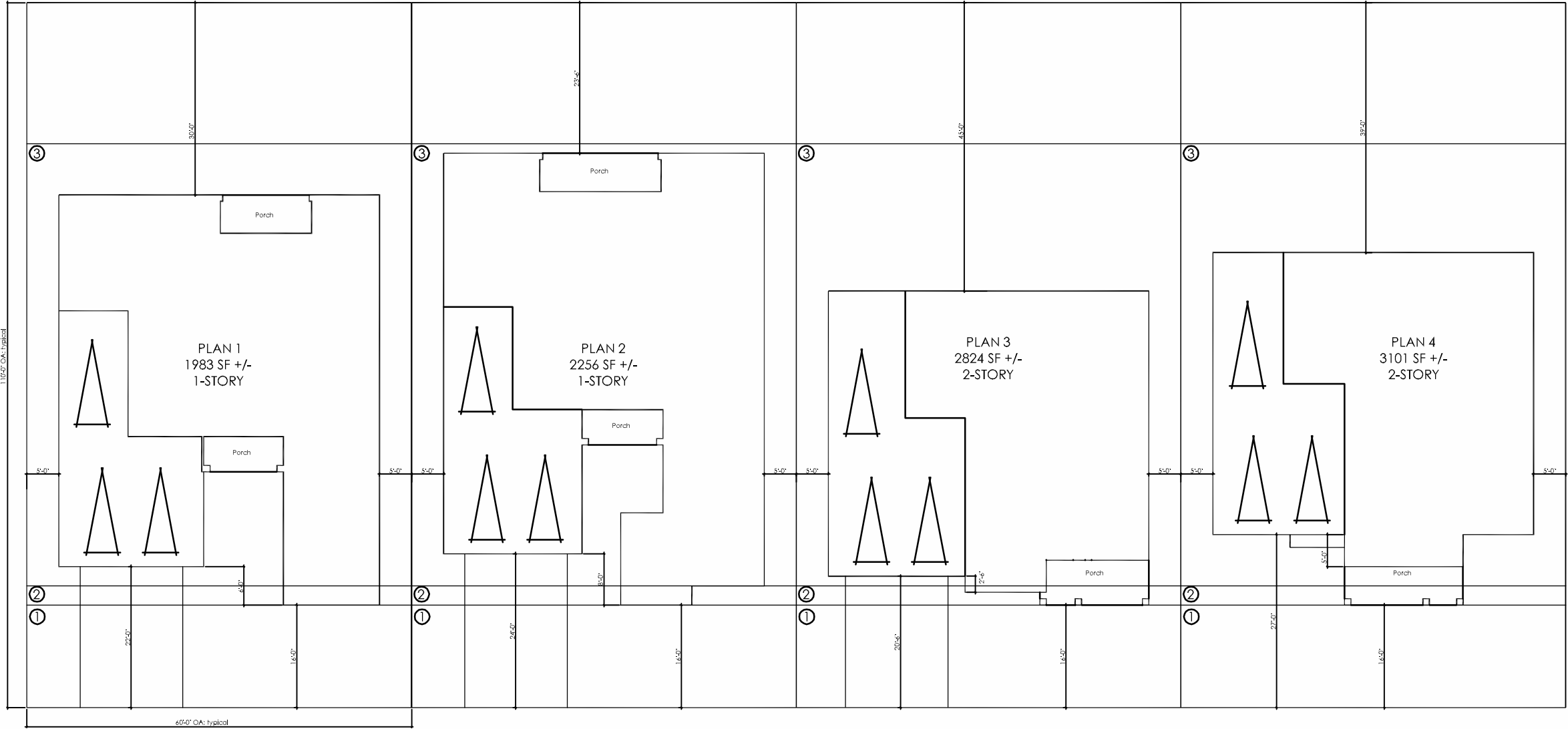


Sunridge Park Site Plan - Village 5A



Sunridge Park Site Plan - Village 5B

Setback Exhibit



Eclipse II at Sunridge Park Village 5 Footprints
08.28.2013

- Minimum Setbacks:
- ① Porch / Front Facade: 16'-0"
 - ② Garage Front: 19'-0"
 - ③ Rear: 22'-0" (20% of 110')
 - Sides: 5'-0" / 5'-0"

Page Left Intentionally Blank

Architectural Styles



The Prairie style is one of the few indigenous American styles, borne of the Chicago Prairie School movement in the late 1800's. The style is organic in nature, integrated with the land, and horizontal in form. Its trademark extended overhangs, appropriate for the Sacramento climate, typically identify the style. Colors found in the natural surroundings complement the organic form.

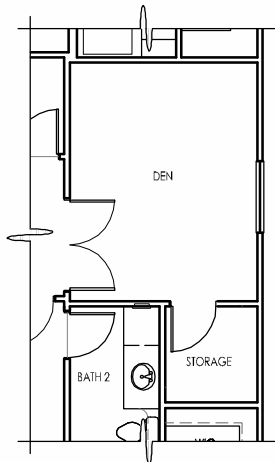
The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

The Americana is the evolution of the farmhouse, with Colonial Revival influences in ornamentation, detailing, and form. Details such as brickwork, siding, and louvered shutters add character to the utilitarian form. Colors can range from classic to reinterpreted, adding a dynamic character to the streetscape.

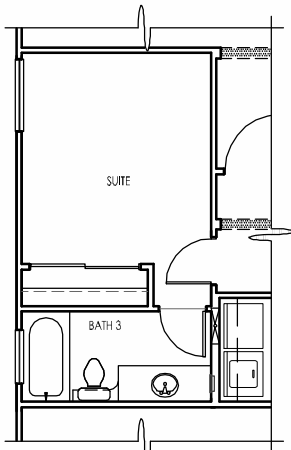
The Craftsman style home is simple, informal, and efficient, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits horizontal floor plans, covered porches, and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surroundings environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves.

Page Left Intentionally Blank

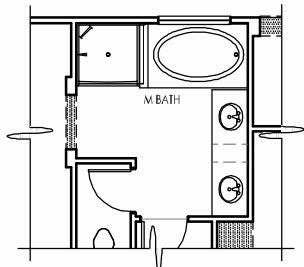
Plan 1 - Floor Plan 1983-2195 SF



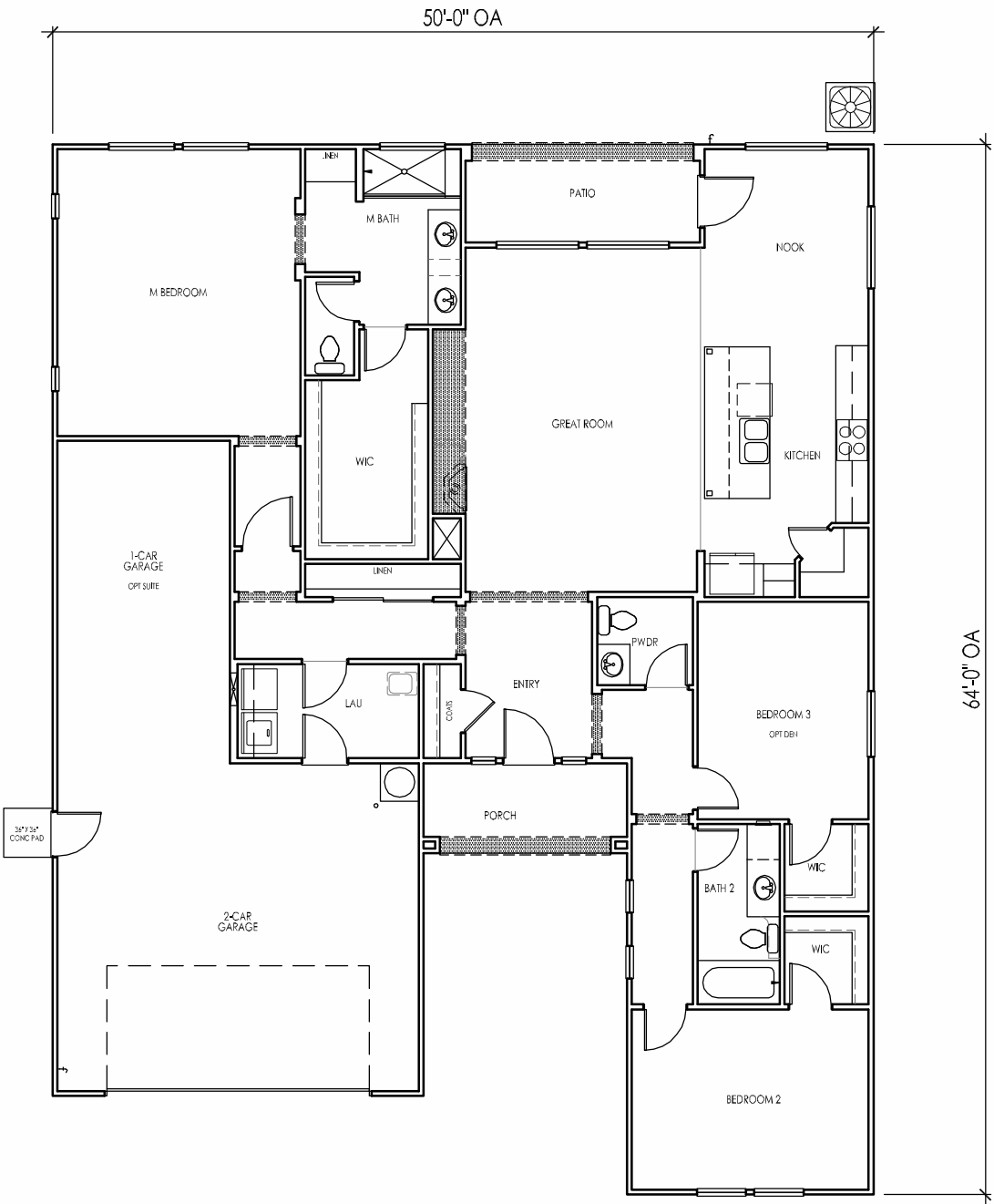
PARTIAL MAIN FLOOR
DEN OPTION



PARTIAL MAIN FLOOR
SUITE OPTION



PARTIAL MAIN FLOOR
MASTER BATH OPTION



MAIN FLOOR
ELEVATION "A" SHOWN



JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

City of Rancho Cordova, California



Woodside Homes
BETTER BY DESIGN

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.



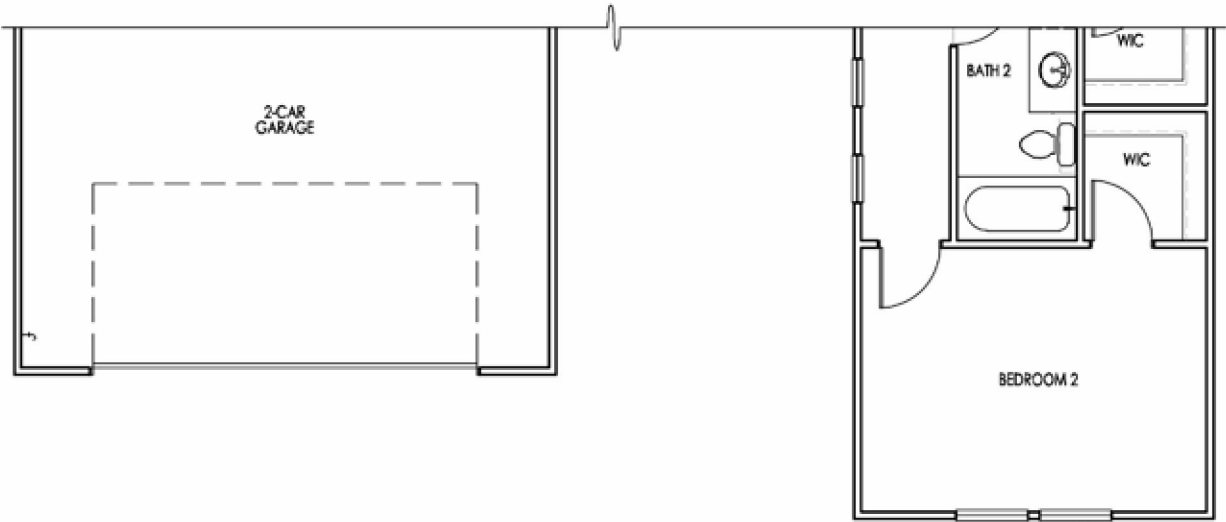
Plan 1 - Elevation 'A' Prairie

Material Key 'A'

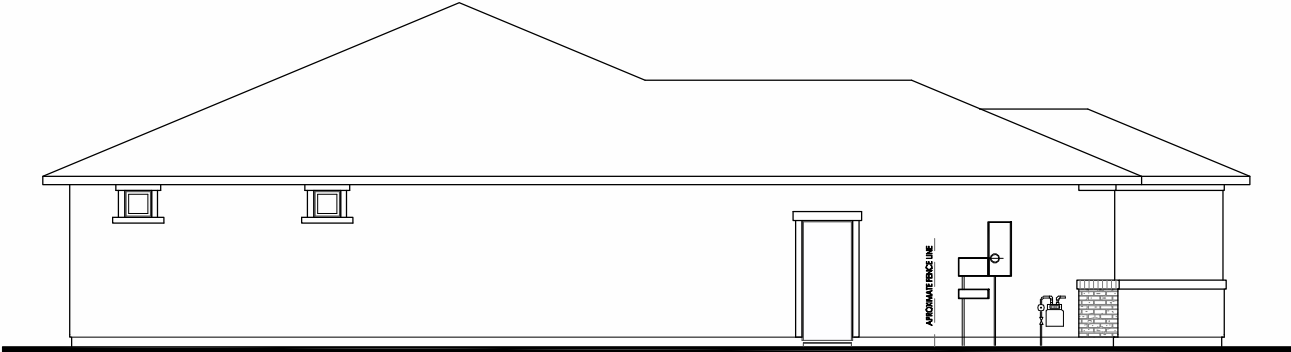
- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Stucco frieze trim
- F Optional adhered brick veneer
- G Optional adhered brick veneer trim
- H Steel sectional roll-up door, type per elevation style



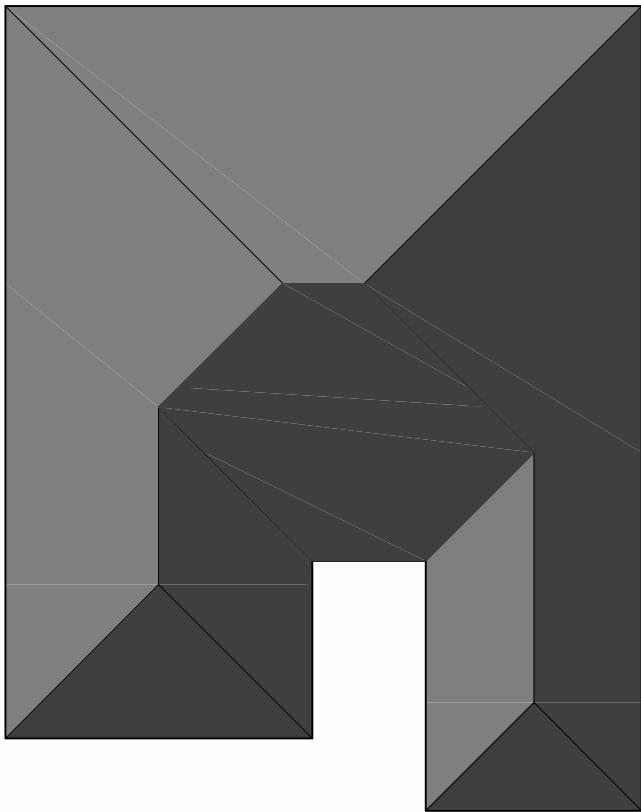
FRONT



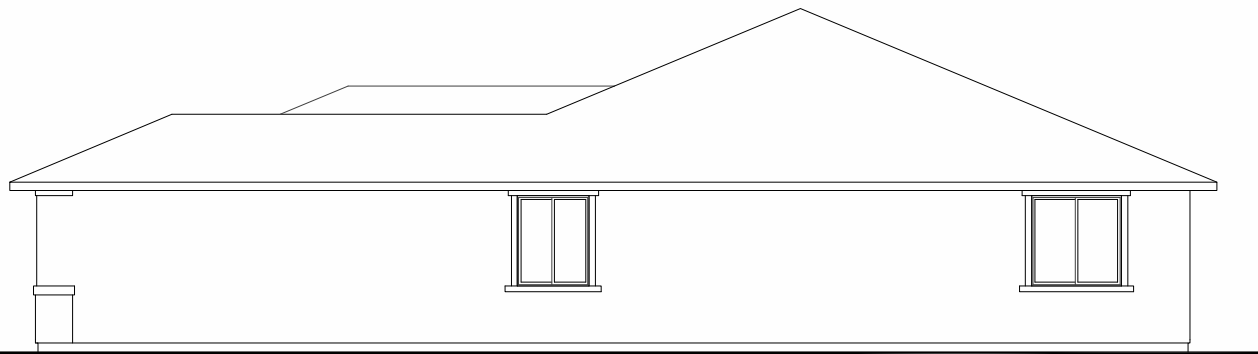
Plan 1 - Elevation 'A' - Sides & Rear



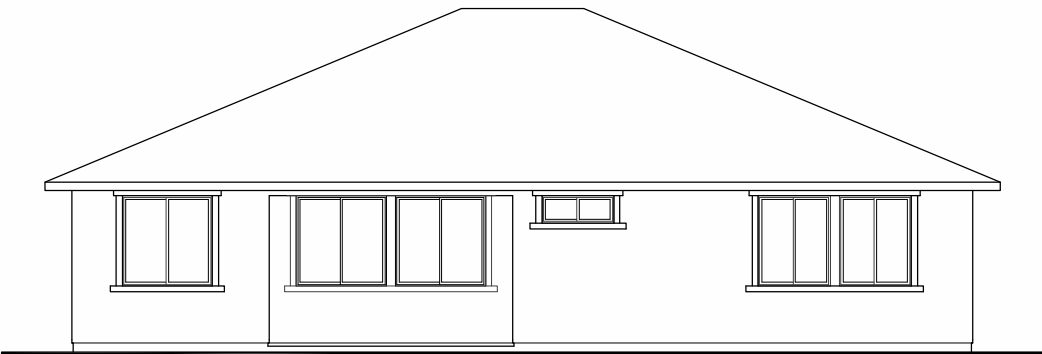
LEFT



ROOF



RIGHT



REAR



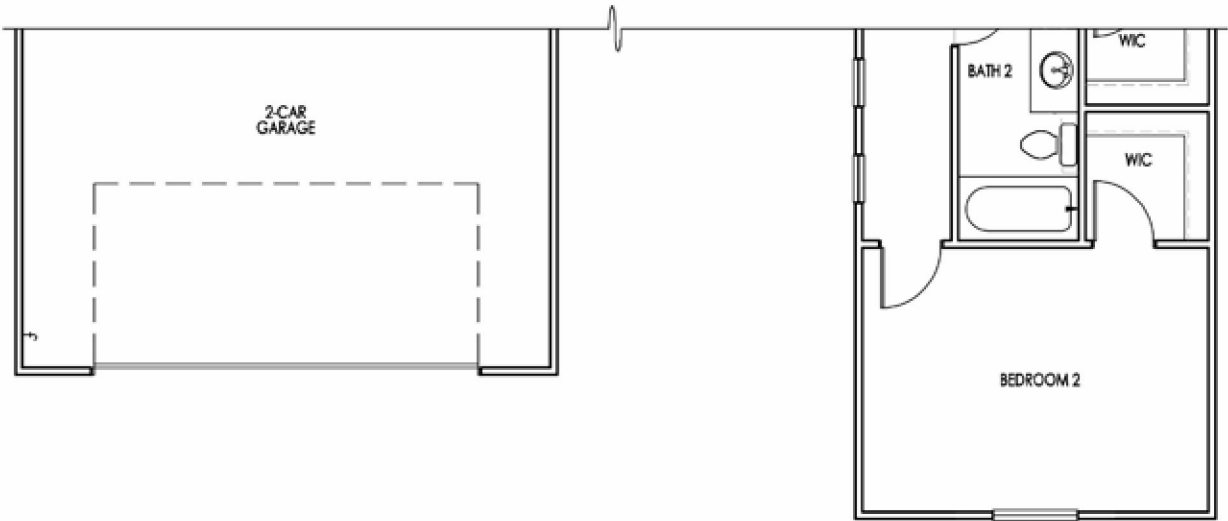
Plan 1 - Elevation 'B' Farmhouse



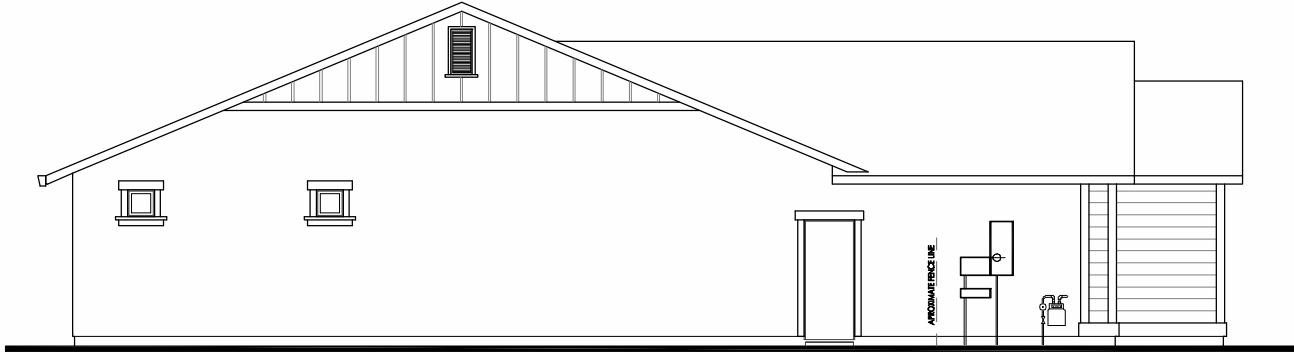
Material Key 'B'

- A Flat concrete tile roof
- B Board & batt siding, 16" OC
- C Horizontal siding, 8" exposure
- D Wood trim
- E Raised barge rafter
- F Adhered brick veneer
- G Brick trim
- H Wood shutter
- I Wood post
- J Steel sectional roll-up door, type per elevation style

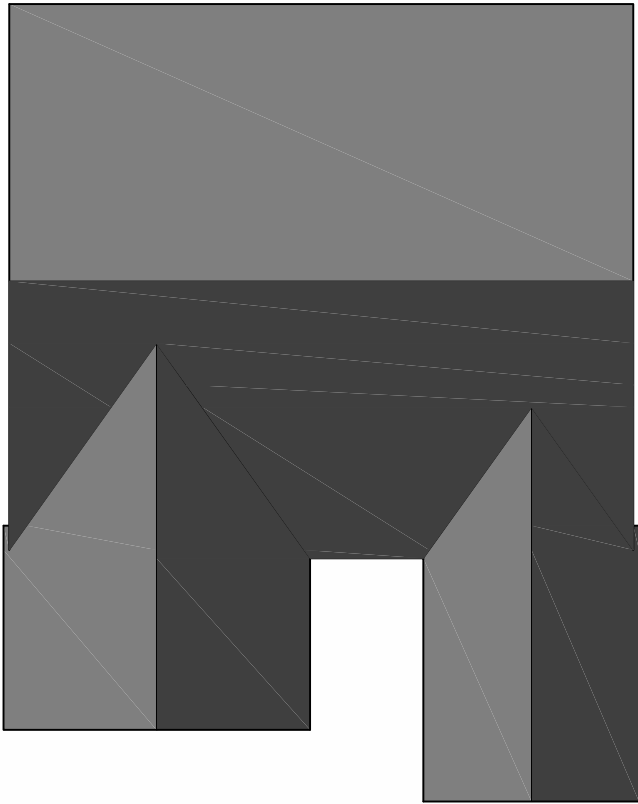
FRONT



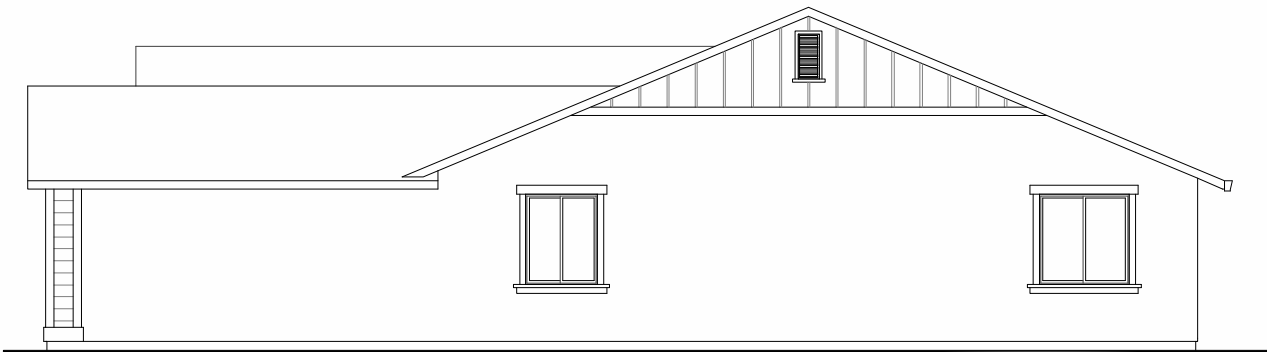
Plan 1 - Elevation 'B' - Sides & Rear



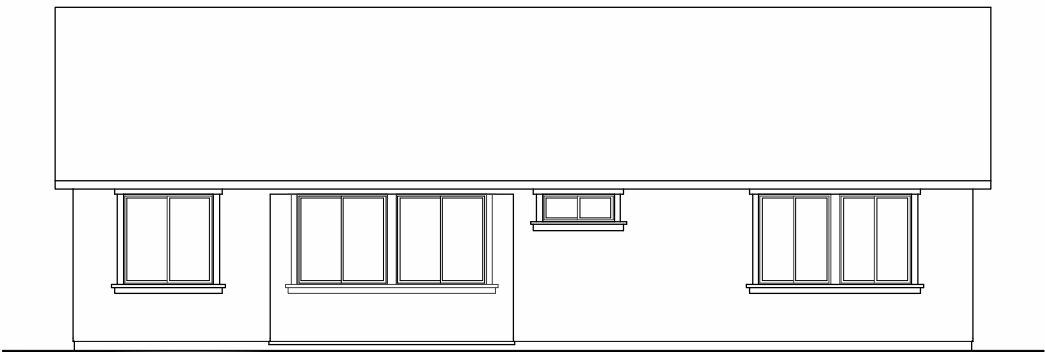
LEFT



ROOF



RIGHT



REAR



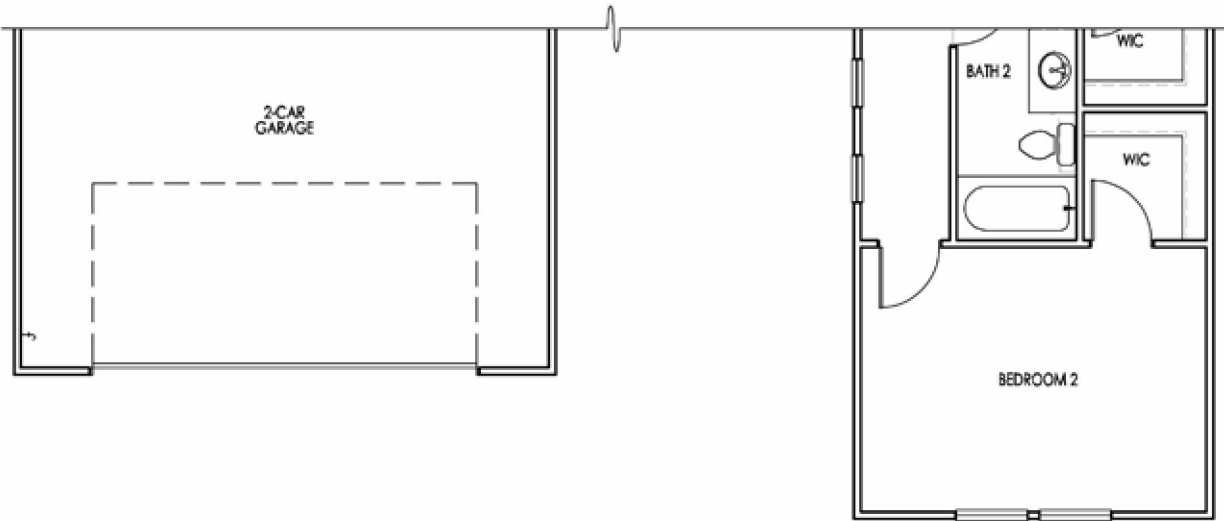
Plan 1 - Elevation 'D' Craftsman

Material Key 'D'

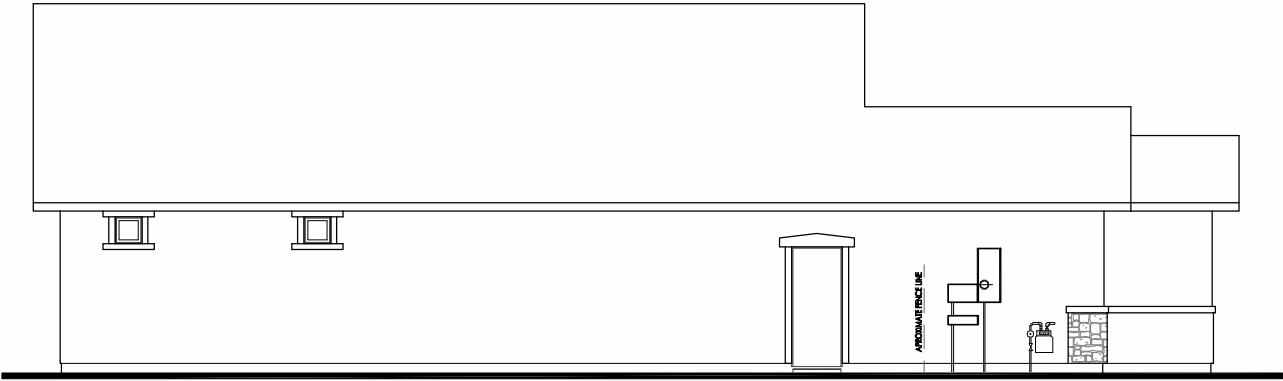
- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Shingle siding
- F Wood trim
- G Adhered stone veneer
- H Wood knee brace
- I Wood post
- J Steel sectional roll-up door, type per elevation style



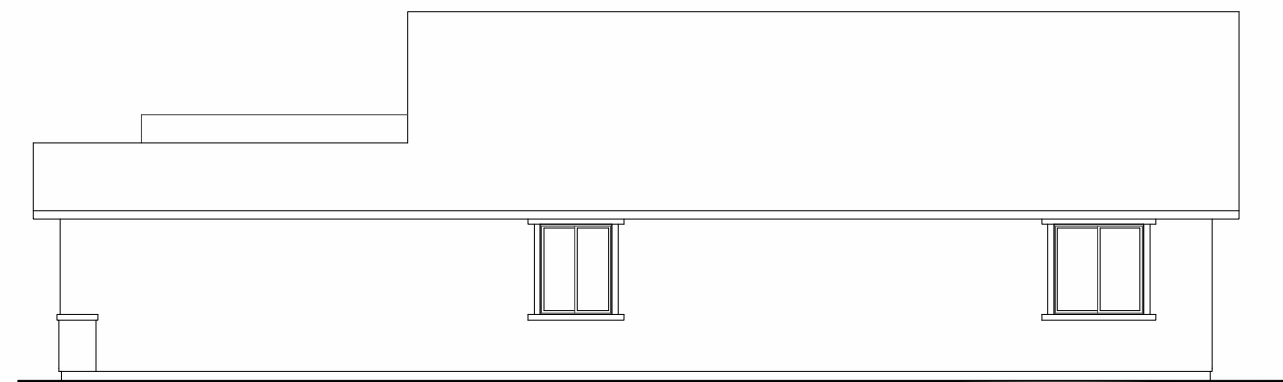
FRONT



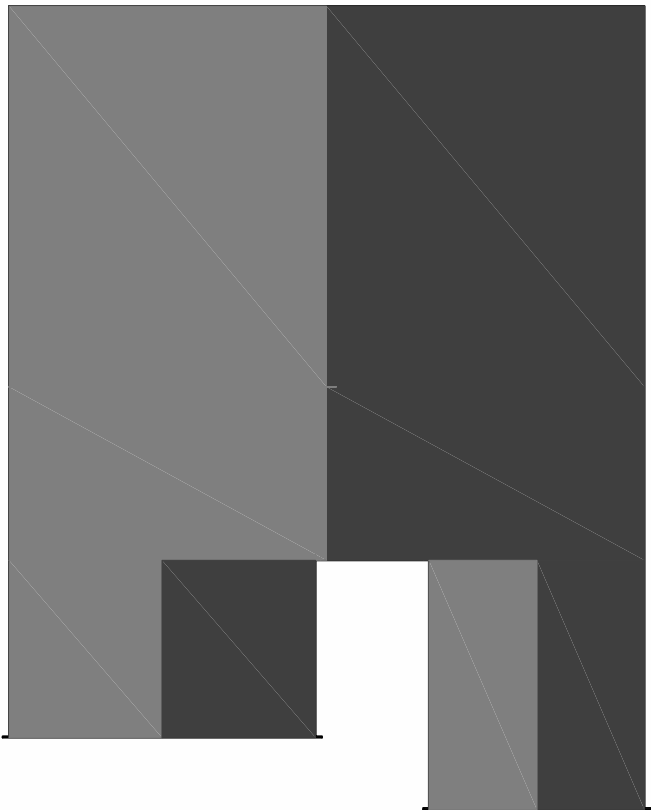
Plan 1 - Elevation 'D' - Sides & Rear



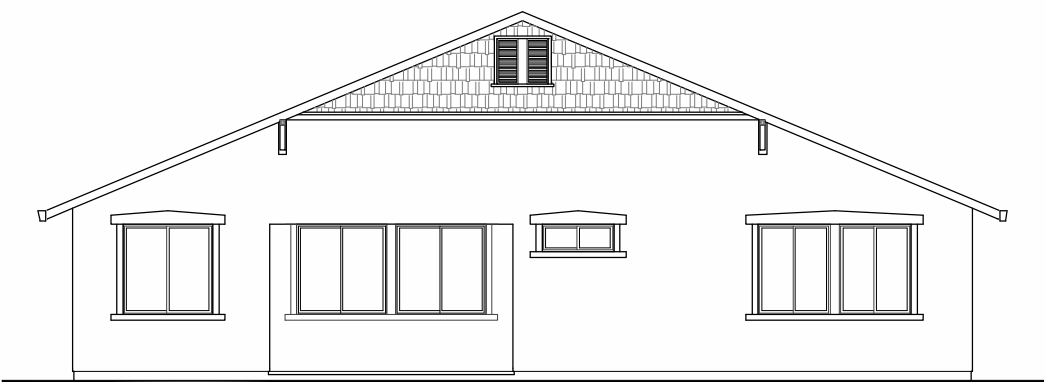
LEFT



RIGHT



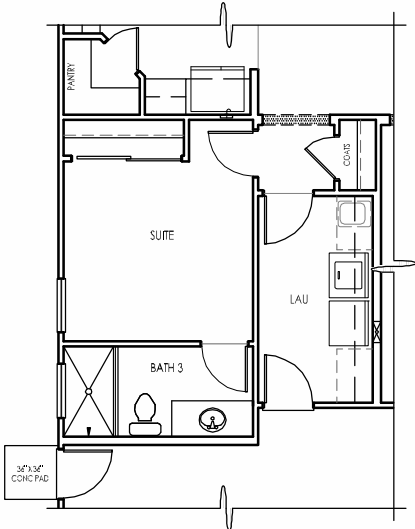
ROOF



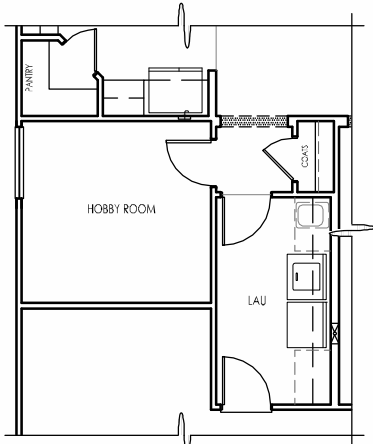
REAR

Page Left Intentionally Blank

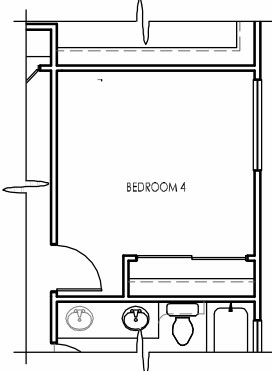
Plan 2 - Floor Plan 2256-2451 SF



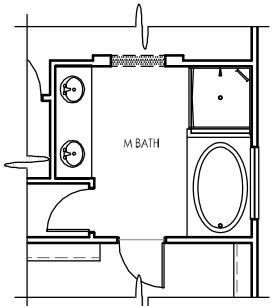
PARTIAL MAIN FLOOR
SUITE OPTION



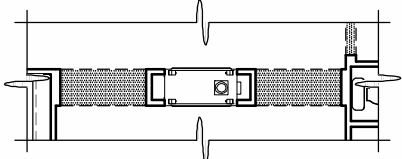
PARTIAL MAIN FLOOR
HOBBY ROOM OPTION



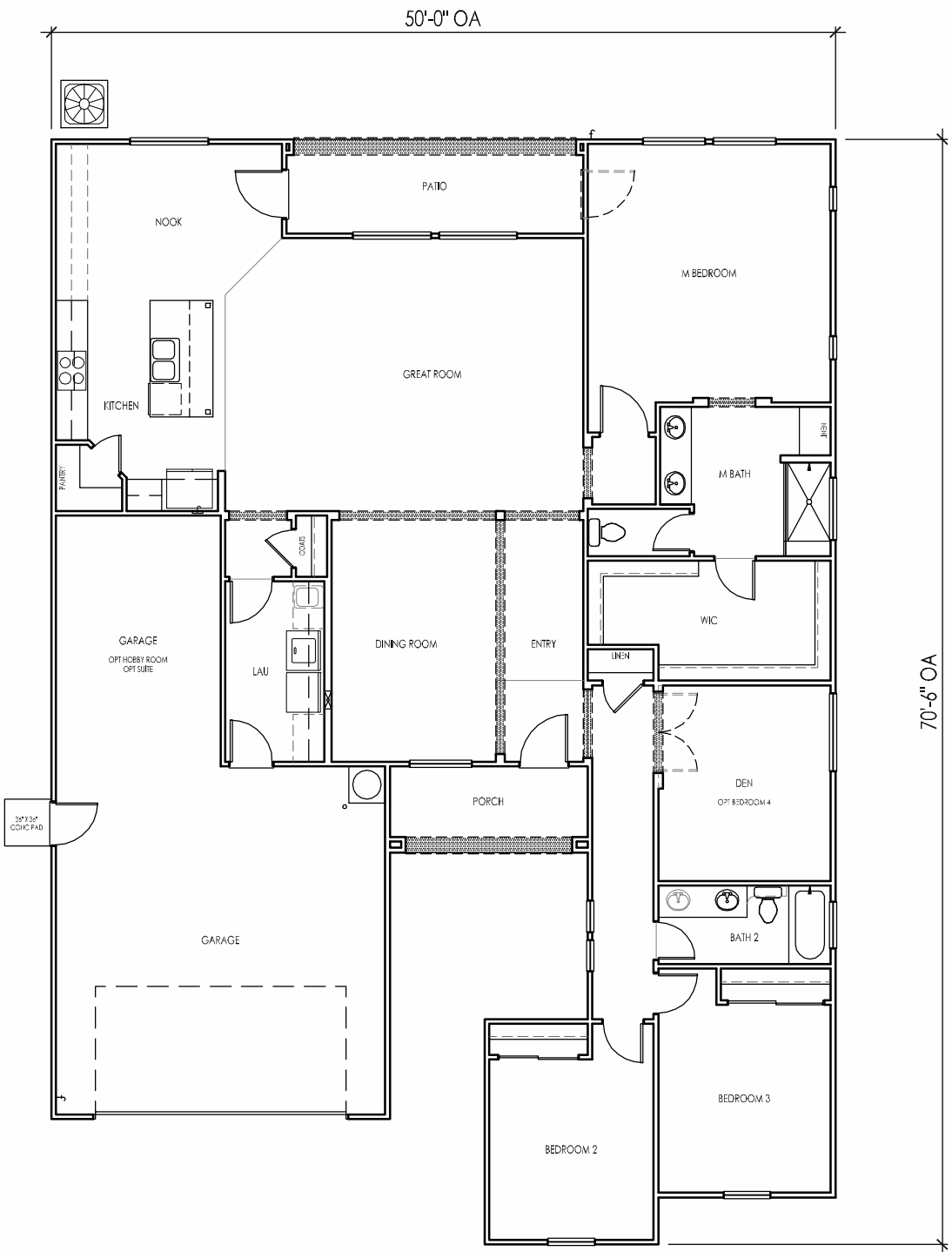
PARTIAL MAIN FLOOR
BEDROOM 4 OPTION



PARTIAL MAIN FLOOR
MASTER BATH OPTION



PARTIAL MAIN FLOOR
FIREPLACE OPTION



MAIN FLOOR
ELEVATION "A" SHOWN



Woodside Homes
BETTER BY DESIGN

Sunridge Park Village 5A & 5B
City of Rancho Cordova, California



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS-PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE LAKE, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.



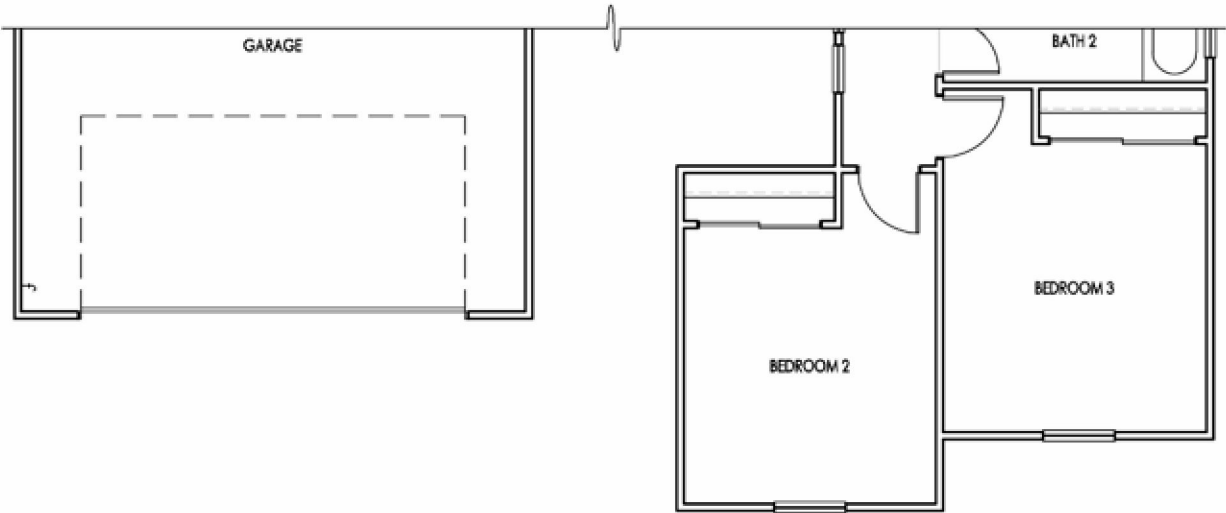
Plan 2 - Elevation 'A' Prairie

Material Key 'A'

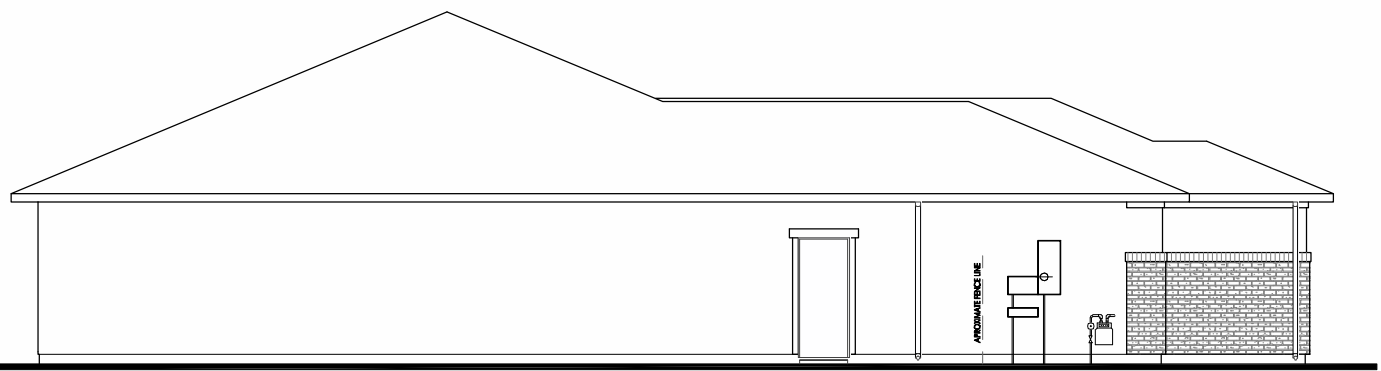
- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Stucco frieze trim
- F Optional adhered brick veneer
- G Optional adhered brick veneer trim
- H Steel sectional roll-up door, type per elevation style



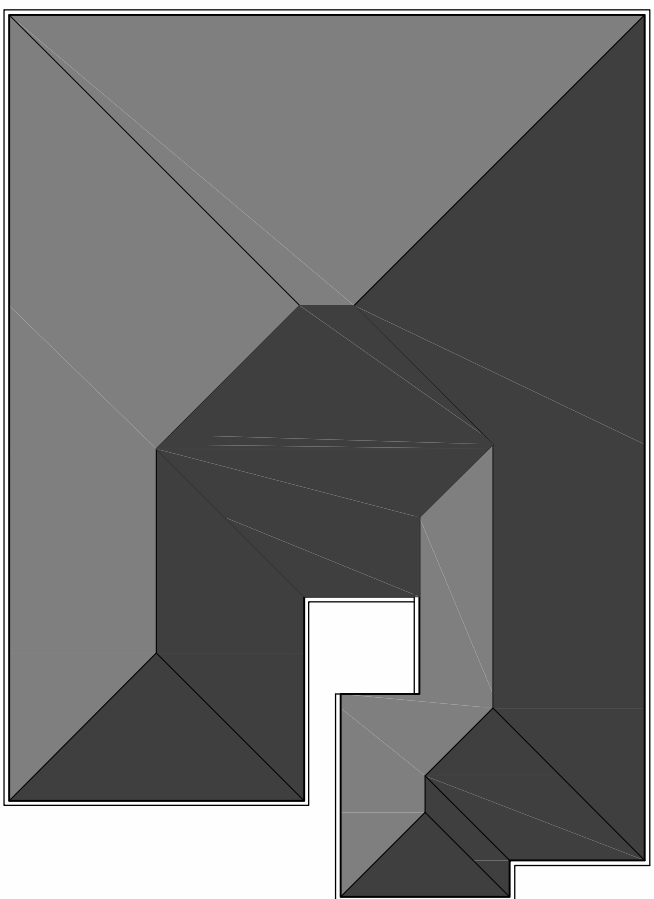
FRONT



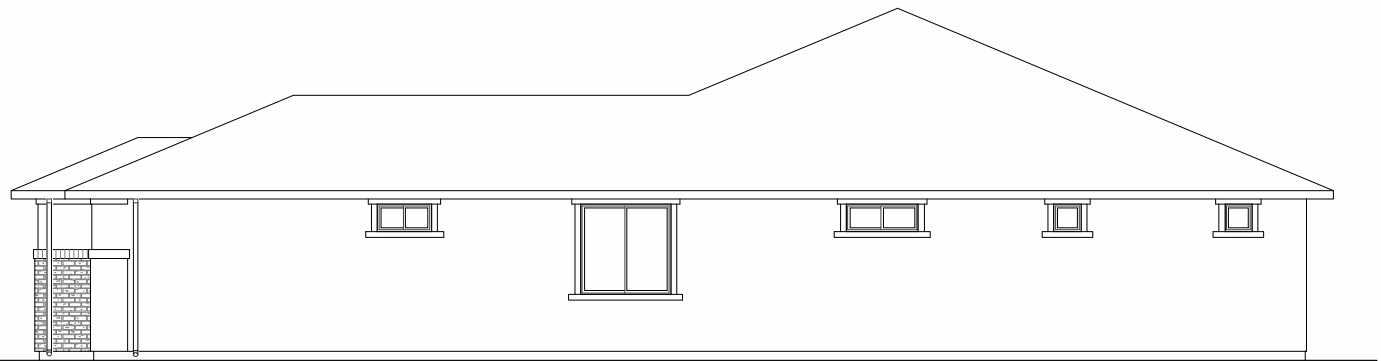
Plan 2 - Elevation 'A' - Sides & Rear



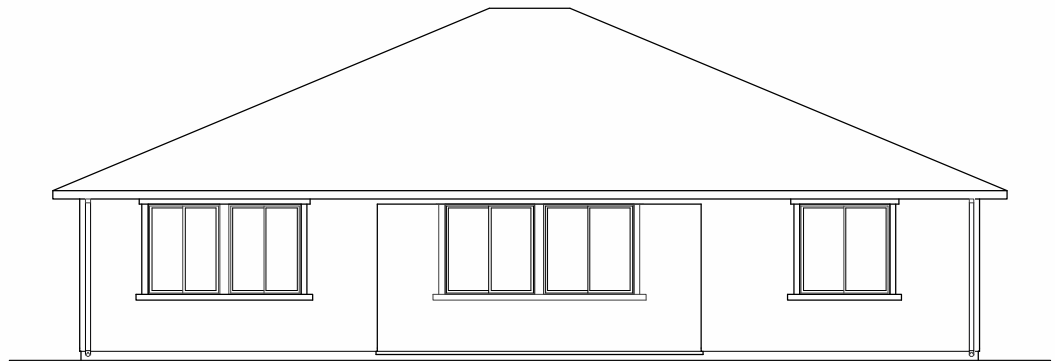
LEFT



ROOF



RIGHT



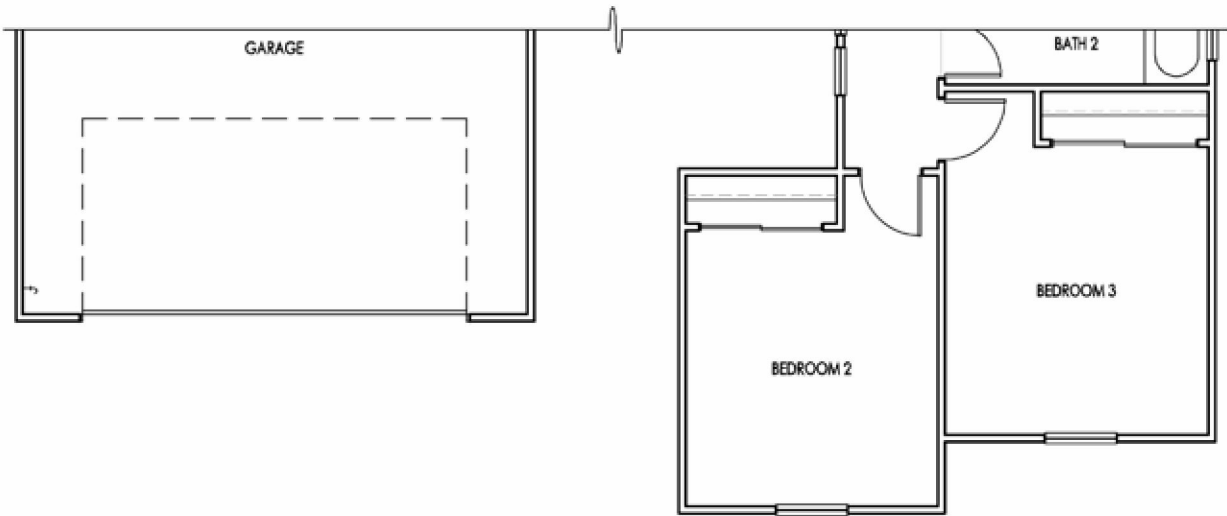
REAR



Plan 2 - Elevation 'C' Americana



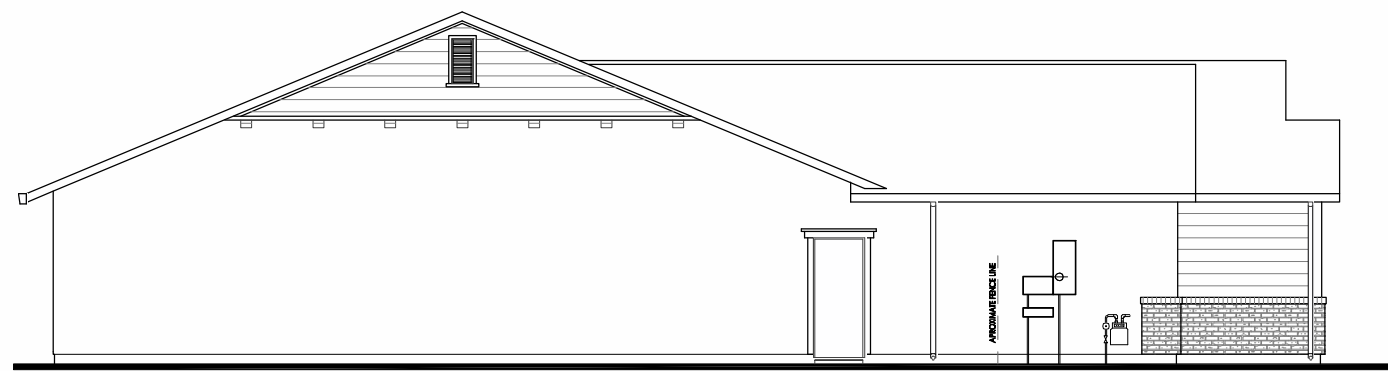
FRONT



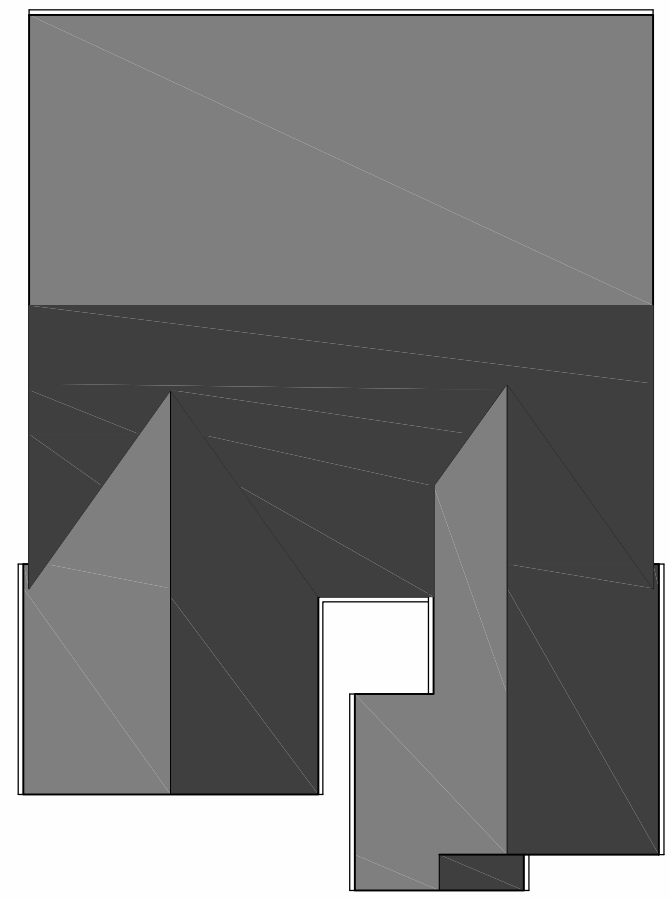
Material Key 'C'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco trim
- D Built-out horizontal siding, 8" exposure
- E Horizontal siding, 8" exposure
- F Wood trim
- G Wood freeze trim
- H Adhered brick veneer
- I Brick trim
- J Wood shutter
- K Wood post
- L Wood corbel
- M Steel sectional roll-up door, type per elevation style

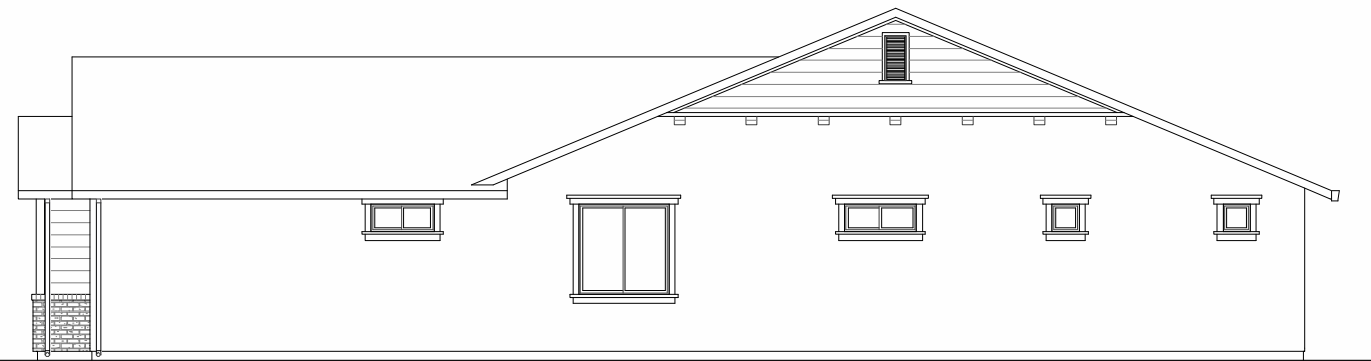
Plan 2 - Elevation 'C' - Sides & Rear



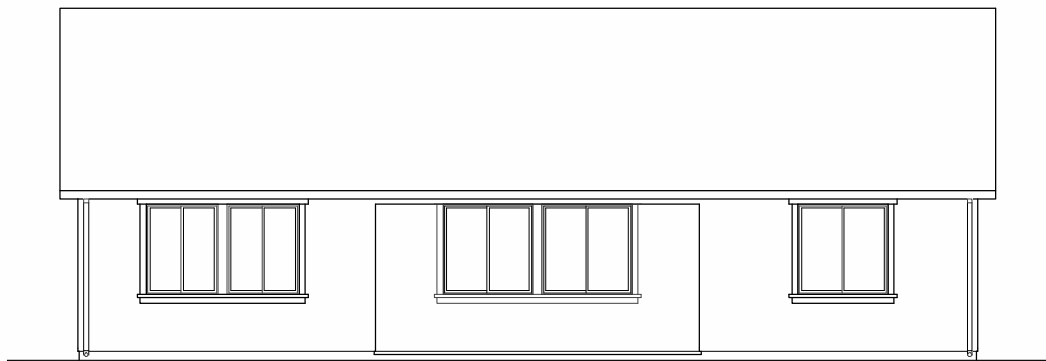
LEFT



ROOF



RIGHT



REAR



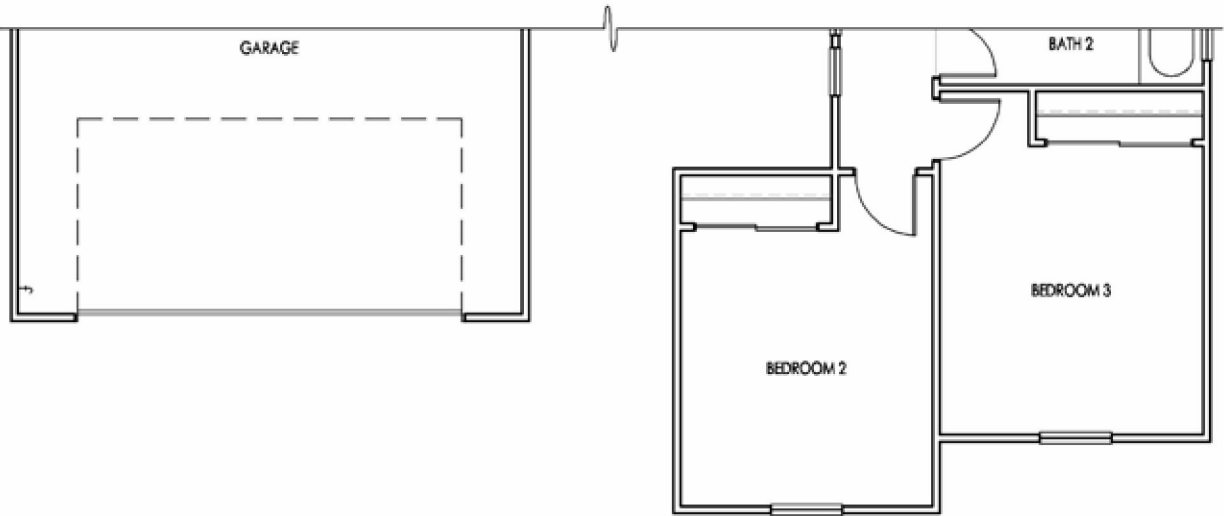
Plan 2 - Elevation 'D' Craftsman

Material Key 'D'

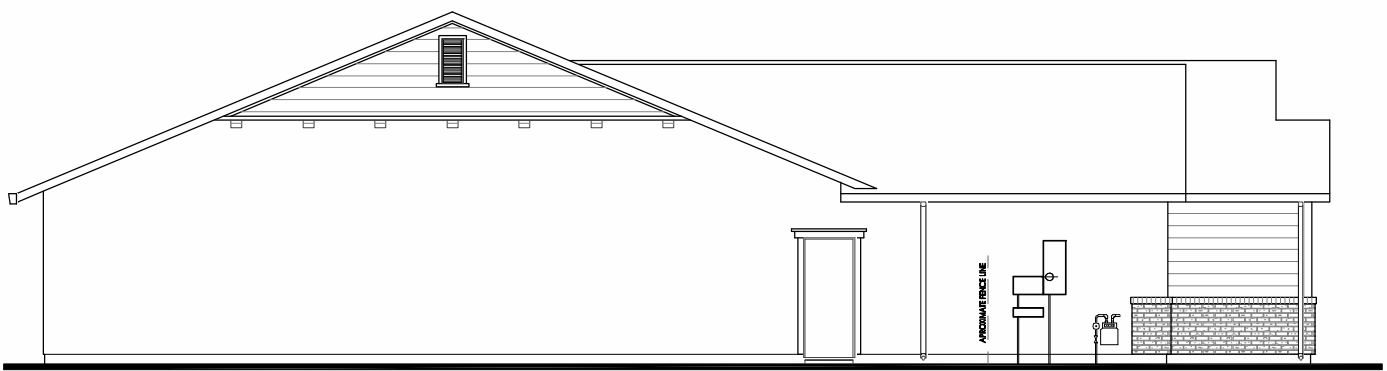
- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Shingle siding
- F Wood trim
- G Adhered stone veneer
- H Wood knee brace
- I Wood post
- J Steel sectional roll-up door, type per elevation style



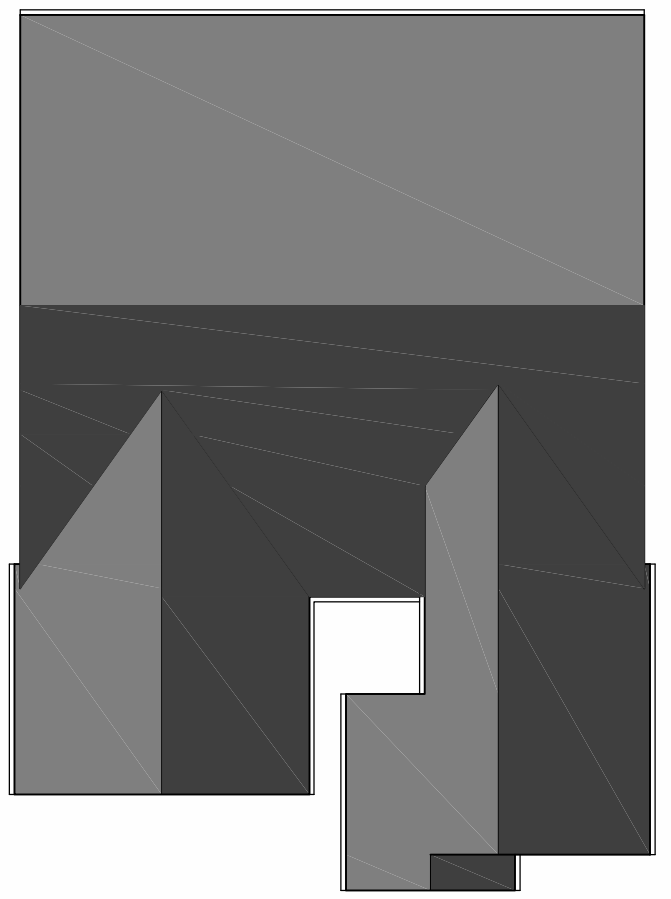
FRONT



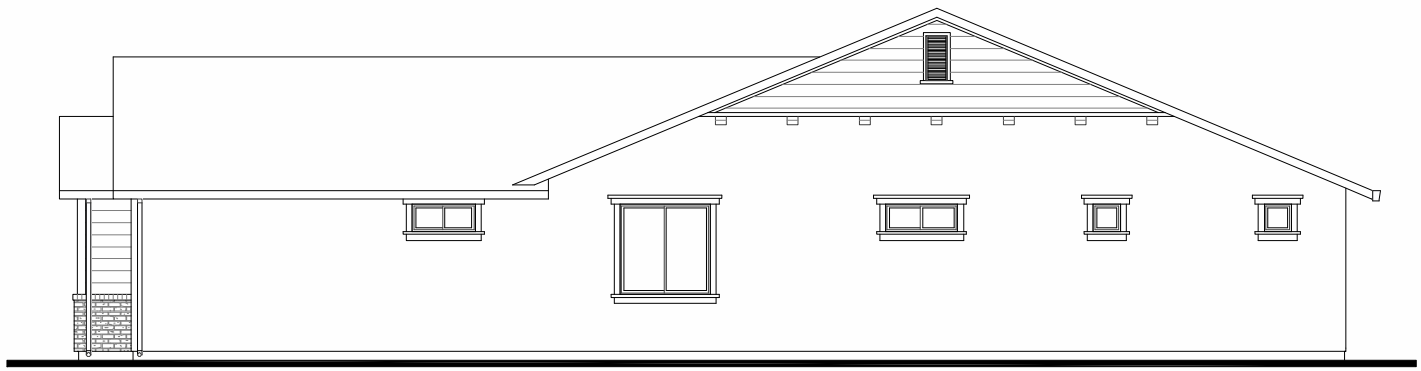
Plan 2 - Elevation 'D' - Sides & Rear



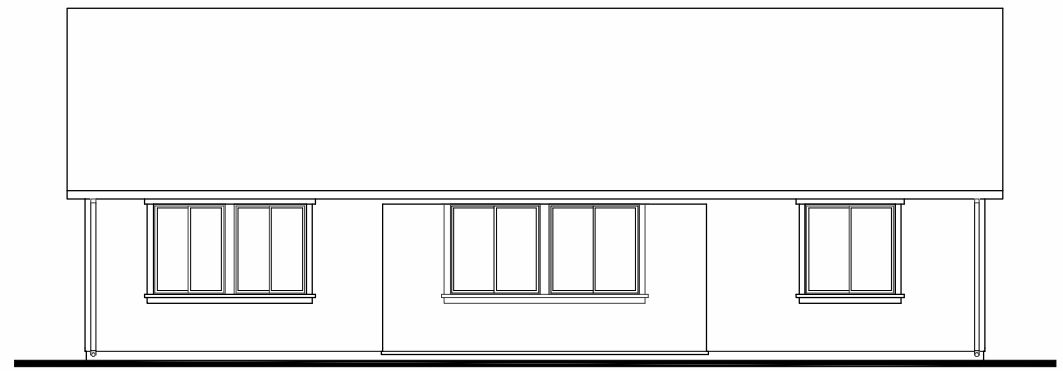
LEFT



ROOF



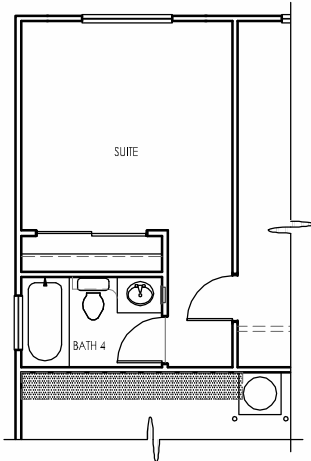
RIGHT



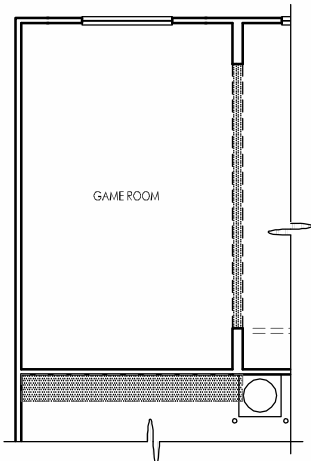
REAR

Page Left Intentionally Blank

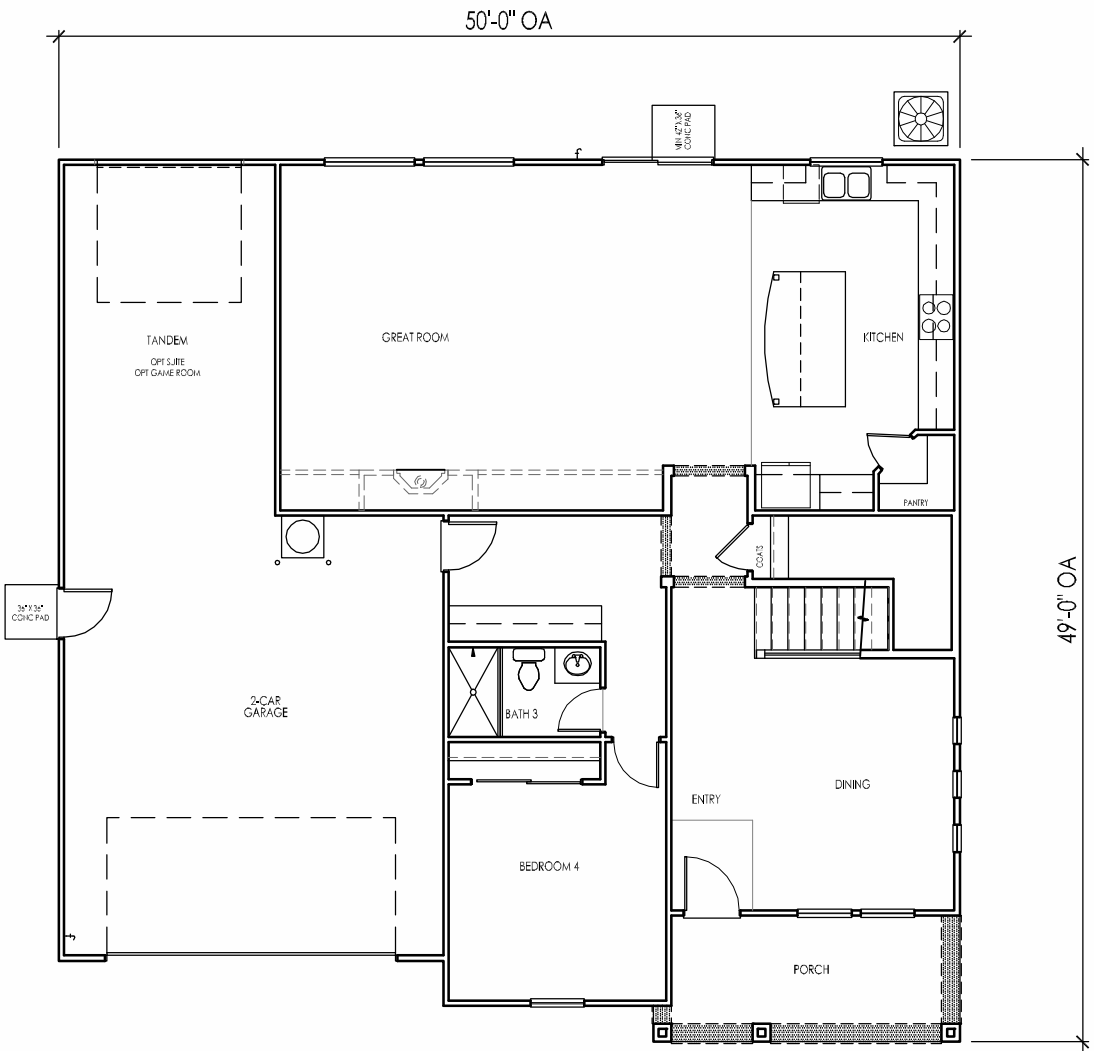
Plan 3 - Floor Plan 2824-3593 SF | Main Floor - 1452-1690 SF



PARTIAL MAIN FLOOR
SUITE OPTION



PARTIAL MAIN FLOOR
GAME ROOM OPTION



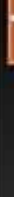
MAIN FLOOR
ELEVATION "A" SHOWN

The second floor plan shows a bathroom labeled 'M BATH' containing a bathtub, toilet, and sink. A linen closet labeled 'LINEN' is located near the entrance to the second floor.

The second floor plan includes the following rooms and features:

- Bedroom 2:** A large rectangular bedroom on the left side of the floor.
- Bedroom 5:** A large rectangular bedroom on the bottom left side of the floor.
- Bath 2:** A bathroom located between the Laundry area and the Bonus room, containing a bathtub, toilet, and two sinks.
- Laundry:** A room containing a washer/dryer area and a linen closet.
- WIC:** A walk-in closet located between Bedroom 2 and the Laundry area.
- Bonus:** A large open area on the bottom right side of the floor.
- Staircase:** A staircase is located at the top center of the floor plan.
- Entrances:** There are two main entrances on the right side of the floor, one leading into the Bonus room and another leading into the Bath 2 area.

[illegible]



Woodside Homes

BETTER BY DESIGN

AGENDA ITEM 14.2

28



JDAARCH

JEFFREY DEMURE & ASSOCIATES

ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

City of Ranch Cordova, California

5005 GRANITE LAKE DRIVE, SUITE 140

GRANITE CITY, CA 95746

P: 916.783.3700

F: 916.783.3711

WWW.JDAARCH.COM

© 2013 Jeffrey Demure Associates Architects Planners, Inc.

Page Left Intentionally Blank

AGENDA ITEM 14.2

30

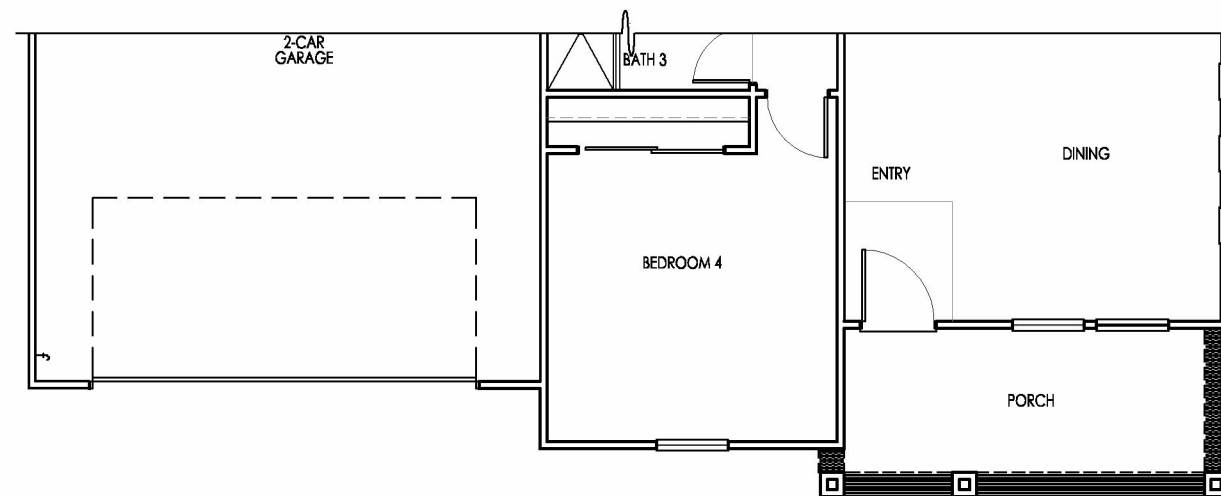
Woodside Homes
BETTER BY DESIGN

Sunridge Park Village 5A & 5B
City of Ranch Cordova, California

JDA
JEFFREY DEMMURE - ASSOCIATES
ARCHITECTS - PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE BAY, CA 95748
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey Demmure Associates Architects Planners, Inc.



- ☐ A Flat concrete tile roof
- ☐ B Exterior stucco
- ☐ C Exterior stucco wainscot
- ☐ D Stucco trim
- ☐ E Stucco frieze trim
- ☐ F Optional adhered brick veneer
- ☐ G Optional adhered brick veneer trim
- ☐ H Steel sectional roll-up door, type per elevation style

Plan 3 - Elevation 'A' - Prairie with Bonus Option



Material Key 'A'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Stucco frieze trim
- F Optional adhered brick veneer
- G Optional adhered brick veneer trim
- H Steel sectional roll-up door, type per elevation style

FRONT

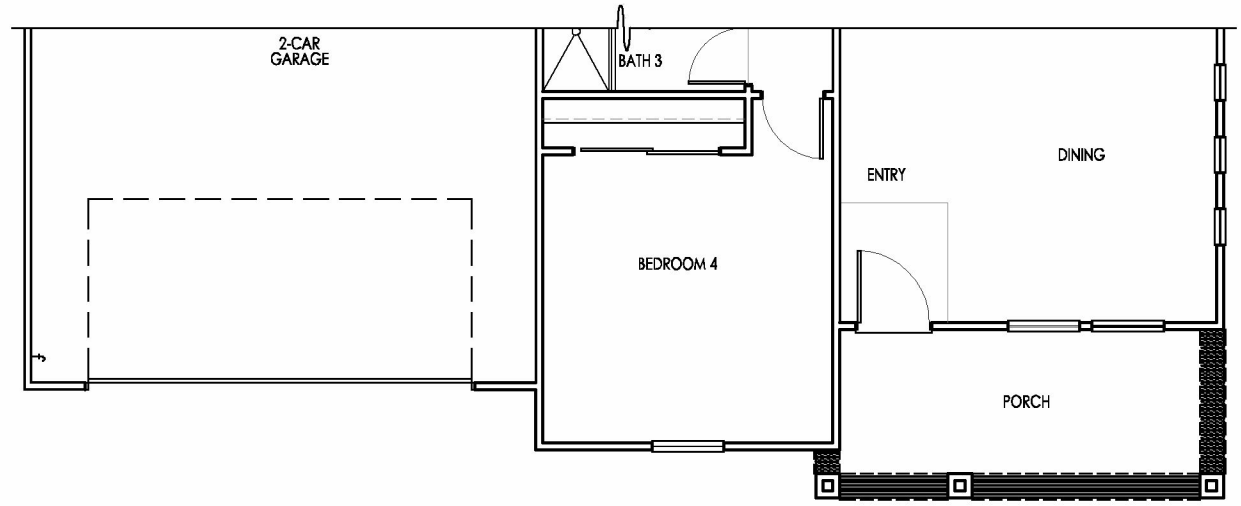


EXHIBIT A

JDA

JEFFREY DEMURE + ASSOCIATES

ARCHITECTS - PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140

GRANITE, CA 95746

P: 916.783.3700

F: 916.783.3711

WWW.JDAARCH.COM

Sunridge Park Village 5A & 5B

City of Rancho Cordova, California

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.

Woodside Homes

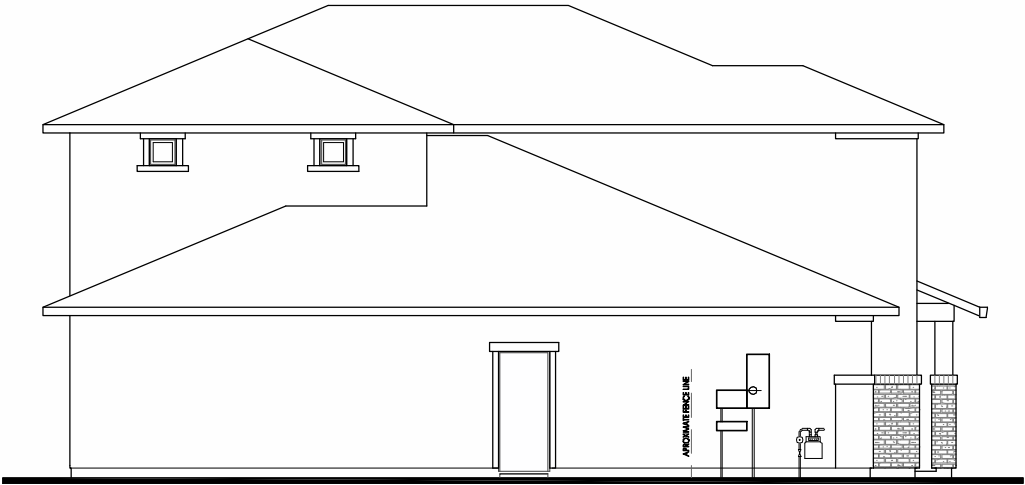
BETTER BY DESIGN

31

193



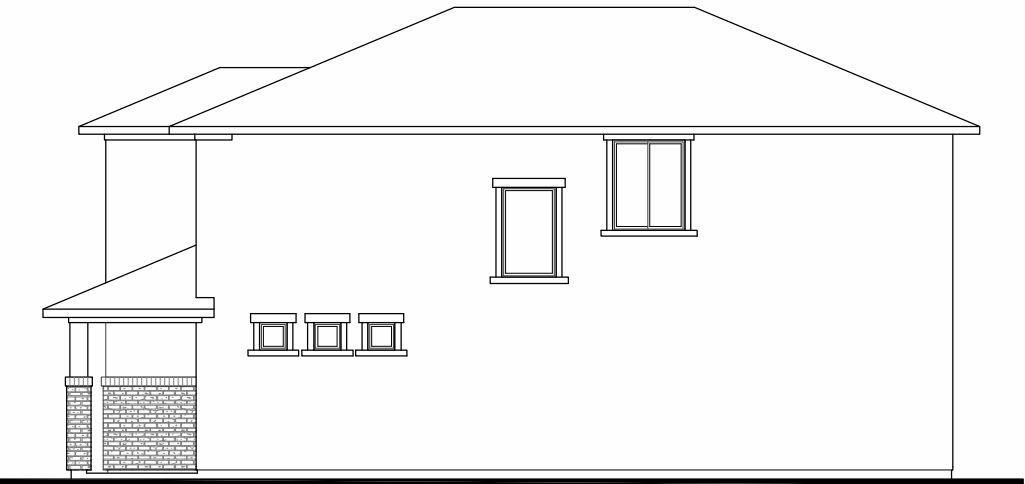
Plan 3 - Elevation 'A' - Sides & Rear



LEFT



ROOF



RIGHT



REAR

Page Left Intentionally Blank



Plan 3 - Elevation 'B' Farmhouse



Material Key 'B'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco trim
- D Board & batt siding, 16" OC
- E Horizontal siding, 8" exposure
- F Wood trim
- G Raised barge rafter
- H Adhered brick veneer
- I Brick trim
- J Wood shutter
- K Wood post
- L Steel sectional roll-up door, type per elevation style

FRONT



Plan 3 - Elevation 'B' Farmhouse with Bonus Option



FRONT



Material Key 'B'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco trim
- D Board & batt siding, 16" OC
- E Horizontal siding, 8" exposure
- F Wood trim
- G Raised barge rafter
- H Adhered brick veneer
- I Brick trim
- J Wood shutter
- K Wood post
- L Steel sectional roll-up door, type per elevation style

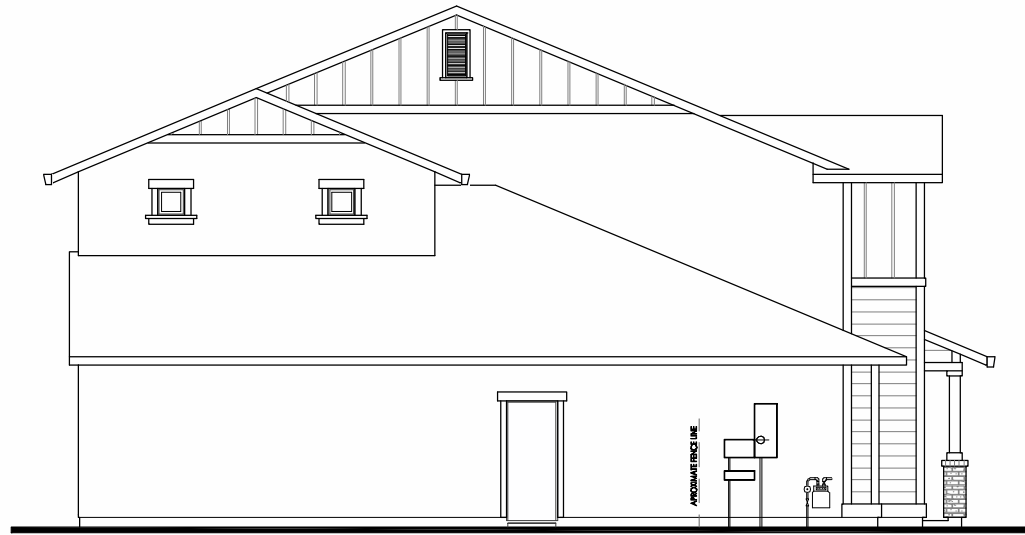


Sunridge Park Village 5A & 5B
City of Rancho Cordova, California

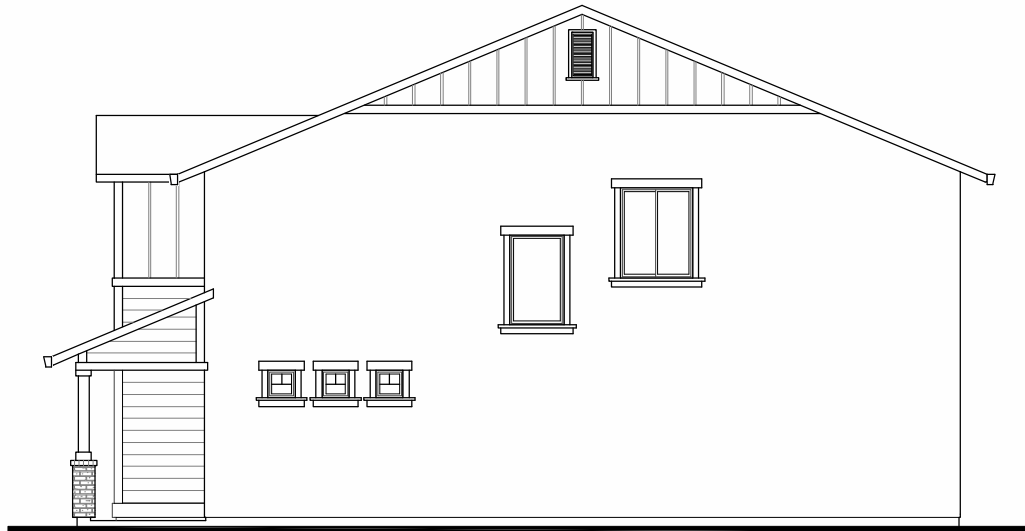


Plan 3 - Elevation 'B' - Sides & Rear

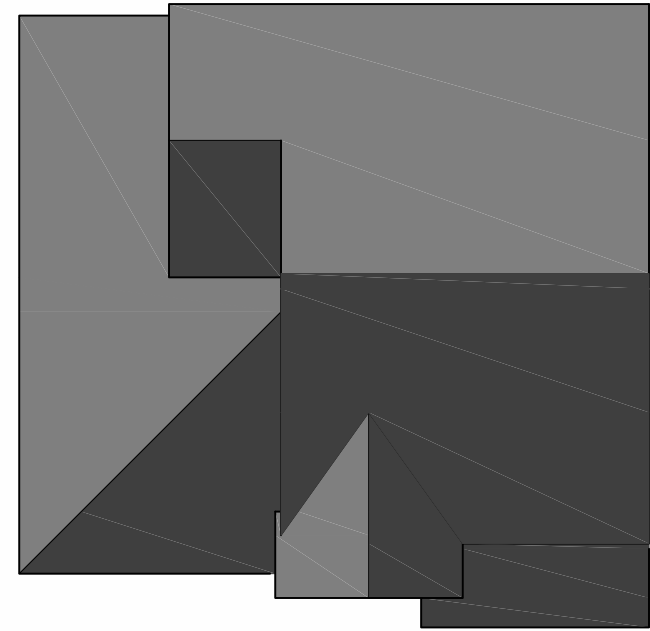
EXHIBIT A



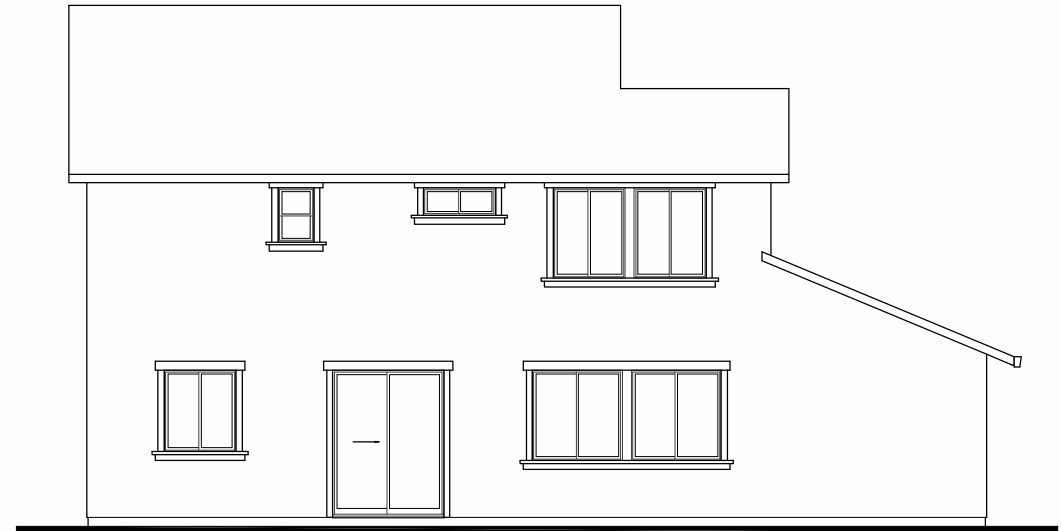
LEFT



RIGHT



ROOF



REAR

Page Left Intentionally Blank



Plan 3 - Elevation 'D' Craftsman



Material Key 'D'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Shingle siding
- F Wood trim
- G Adhered stone veneer
- H Wood knee brace
- I Horizontal siding, 8" exposure
- J Steel sectional roll-up door, type per elevation style

FRONT



Plan 3 - Elevation 'D' Craftsman with Option



EXHIBIT A



FRONT



Material Key 'D'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Shingle siding
- F Wood trim
- G Adhered stone veneer
- H Wood knee brace
- I Horizontal siding, 8" exposure
- J Steel sectional roll-up door, type per elevation style



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

City of Rancho Cordova, California



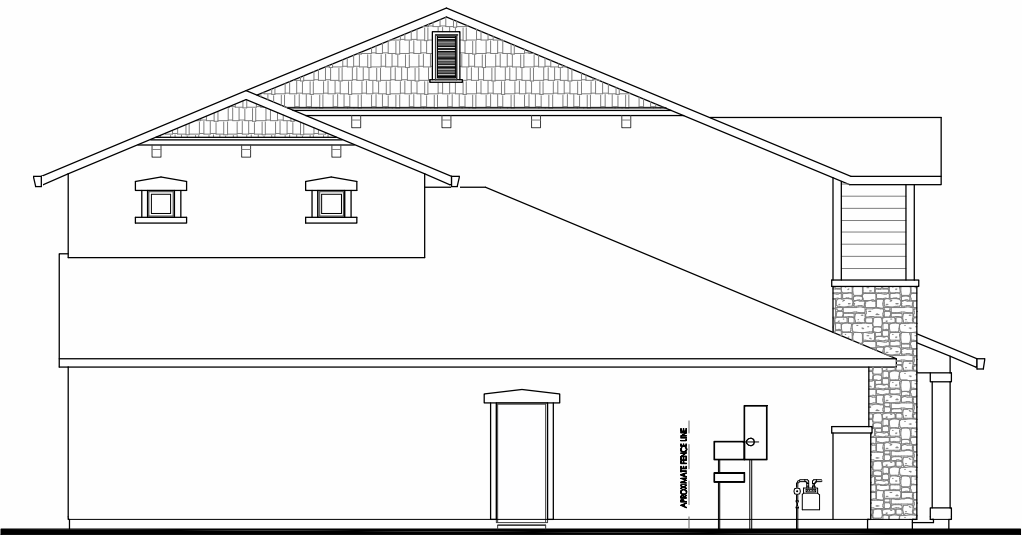
Woodside Homes
BETTER BY DESIGN

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

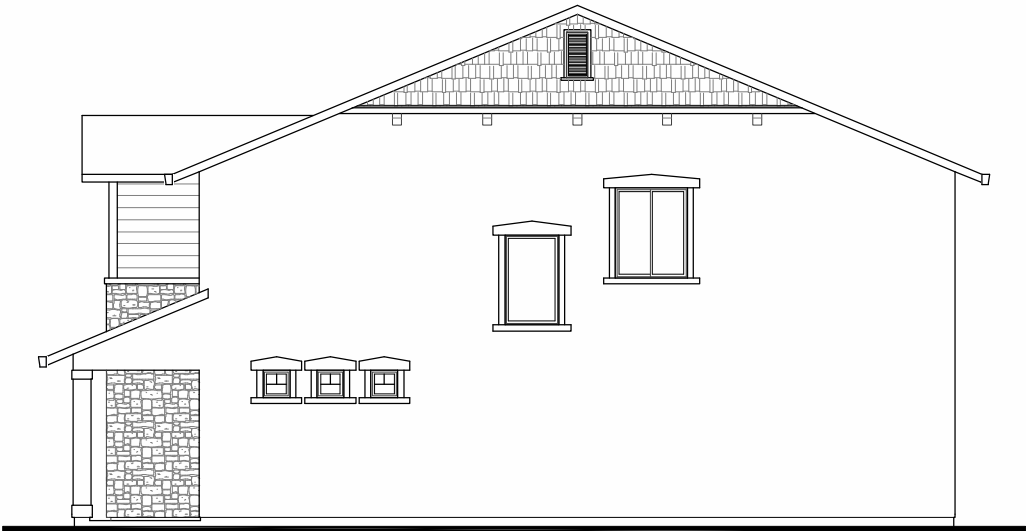
© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.



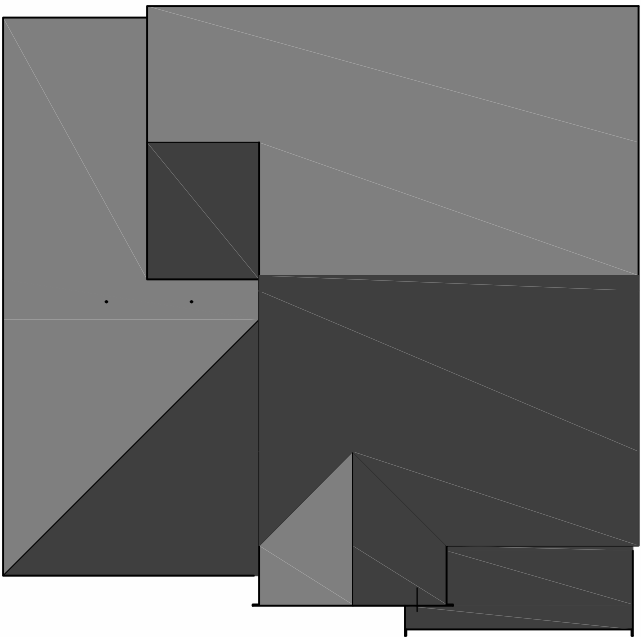
Plan 3 - Elevation 'D' - Sides & Rear



LEFT



RIGHT



ROOF

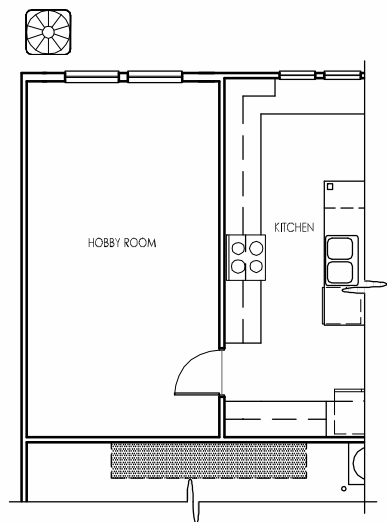


REAR

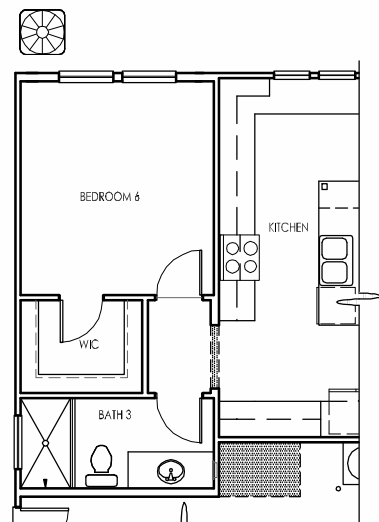
Page Left Intentionally Blank

Page Left Intentionally Blank

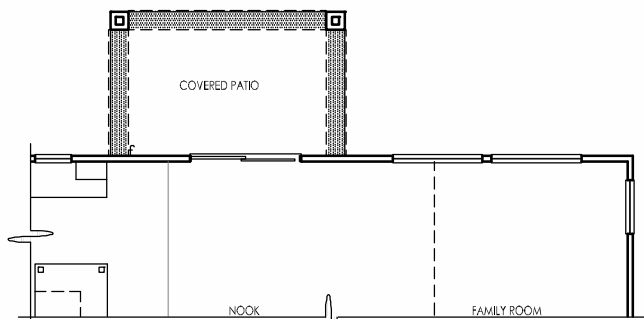
Plan 4 - Floor Plan 3101-3360 SF | Main Floor - 1586-1845 SF



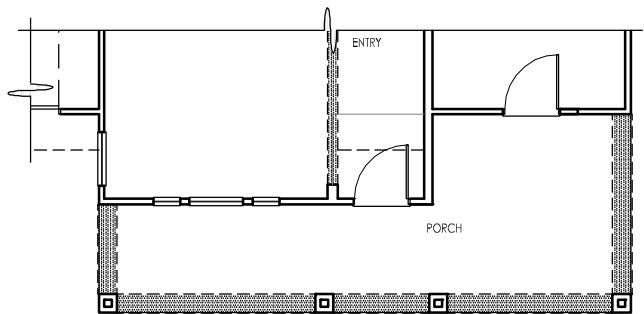
PARTIAL MAIN FLOOR
HOBBY ROOM OPTION



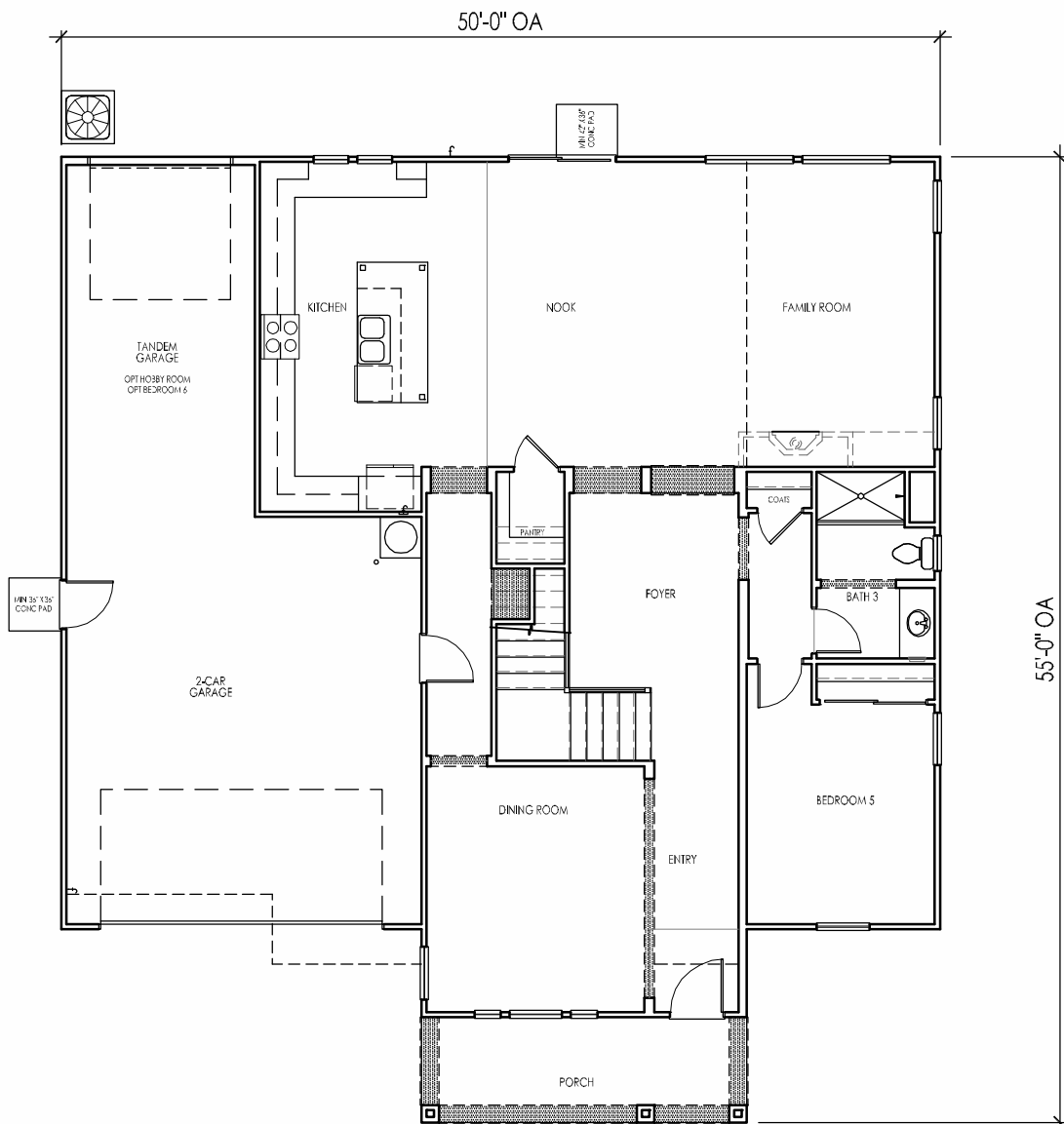
PARTIAL MAIN FLOOR
BEDROOM 6 OPTION



PARTIAL MAIN FLOOR
COVERED PATIO OPTION



PARTIAL MAIN FLOOR
WRAP AROUND PORCH OPTION



MAIN FLOOR
ELEVATION "A" SHOWN

Page Left Intentionally Blank



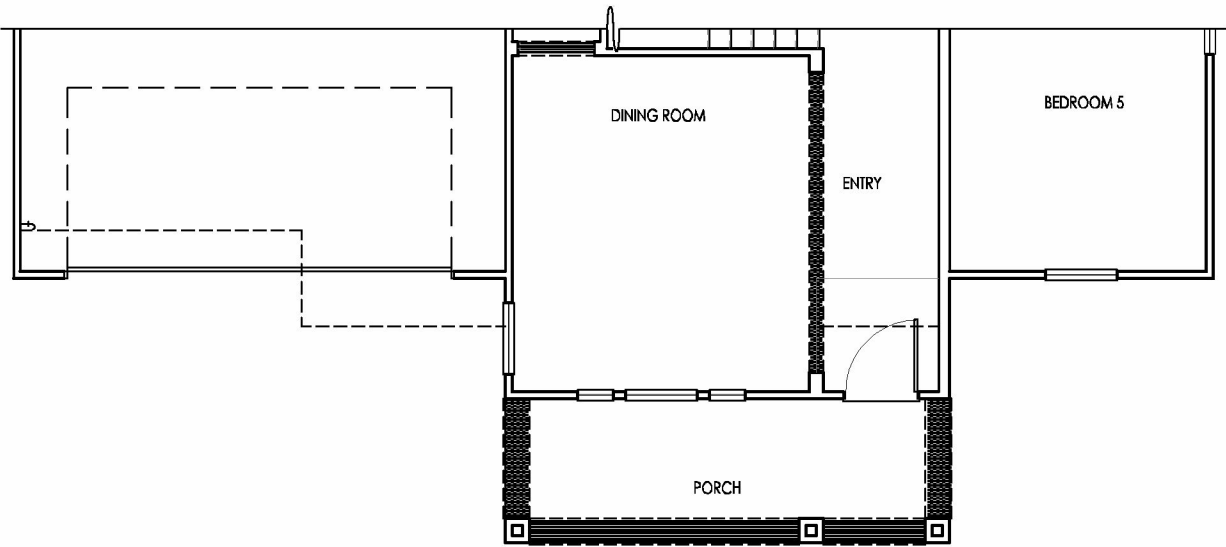
Plan 4 - Elevation 'A' Prairie

Material Key 'A'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Stucco frieze trim
- F Stucco corbel
- G Optional adhered brick veneer
- H Optional adhered brick veneer trim
- I Steel sectional roll-up door, type per elevation style



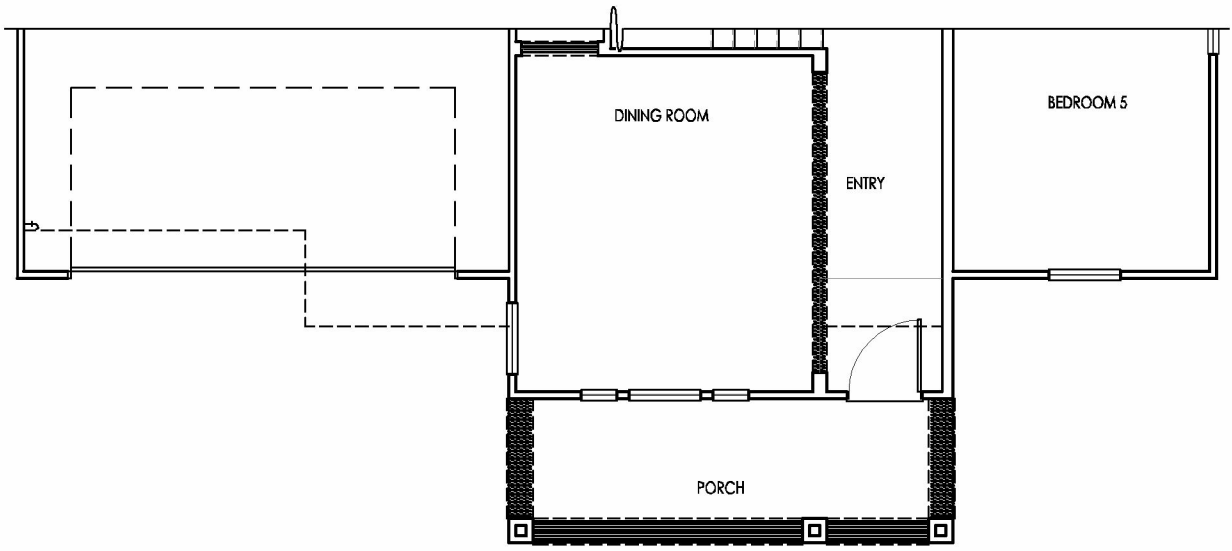
FRONT



Plan 4 - Elevation 'A' Prairie with Extended Porch & French Door



FRONT

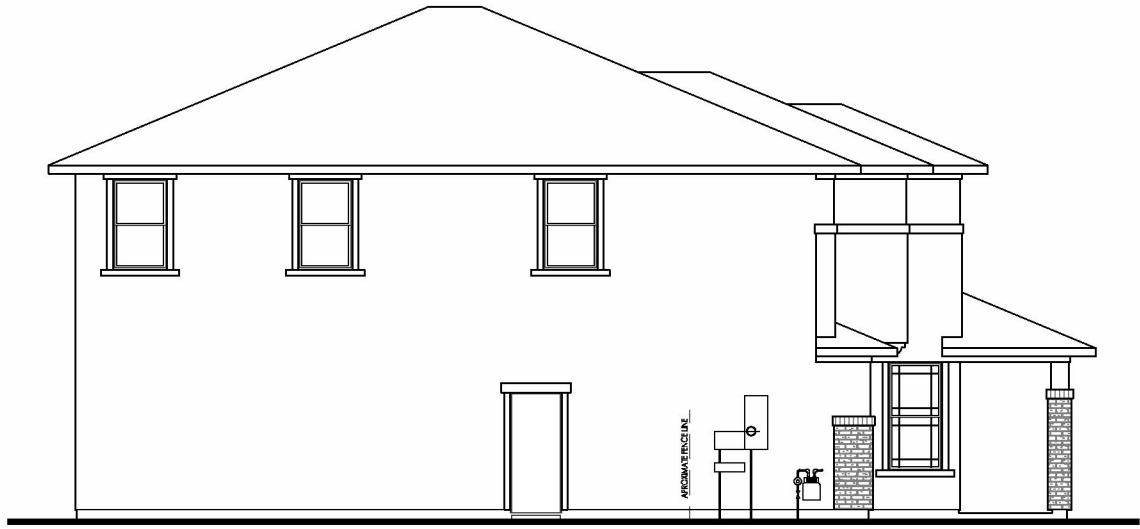


Material Key 'A'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Stucco frieze trim
- F Stucco corbel
- G Optional adhered brick veneer
- H Optional adhered brick veneer trim
- I Steel sectional roll-up door, type per elevation style



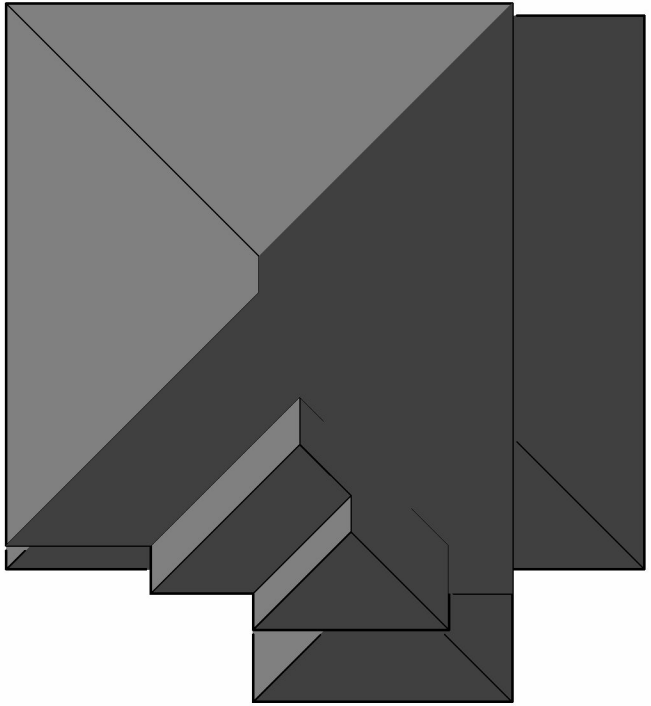
Plan 4 - Elevation 'A' - Sides & Rear



LEFT



RIGHT



ROOF



REAR

Page Left Intentionally Blank

AGENDA ITEM 14.2

Woodside Homes
BETTER BY DESIGN

50

Sunridge Park Village 5A & 5B

City of Ranch Cordova, California

JDAARCH
JEFFREY DEMURSE & ASSOCIATES
ARCHITECTS - PLANNERS

5505 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95748

P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey Demurse Associates Architects Planners, Inc.



Floor plan of the first floor. The layout includes a Dining Room, an Entry, Bedroom 5, and a Porch. A dashed line indicates a proposed extension or renovation area on the left side of the Dining Room. The Porch is located at the bottom of the Dining Room, and a set of stairs is visible at the top of the Dining Room.

- A** Flat concrete tile roof
- B** Exterior stucco
- C** Exterior stucco trim
- D** Horizontal siding, 8" exposure
- E** Wood trim
- F** Wood freeze trim
- G** Adhered brick veneer
- H** Brick trim
- I** Wood shutter
- J** Wood post
- K** Wood corbel
- L** Steel sectional roll-up door, type per elevation style

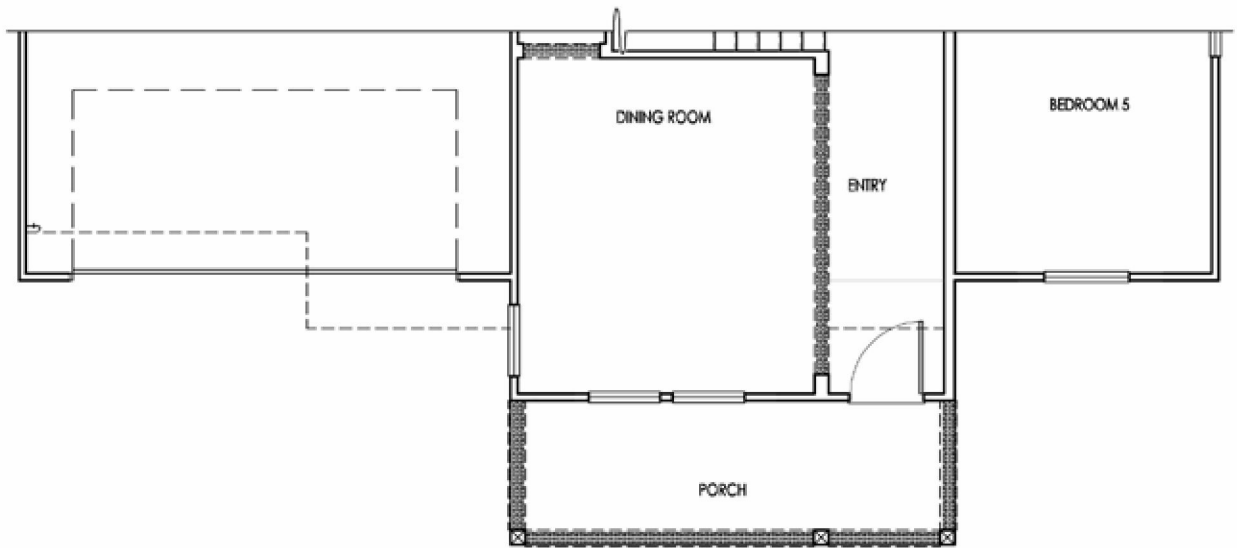
Plan 4 - Elevation 'C' Americana with Extended Porch & French Door



Material Key 'C'

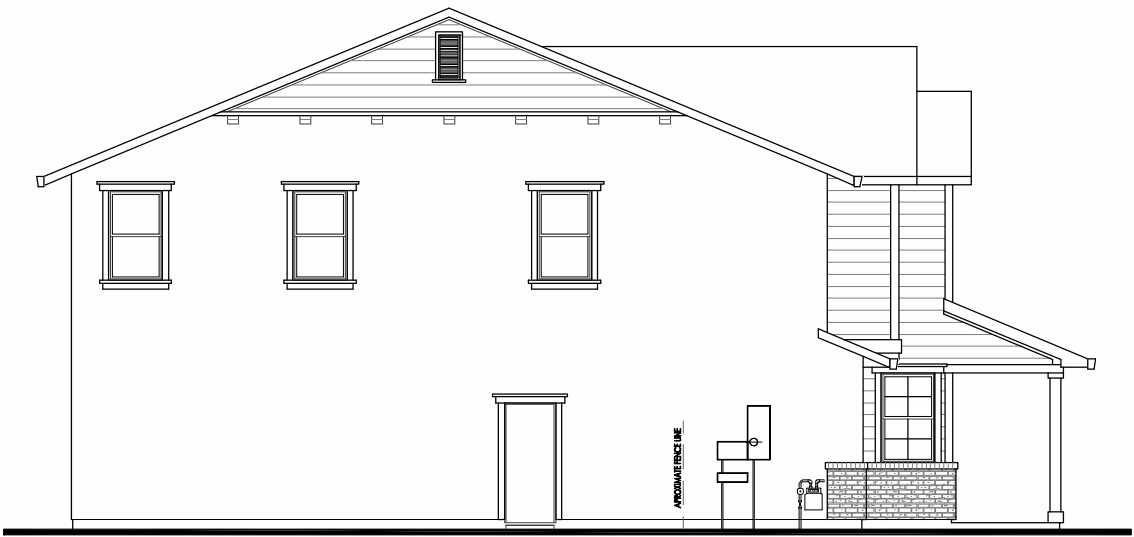
- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco trim
- D Horizontal siding, 8" exposure
- E Wood trim
- F Wood freeze trim
- G Adhered brick veneer
- H Brick trim
- J Wood post
- K Wood corbel
- L Steel sectional roll-up door, type per elevation style

FRONT





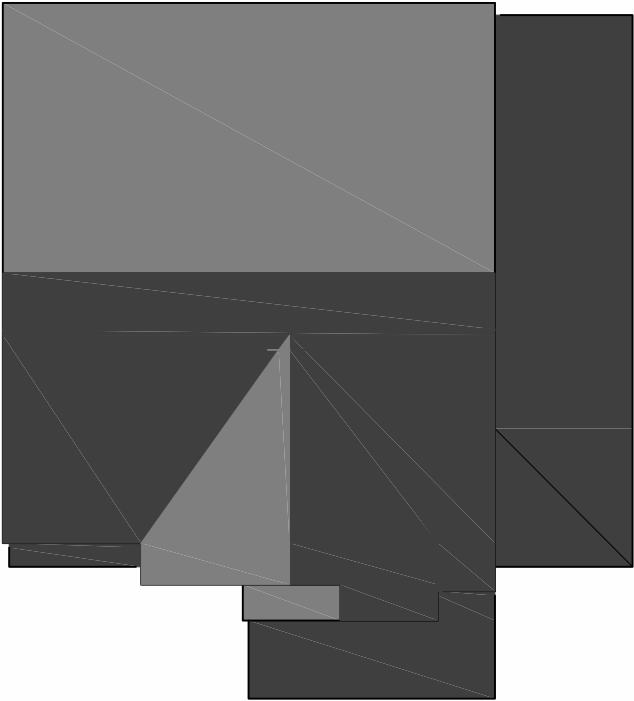
Plan 4 - Elevation 'C' - Sides & Rear



LEFT



RIGHT



ROOF



REAR

Page Left Intentionally Blank

AGENDA ITEM 14.2

Woodside Homes
BETTER BY DESIGN

Sunridge Park Village 5A & 5B

City of Ranch Cordova, California

JDAARCH
JEFFREY DEMURSE & ASSOCIATES
ARCHITECTS - PLANNERS

5505 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95748

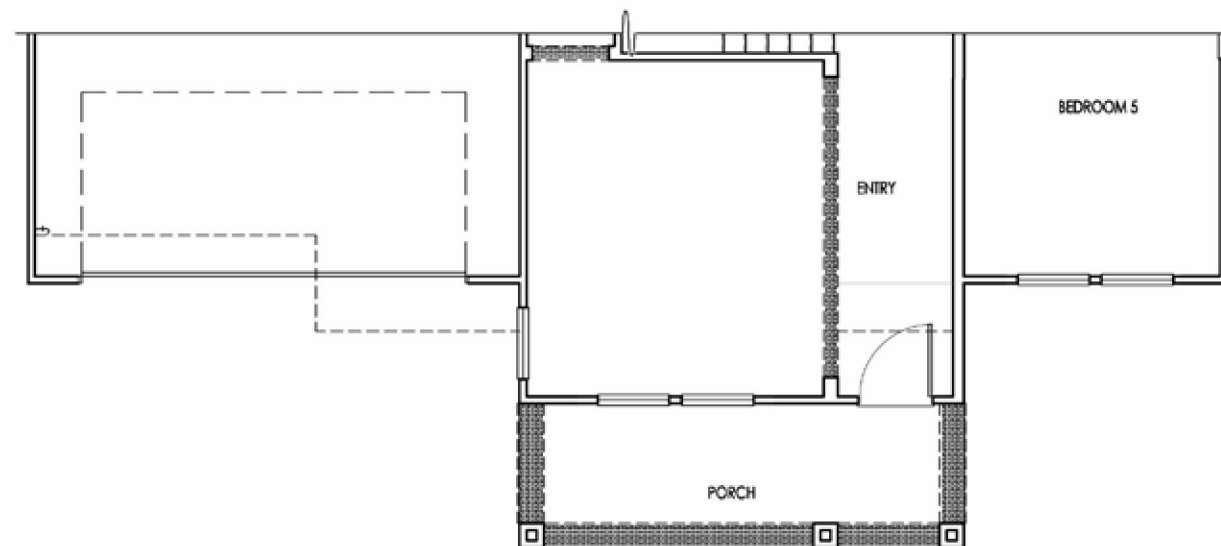
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey Demurse Associates Architects Planners, Inc.



- A** Flat concrete tile roof
- B** Exterior stucco
- C** Exterior stucco wainscot
- D** Stucco trim
- E** Shingle siding
- F** Wood trim
- G** Horizontal siding, 8" exposure
- H** Wood knee brace
- I** Wood corbel
- J** Steel sectional roll-up door, type per elevation style

FRONT



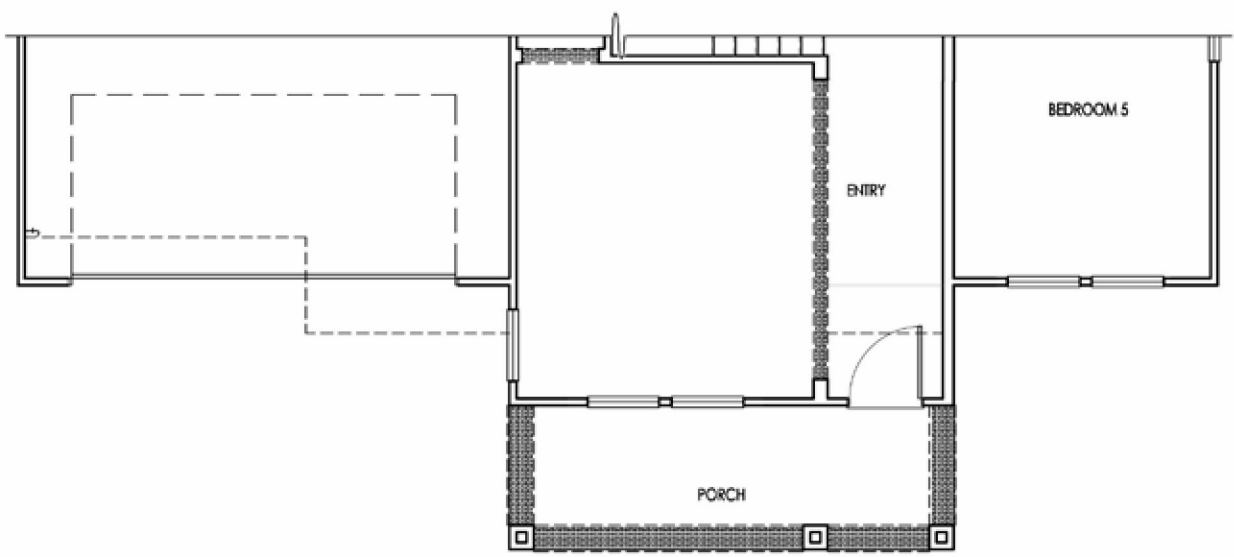
Plan 4 - Elevation 'D' Craftsman with Extended Porch & French Door



Material Key 'D'

- A Flat concrete tile roof
- B Exterior stucco
- C Exterior stucco wainscot
- D Stucco trim
- E Shingle siding
- F Wood trim
- G Horizontal siding, 8" exposure
- H Wood knee brace
- I Wood corbel
- J Steel sectional roll-up door, type per elevation style

FRONT



Sunridge Park Village 5A & 5B
City of Rancho Cordova, California

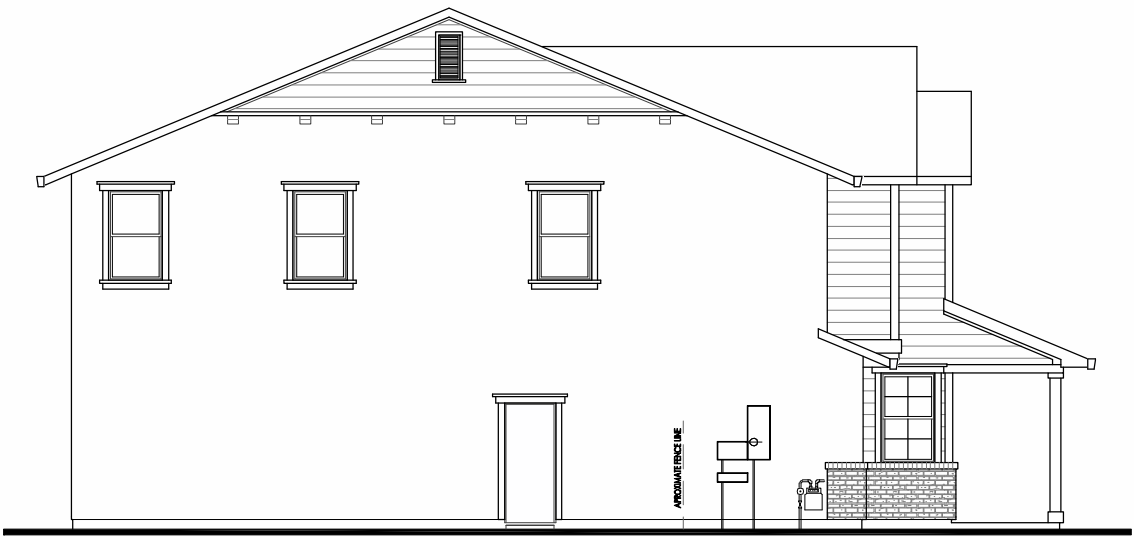


JDA ARCHITECTS
JEFFREY DEMURE + ASSOCIATES
5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.



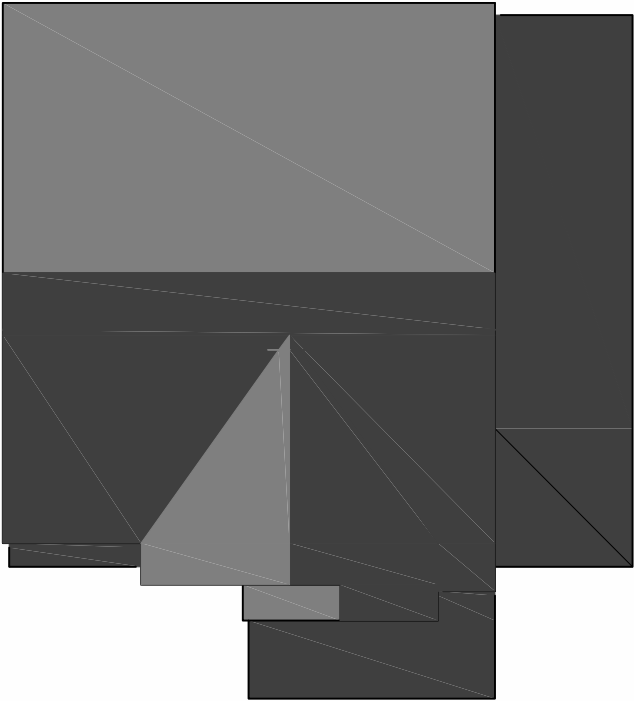
Plan 4 - Elevation 'D' - Sides & Rear



LEFT



RIGHT



ROOF



REAR

Color Palettes





Woodside Homes
BETTER BY DESIGN

Sunridge Park Village 5A & 5B

City of Rancho Cordova, California



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANEBAY, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.

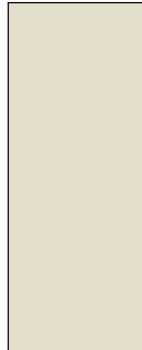
Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone

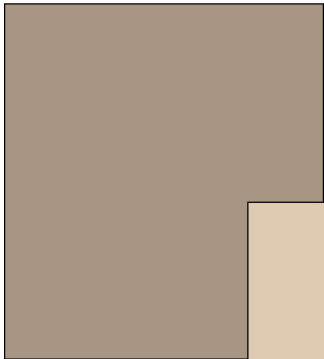
EXHIBIT A



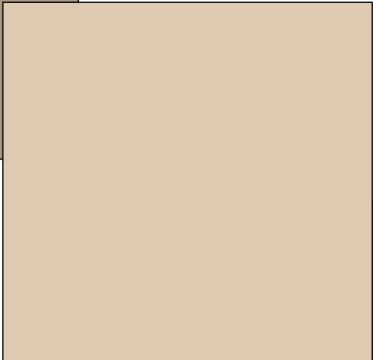
Scheme A-101



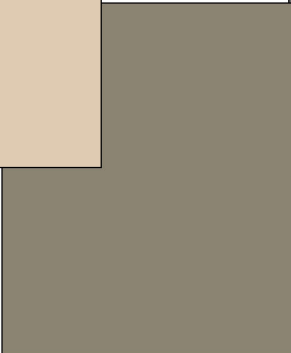
Trim



Accent Body



Main Body



Siding



Accent 1



Roofing



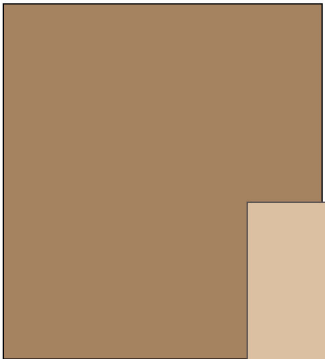
Masonry

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Toledo Cuoio	HL4283-1	Main Body, Garage Door
Accent Body	Antigua Rose	KM4198-2	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Castlemare	KM3847-3	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Rockvale	KM3950-3	Accent Siding (when present)
Stone	Chardonnay Country LedgeStone	CSV-20006	Masonry Area (when present)
Brick	Moroccan Sand	CSV-2731	Masonry Area (when present)

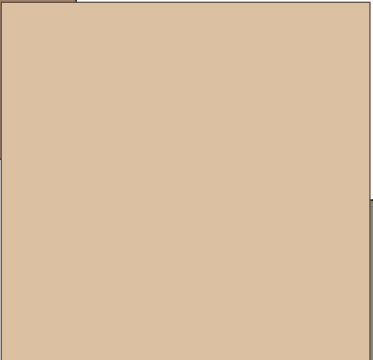
Scheme A-102



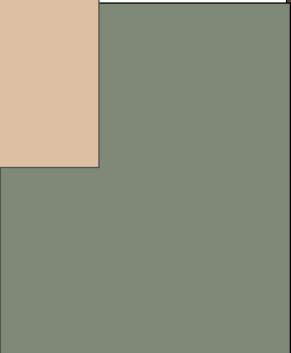
Trim



Accent Body



Main Body



Siding



Accent 1



Roofing



Masonry

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Washed Khaki	KM4012-2	Main Body, Garage Door
Accent Body	Caramel Mountain	KM4015-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Oxford Brown	417	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Colfax Pine	KM3886-3	Accent Siding (when present)
Masonry	Caramel Country LedgeStone	CSV-20007	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme A-103

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Sand Pebble	171	Main Body, Garage Door
Accent Body	Creme de Caramel	KM3943-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Defense	AC260-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Buckingham Palace	HL4225-5	Accent Siding (when present)
Stone	Bucks County Dressed Fieldstone	CSV-2030	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Scheme A-104

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Swiss Cream	KM4021-2	Main Body, Garage Door
Accent Body	Dig It	KM4023-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Baffin Island Night	KM3808-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Mirador	KM3797-2	Accent Siding (when present)
Stone	Chardonnay Drystack Ledgerstone	CSV-2012	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone

Scheme A-105

This color scheme, A-105, is presented as a collection of color swatches and material samples. The palette includes a dark charcoal grey for trim, a light tan for accent body, a medium taupe for the main body, a dark brown for siding, and a medium brown for an additional accent. Textural samples for roofing (dark grey shingles) and masonry (stone and brick) are also included.

Trim

Accent Body

Main Body

Siding

Accent 1

Roofing

Masonry

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Mocha Mousse	KM3944-5	Main Body, Garage Door
Accent Body	Limbert Leather	HL4217-3	Accent Area
Trim	Dungeon	AC259-5	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Bistro Brown	KM4112-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Artisan Tile	HL4230-5	Accent Siding (when present)
Stone	Bucks County Country LedgeStone	CSV-368183	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Scheme A-106

Trim

Accent Body

Main Body

Roofing

Siding

Masonry

Accent 1

This color scheme, A-106, is presented as a collection of color swatches and material samples. It includes a dark gray trim, a medium brown accent body, a light beige main body, a dark brown roofing, a medium brown siding, a masonry sample showing stone and brick, and a light beige accent 1.

LEGEND			
Roofing	Brown Blend	1FBCF3233	Shake Profile
Main Body	Wood Moss	197	Main Body, Garage Door
Accent Body	Hammered Pewter	HL4263-3	Accent Area
Trim	Fortune Leaves	KM3920-5	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Navajo White	36	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Oregon Hazel	HL4214-5	Accent Siding (when present)
Stone	Chardonnay Drystack LedgeStone	CSV-2012	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme B-101

Trim Accent Body

Roofing

Main Body Accent 1

Siding

Masonry

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Star of the Garden	KM4004-2	Main Body, Garage Door
Accent Body	Gold Promise	KM4006-3	Accent Area
Trim	Cargo	412	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Hazel's Coat	KM3928-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Rockvale	KM3950-3	Accent Siding (when present)
Stone	Chardonnay Limestone	CSV-2045	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Scheme B-102

Trim Accent Body

Roofing

Main Body Accent 1

Siding

Masonry

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Westover Hills	KM3973-2	Main Body, Garage Door
Accent Body	Hammered Pewter	HL4263-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Bravado	160	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Latte Please	KM4024-5	Accent Siding (when present)
Stone	Chardonnay Drystack LedgeStone	CSV-2012	Masonry Area (when present)
Brick	Antique Red Brick	CSV-1319	Masonry Area (when present)



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

CITY OF RANCHO CORDOVA, CALIFORNIA



Woodside Homes
BETTER BY DESIGN

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme B-103

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Bungalow Brown	HL4213-3	Main Body, Garage Door
Accent Body	Cargo	412	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Dark Glasses	AC256-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Mocha Mousse	KM3944-5	Accent Siding (when present)
Stone	Bucks County Dressed Fieldstone	CSV-2030	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Scheme B-104

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Oyster	26	Main Body, Garage Door
Accent Body	Cushy Suede	KM4022-2	Accent Area
Trim	Fair Fieldstone	KM3959-3	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Roman Chariot	AC258-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Bistro Brown	KM4112-5	Accent Siding (when present)
Stone	Chardonnay Old Country Fieldstone	CSV-368105	Masonry Area (when present)
Brick	Moroccan Sand	CSV-2731	Masonry Area (when present)

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme B-106

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Granite Cliff	KM3933-2	Main Body, Garage Door
Accent Body	Graystone	230	Accent Area
Trim	Rare Earth	AC249-5	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Seville Scarlet	HL4284-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Creme de Caramel	KM3943-3	Accent Siding (when present)
Stone	Chardonnay Southern LedgeStone	CSV-2054	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)

Scheme C-101

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Bernard Beach	KM4013-2	Main Body, Garage Door
Accent Body	Caramel Mountain	KM4015-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Eryn Michelle	KM3216-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Nottingham Forest	HL4278-5	Accent Siding (when present)
Stone	Chardonnay Drystack LedgeStone	CSV-2012	Masonry Area (when present)
Brick	Moroccan Sand	CSV-2731	Masonry Area (when present)



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

Sunridge Park Village 5A & 5B

City of Rancho Cordova, California



Woodside Homes
BETTER BY DESIGN

Scheme C-102

The color palette for Scheme C-102 includes five color swatches and three material samples:

- Trim:** A light cream color swatch.
- Accent Body:** A medium brown color swatch.
- Main Body:** A light tan color swatch.
- Siding:** A dark taupe color swatch.
- Accent:** A dark reddish-brown color swatch.
- Roofing:** A sample of brown wooden shingles.
- Masonry:** Two samples of stone masonry, one in shades of red and one in shades of grey.

Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Victorian Gold	KM4005-2	Main Body, Garage Door
Accent Body	Tumble Tan	KM4014-3	Accent Area
Trim	Frost	14	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Old Brick	KM4088-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Highland Grass	KM3974-3	Accent Siding (when present)
Stone	Mojave Country LedgeStone	CSV-20042	Masonry Area (when present)
Brick	Moroccan Sand	CSV-2731	Masonry Area (when present)

Scheme C-103

This color scheme, C-103, is designed for exterior applications. It includes a variety of material samples and color swatches:

- Trim:** A light beige color swatch.
- Accent Body:** A medium brown color swatch.
- Main Body:** A large, central light beige color swatch.
- Siding:** A dark brown color swatch.
- Accent 1:** A dark charcoal gray color swatch.
- Roofing:** A sample of light brown, weathered wooden shingles.
- Masonry:** A sample of a stone and brick wall, showing light-colored stones and dark bricks.

Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Wise Owl	42	Main Body, Garage Door
Accent Body	Hammered Pewter	HL4263-3	Accent Area
Trim	Clippership Twill	HL4276-3	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Balsamic	KM3776-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Castle Dale	KM3935-3	Accent Siding (when present)
Stone	Chardonnay Country LedgeStone	CSV-20006	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme C-104

Trim

Accent Body

Main Body

Accent 1

Siding

Masonry

Roofing

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Del Sol Maize	HL4220-2	Main Body, Garage Door
Accent Body	Hammered Pewter	HL4263-3	Accent Area
Trim	Cotton Lace	KM3986-1	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Ruskin Bronze	HL4221-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Carmel Candy	KM4016-5	Accent Siding (when present)
Stone	Mojave Country LedgeStone	CSV-20042	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)

Scheme C-105

Trim

Accent Body

Main Body

Accent 1

Siding

Masonry

Roofing

LEGEND			
Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Cork Bark	KM3941-2	Main Body, Garage Door
Accent Body	Mercer Charcoal	HL4292-2	Accent Area
Trim	Rockvale	KM3950-3	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Draconia	AC2555-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Bungalow Brown	HL4213-3	Accent Siding (when present)
Stone	Chardonnay Country LedgeStone	CSV-20006	Masonry Area (when present)
Brick	Rustic Manor	CSV-2733	Masonry Area (when present)



JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS - PLANNERS

Sunridge Park Village 5A & 5B

CITY OF RANCHO CORDOVA, CALIFORNIA



Woodside Homes
BETTER BY DESIGN

5905 GRANITE LAKE DRIVE, SUITE 140
GRANITE Bay, CA 95746
P: 916.783.3700
F: 916.783.3711
WWW.JDAARCH.COM

© 2013 Jeffrey DeMure + Associates Architects Planners, Inc.

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone

EXHIBIT A



Scheme C-106

Trim

Accent Body

Main Body

Accent 1

Roofing

Siding

Masonry

LEGEND			
Roofing	Desert Sage	1FACS0024	Slate Profile
Main Body	Gold Promise	KM4006-3	Main Body, Garage Door
Accent Body	Mission Tan	302	Accent Area
Trim	Villita	196	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Bistro Brown	KM4112-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Lescamela Vanilla	KM4182-3	Accent Siding (when present)
Stone	Chardonnay Drystack LedgeStone	CSV-2012	Masonry Area (when present)
Brick	Antique Red Brick	CSV-1319	Masonry Area (when present)

Scheme D-101

Trim

Accent Body

Main Body

Accent 1

Roofing

Siding

Masonry

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Granite Cliff	KM3933-2	Main Body, Garage Door
Accent Body	Rare Earth	AC249-5	Accent Area
Trim	Travertine Trail	KM3938-1	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Hidcote Manor	KM3934-3	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Clubhouse	KM3960-5	Accent Siding (when present)
Stone	Bucks County Country LedgeStone	CSV-368183	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Color Palettes

Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone



Scheme D-102

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brown Blend	1FBCA3233	Shake Profile
Main Body	Ashbury	KM4197-2	Main Body, Garage Door
Accent Body	Bistro Brown	KM4112-5	Accent Area
Trim	Bohemian	KM4186-1	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Silver Plume	KM3930-1	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Canton Jade	KM3855-3	Accent Siding (when present)
Stone	Chardonnay Old Country Fieldstone	CSV-368105	Masonry Area (when present)
Brick	High Desert Brick	CSV-1290	Masonry Area (when present)

Scheme D-103

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brown Blend	1FBCA3233	Shake Profile
Main Body	Cork Bark	KM3941-2	Main Body, Garage Door
Accent Body	Highland Grass	KM3974-3	Accent Area
Trim	Gingerbread Man	KM4183-3	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Bistro Brown	KM4112-5	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Ruskin Bronze	HL4221-5	Accent Siding (when present)
Stone	Caramel Drystack Ledgerstone	CSV-2007	Masonry Area (when present)
Brick	Antique Red Brick	CSV-1319	Masonry Area (when present)

Color Palettes

EXHIBIT A



Roofing: Monier Lifetile
Paint: Kelly-Moore
Masonry: Cultured Stone

Scheme D-104

Trim

Accent Body

Roofing

Main Body

Accent 1

Siding

Masonry

LEGEND			
Roofing	Brookside Rosewood	1FACS0212	Slate Profile
Main Body	Granite Cliff	KM3941-2	Main Body, Garage Door
Accent Body	Rare Earth	AC259-5	Accent Area
Trim	Travertine Trail	KM3938-1	Door & Window Trim, Barge & Fascia, Small Stucco Pop-outs
Accent	Hidcote Manor	KM3934-3	Shutters, Front Door, Vents, Railings, Wrought Iron
Siding	Clubhouse	KM3960-5	Accent Siding (when present)
Stone	Cedar Drystack Ledge-stone	CSV-2011	Masonry Area (when present)
Brick	Moroccan Sand	CSV-2731	Masonry Area (when present)

Landscape Architecture

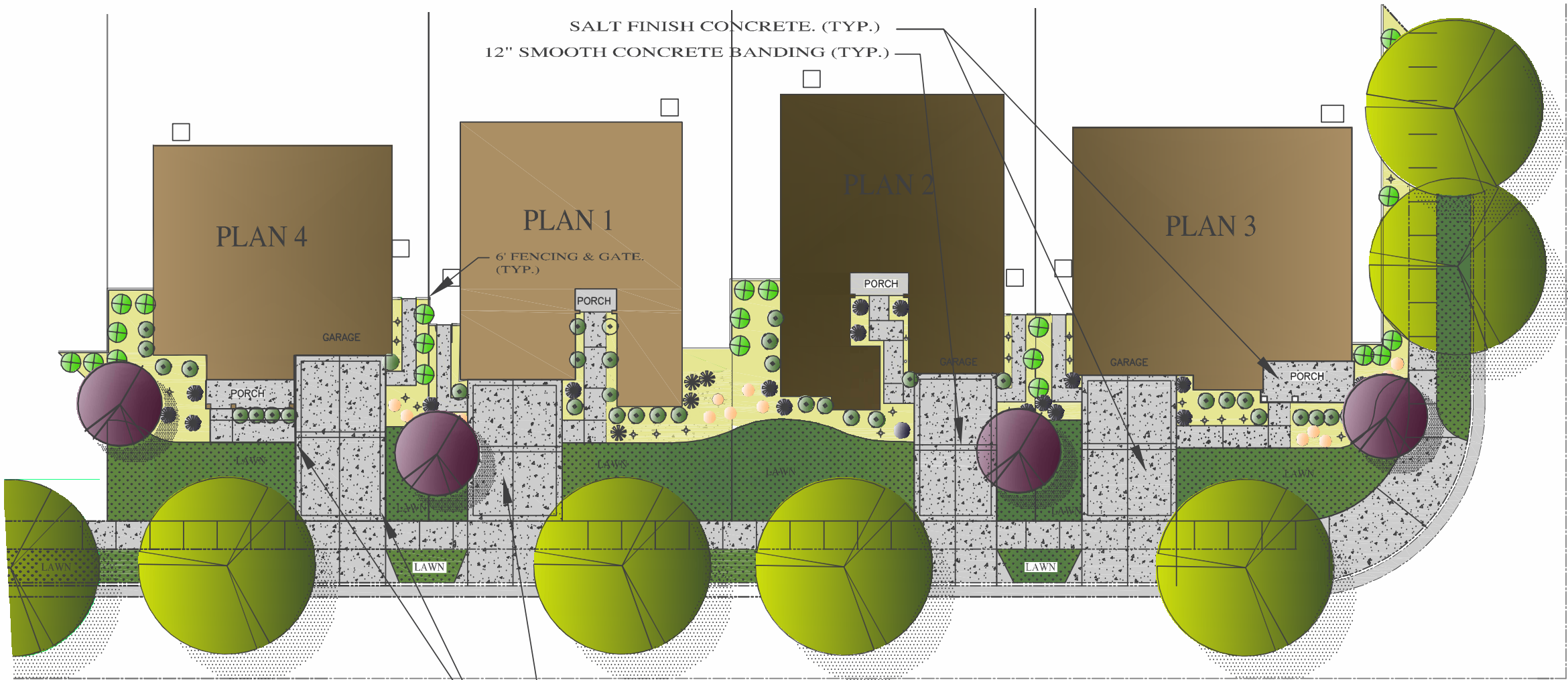


Sunridge Park Village 5A & 5B
City of Rancho Cordova, California



Page Left Intentionally Blank

ECLIPSE II
LANDSCAPE LAYOUT.



WOODSIDE HOMES
PRODUCTION HOME PLANT SELECTION LIST

A. FOUNDATION SHRUBS (2' - 3')			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
NERIUM OLEANDER PETITE PINK	DWARF OLEANDER	5GAL	HIGH
BUXUS JAPONICA	JAPANESE BOXWOOD	5GAL	HIGH
NANDINA DOMESTICA COMPACTA	HEAVENLY BAMBOO	5GAL	MED
PITTOSPORUM TOBIRA TURNERS DWARF	DWARF MOCK ORANGE	5GAL	HIGH
RAPHIOLEPIS LITTLE PINKIE	INDIAN HAWTHORN	5GAL	LOW
MAHONIA AQUATILIUM COMPACTA	OREGON GRAPE	5GAL	LOW
COLONNIA PULCHERUM	PINK BREATHER OF HEAVEN	5GAL	MED
GARDENIA VICTORII	GARDENIA	5GAL	HIGH
CEANOTHUS CRISTATUS CARMEL CREEPER	CALIFORNIA LILAC	5GAL	LOW
B. ACCENT SHRUBS (2' - 3')			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
EURYOPS PECTINATUS GREEN GOLD	GREEN LEAF EURYOPS	1GAL	MED
PHORUM TENAX JACK SPRAT	FLAX	1GAL	LOW
ROSEMARY OFFICINALIS LOCKWOOD	ROSEMARY	1GAL	LOW
MORREA BICOLOR	BUTTERFLY IRIS	1GAL	LOW
ROSA FLOWER CARPET	CARPET ROSE	1GAL	HIGH
AGAPANTHUS AFRICANUS	AGAPANTHUS	1GAL	LOW
C. ACCENT SHRUBS/ PERENNIALS (1' TO 2')			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
HEMEROCALLIS SPP	DAY LILY	1GAL	MED
HEUCHERA SANJOVINA	CORAL BELLS	1GAL	MED
AGAPANTHUS PETER PAN	DWARF AGAPANTHUS	1GAL	LOW
LA VANDULA MUNSTEAD	LA VANDULA	1GAL	LOW
LIMONICUM PEREZII	SEA LAVENDER	1GAL	HIGH
LIRIOPE MUSCARI	TURF LILY	1GAL	MED
D. HEDGE			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
ELEAGNUS PUNGENS	SIL VERBERRY	1GAL	LOW
ESCALLONIA FRADESII	ESCALLONIA	1GAL	MED
CEANOTHUS JOYCE COULTERI	WILD LILAC	1GAL	LOW
XYLOSMA CONGESTUM	COMPACT XYLOSMA	1GAL	LOW
PITTOSPORUM TOBIRA VARIGATA	VARIATED MOCK ORANGE	1GAL	MED
E. GROUND COVER			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
ARCTOSTAPHYLOS LVA-URS	MANZANITA 36" O.C.	1GAL	LOW
VINCA MINOR	PERIWINKLE 36" O.C.	1GAL	MED
F. STREET TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15GAL	LOW
G. SUBORDINATE TREES			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
LAGERSTROEMIA INDICA "MULTI"	CREPE MYRTLE	15GAL	LOW
MALUS PURPUREA RED JADE	FLOWERING CRAB APPLE	15GAL	MED
LAURUS NOBILIS	BAY LAUREL	15GAL	LOW
ARBUTUS UNEDO	STRAWBERRY TREE	15GAL	LOW
H. LAWN			
SCIENTIFIC NAME	COMMON NAME	SIZE	WATER USE
SOD FESCUE LAWN	95% DWARF FESCUE 5% BLUEGRASS MIX.		

- NOTES:
1. Front yards to receive 20-1gal shrubs, 8-5gal shrubs 1-15gal shade tree, and 1 -15gal subordinate tree. Trees are to be planted a minimum of 5' from back of sidewalk or curb.
 2. Corner lots are to receive an additional 3-15gal Evergreen trees, shrubs spaced at 5' on center along fence, ground cover at 36" o.c., and an additional 6-1gal Accent shrubs.
 3. Mowcurb to be 1"x4' epic board.
 4. Bark to be cedar or redwood, max. size 3/4". Shredded material is not acceptable.
 5. Front yard and side yard down spouts are to be connected to drainage system. Drain lines to be 3" solid pipe. Locate (3) 6" basins in each swale (1) @ 2' back of walk (1) @ 2' back of front fence, and (1) @ back of house. Use speed-grates in all enclosed and interior planters.
 6. 2' diameter area around trees to be free from competitive vegetation, such as sod. This area is to be filled with mulch
 7. Trees located within 5' of curbs, walks, and driveways to be installed with UB-24 root barriers.

WOODSIDE HOMES
ECLIPSE II
TYPICAL FRONTYARD LANDSCAPE



LIC # 2557
127 LINDA DRIVE
ROSEVILLE, CA 95678

SCALE: 1"= 10'-0"
DRAWING NO.

10-2-13

L-1



Sunridge Park Village 5A & 5B
City of Rancho Cordova, California



CONDITIONS OF APPROVAL

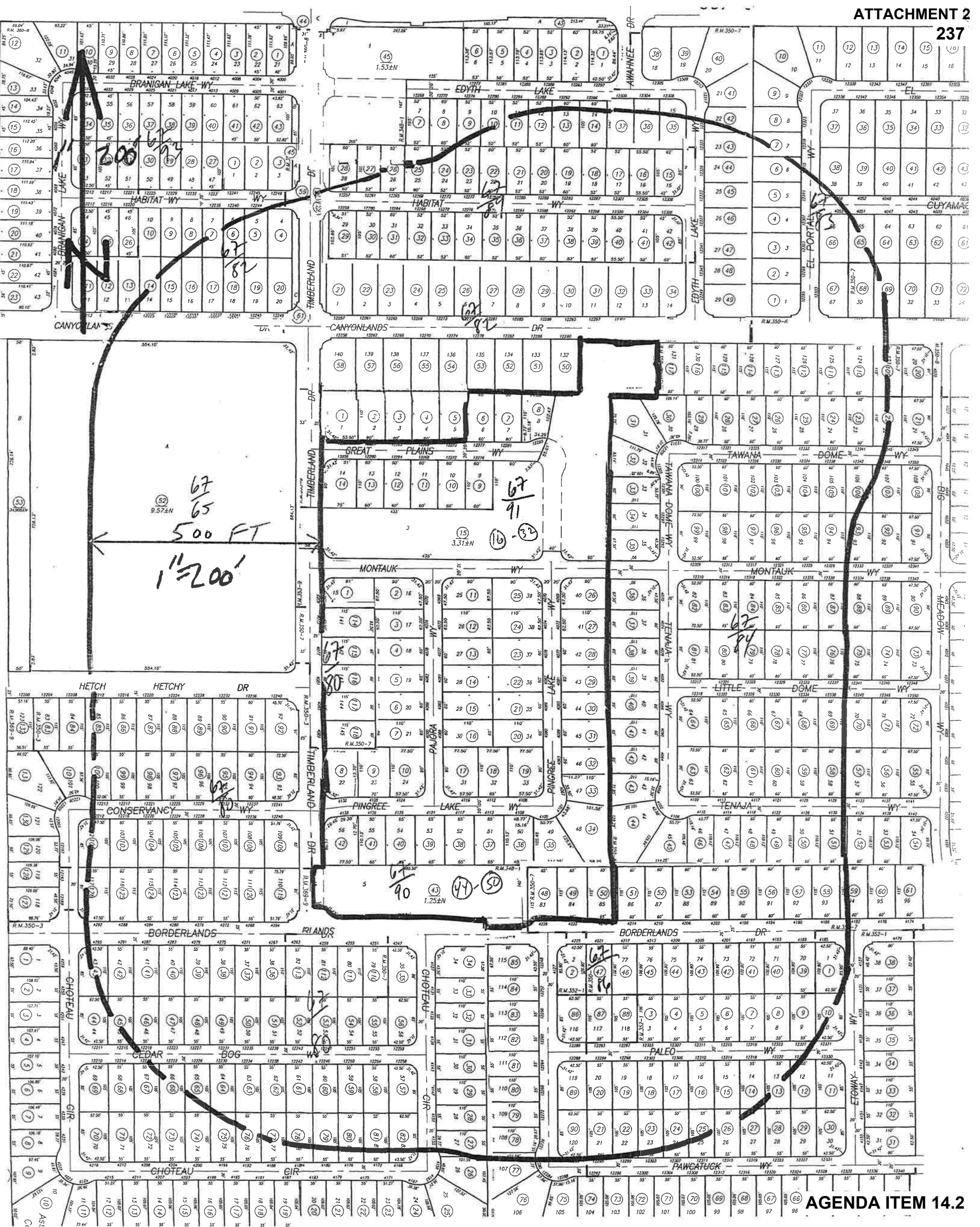
		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Exhibit A) for the four new floor plans, elevations, color and materials sample and preliminary landscape plans to be built in Sunridge Park, portions of Villages 5A and 5B. Minor modifications may be approved by the Planning Director at his discretion, and those changes shall be reported by to the City Council.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	On-Going	Finance	
	Prior to Issuance of Building Permits			
4.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director or his designee.	Prior to Building Permit	Planning	
5.	Submit final site landscaping and fence plans for review and approval by the Planning Director or his designee.	Prior to Building Permit	Planning	

CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL

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



067-0800-114-118/0860 048-050/0900 001-
050/0910 006-032
WOODSIDE 05N LP
111 WOODMERE RD #250
FOLSOM CA 95630

067-0650-052
SUNRIDGE PARK LLC
7700 COLLEGE TOWN DR #109
SACRAMENTO CA 95826

067-0800-026
MICHAEL R & SHEILA DALEY
4159 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-027
LAUREN D MCKENDRY
4155 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-028
JESSE L & MELISSA J ANDERSON
4151 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-029
STEVEN JOHNSON
4147 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-030
BARBARA PAWLIK
4143 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-031
DARRON & PATRICIA A PINKNEY
4139 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-032
RANDY P & ELISA S HICKMAN
4135 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-033
RUBENS ARAUJO
4131 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-034
TANA MARIKO WATERMAN
4127 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-035
JESSICA ERVIN
4247 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-036
KAROLYN GRAY
4267 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-037
GREGORY & KIMMI HNATH
4271 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-038
JOSEPH NYIRADI
4275 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-039
KRISTINE L BALLARD
4279 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-040
FENG ZHAO
4283 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-041
MARIA S MAYO
4287 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-042
BRIAN & SUSAN C TONKS
4291 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-043
JAIME & JASON SANCHEZ
4295 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-044
DANNY ROBERSON
12211 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-045
AMANDA FREESE
12215 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-046
ROBERT & VINCE MAZZOLA
12219 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-047
RONALD V LAFRADEZ
12223 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-048
PARKER CHRISTOPHER M
12227 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-049
JOSE A HERNANDEZ
12231 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-050
GARNER FAMILY TRUST
PO BOX 1045
IONE CA 95640

067-0800-050
OCCUPANT
12235 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-051
N NATALIE
12239 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-052
JO J & KUAN L HUANG
12243 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-053
SANDRA PLASCENCIA
12247 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-054
ZAI C SAETEURN
12251 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-055
DENNIS R & MELANIE A COSTA
12255 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-056
DANIEL J HOWARD LIVING TRUST
12259 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-057
CHRISTOPHER F & MALLORY N
CIRELLI
12258 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-058
JOHNNY H LE
12254 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-059
DAVID KNIGHT
12397 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0800-059
OCCUPANT
12250 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-060
GARY M & MERI N DEDIEGO
12246 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-061
NATHAN & SHERRIE BONILLA
12242 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-062
ANGELA M & JOEL P JACKSON
12238 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-063
PAUL A & LAURA N QUEZADA
12234 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-064
CHRISTOPHER & CYNTHIA MERRY
12230 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-065
ROBERT D HOLMES
12226 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-066
CRISPIN L TIPTON
12222 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-067
LUIS A & CHARLOTTE MARTINEZ
12218 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-073
LYNETTE RAISBECK
154 TOMLINSON DR
FOLSOM CA 95630

067-0800-073
OCCUPANT
4204 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-074
MEGAN CHERINKA
4200 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-075
WEILING CHIANG
4196 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-076
JOHN & MARTHA CHRISTY
4192 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-077
JACOB SALOMON
4188 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-078
LYN J ZAVODA KELSEY
4184 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-079
BALL & CHEN WONG
1231 N JEFFREY DR
DINUBA CA 93618

067-0800-079
OCCUPANT
4180 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-080
PAUL J COLOMBO
4176 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-081
ERIC MARTIN
4172 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-082
RANDAL A TAYLOR
4166 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-085
CORY B & EMILIE A SMART
12212 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-086
WILLIE JONES
12216 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-087
ERIN & STEVE SALMERI
12220 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-088
NATALIE VOLLRATH
1200 CREEKSIDE DR #2123
FOLSOM CA 95630

067-0800-088
OCCUPANT
12224 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-089
CATHERINE E SAVAS
12228 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-090
CHRISTOPHER L & AMY D PIERCE
12232 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-091
JOAN & STEVEN MCCLAIN
12236 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-092
COLBY SYKES
12240 HETCH HECHY DR
RANCHO CORDOVA CA 95742

067-0800-093
RODOLFO G PEREZ TRUST
12241 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-094
SCHNEE LANGDON
12237 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-095
NITIN JAIN
12233 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-096
MARJORIE A FELLENBERG
12229 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-097
LAKEISHA Y ALEXANDER
12225 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-098
CHRISTOPHER D & ALICIA M PIVETTI
12221 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-099
ARTHUR & CHRISTINA GONZALES
12217 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-100
SIDNEY FOGAL
12213 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-102
KRISTIE LEA & BENJAMIN AVILA
12212 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-103
JEANNE MARIE
12216 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-104
ROXANNE LEMAIRE
12220 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-105
JENNIFER M & RANDALL E LABAY
12224 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-106
CECIL L & JESSIE M WIARD
12228 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-107
NAGALAKSHMI BASA
12232 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-108
JENNIFER N GILCHRIST
12236 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-109
LIZETTE M & MATTHEW CAMPOS
12240 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

067-0800-110
THUY TRAN
4251 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-111
JOHNSON FAMILY TRUST 1983
3240 CLIFTON CT
PALO ALTO CA 94303

067-0800-111
OCCUPANT
4255 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-112
CAROL A PATON
4259 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-113
PAIGE AMANDA KIRCHUBEL
4263 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-119
LAILI RAHIM
4264 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-120
KYONG OK KIM
4268 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-121
TYLER J & KARESSA U BORJA
4272 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-122
BARBARA L GROGAN LIVING TRUST
4276 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-123
LYNDE & MATTHEW STEPHENS
4280 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-124
DENIS FEDOROV
4284 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-125
PAUL C & SYLVIA A DEAVER
4288 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-126
JOYTUN NAHAR
4292 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0820-004
STEVEN SHOTZ
12248 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-005
BRANDON & TANDRA BOLLINGER
12244 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-006
THERESA MARIE GRAY
12240 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-007
BELINDA & JOSEPH ROWAN
12236 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-008
KARI & SCOTT JENKINS
12232 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-009
GARY & YINGHONG SHI
1165 TERRACINA DR
EL DORADO HILL CA 95762

067-0820-009
OCCUPANT
12228 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0820-012
CARMELITA GOLDSBY
12217 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-013
OLEG & INNA SHAMBRA
12221 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-014
YONG CHA
12225 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-015
SAMUEL & TANDRA GUESS
12229 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-016
DESTINY L BROWN
12233 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-017
DAVID INOUE
12237 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-018
DWIGHT E DAVID
12241 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-019
JOHN DELFIN ORTIZ
12245 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-020
OLIVER WOLCOTT
12249 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-021
EAN M & MELAYNE C DEVINE
12257 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-022
MY P NGO
12261 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-023
DAVID & SUSAN LUBOLD
12265 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-024
PAUL & SANDY MATOS
12269 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-025
LISA F SANA MONA
12273 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-026
MARIA & ROBERT PUMARES
12277 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-027
ANNABELLE B & VINCENT F COSS
12281 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-028
NICHOLAS P SCHULTZ
12285 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-029
KEITH J & MATTIE M HEINEY
12289 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-030
MIROSLAVA SIVUCKA
12293 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-031
PAULA J & ROBERT P SPRATLEY
12297 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-032
JOHN P MCNITT
12301 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-033
AREK D & CAROLINE J FIRMAN
12305 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-034
NATALIE RIDENOUR
12309 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-035
RAYMOND F & SOPHIA M
SULLENTROP
12308 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-036
AARON R BRADFORD
12304 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-037
CAROL O LEON
12300 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-042
BERNARD G & DULCE D GRABOWSKI
12321 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-043
NASUK RAY
12325 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-044
MARQUIS A & LOVELL R BOLDEN
12329 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-045
JUDY L CASAZZA
12333 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-046
DEBRA & KENNETH MCLELLAND
12337 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-047
VARDHAMAN VETURI
12341 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-048
ELSIE F BLUETT
12345 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-049
MYRNA R & ROLANDO V CARILLO
12349 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0820-050
AGNES M & GREGORY A JOHNSON
12290 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-051
KARINA HICE
12286 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-052
CHRISTINA M & TIMOTHY P HOERL
12282 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-053
KALCHIN XAYAVONG
12278 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-054
PILSUNG CHOI
12274 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-055
ZENAIDA M CALPO
12270 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-056
KRISTOPHER E & KELLEY H WELLS
12266 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-057
ALLAN LACASSE
12262 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-058
GABRIEL K FLORES
12258 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0820-060
SUNRIDGE PARK LIMITED
PARTNERSHIP
10535 E STOCKTON BLVD
ELK GROVE CA 95624

067-0820-061
BELLA BRISAS INCORPORATED
WOODSIDE
111 WOODMERE RD #190
FOLSOM CA 95630

067-0820-062
SUNRIDGE PARK LIMITED
PARTNERSHIP
10535 E STOCKTON BLVD
ELK GROVE CA 95624

067-0830-001
CAROL ARNOLD
12295 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-002
JUSTIN B ORTIZ
12299 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-003
VERONIKA & OLGA BOCHKAREVA
12303 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-004
MARK & HEATHER FETTEROLF
12307 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-005
DEBORAH A DOERGES
12311 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-006
AUBREY & WILLIAM WHITE
12315 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-007
SHANE J KIRK
12319 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-008
MICHAEL R & SHAREN S TANG
12323 EL PORTAL WAY
RANCHO CORDOVA CA 95742

067-0830-038
MUSHFIQUE SIDDIQUE
4056 CUYAMACA CIR
RANCHO CORDOVA CA 95742

067-0830-064
DAYA FAMILY LIVING TRUST
563 HELEN CT
HOLLISTER CA 95023

067-0830-064
OCCUPANT
4047 CUYAMACA CIR
RANCHO CORDOVA CA 95742

067-0830-065
SCOTT HECHTMAN
4051 CUYAMACA CIR
RANCHO CORDOVA CA 95742

067-0830-066
SHAMSHER S SANDHU
5657 MAIN AVE
ORANGEVALE CA 95662

067-0830-066
OCCUPANT
4055 CUYAMACA CIR
RANCHO CORDOVA CA 95742

067-0830-067
ROLAND V & MYRNA R CARILLO
3501 CORVINA DR
RANCHO CORDOVA CA 95670

067-0830-067
OCCUPANT
12333 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0830-068
MICHAEL & AMOR MOSKAIRA
12337 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0830-069
CHRIS MUNOZ
12341 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-022
SUSAN J SPINK
12345 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-023
JOSEPH & JULIE THURMOND
12341 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-024
VICTORIA LEZNIK
12337 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-025
AMY CHOVANEC
12333 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-026
DANIEL & LISA WORLAND
12329 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-027
LILIBETH & PACIFICO R TERRAZOLA
12325 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-028
ROBERT & JANE KLINGELHOETS
12321 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-029
VICKY L TUCKER
12317 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-030
DOUGLAS J & KELLY G GOLDSMITH
12313 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-031
MICHAEL LI & QIUPING SHU FMLY
TRUST
2723 CALISA CT
CARMICHAEL CA 95608

067-0840-031
OCCUPANT
12309 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-032
ROGER W & HAI KUIKEN
12305 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-033
TANDRA & WAYNE PORTERFIELD
12301 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-034
ADAM LU
12297 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-035
MAMTA VATS
12293 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-036
DIANE L LANGBEHN
4070 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-037
NATHANIEL J & KATLYN E CROWE
4074 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-038
NEIL A DORAN
4078 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-039
MELISSA PRILL
4082 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-040
BOBBY J & ELOISE SHUEMAKE
4086 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-041
JACQUELINE L & ROGER A BILLEY
4090 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-042
LYNCH EBERECHI CHINDAH
4094 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-043
AARON D & ANNA C EIGENMAN
4098 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-044
DIXY HOWARD
4102 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-045
LEANN & WAYNE SCHNEITER
4106 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-046
GAVIN M GOSZ
4110 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-047
BARBARA L AYALA LIVING TRUST
4114 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-048
SHAUNA & SAMUEL MANDELL
4118 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-049
CARL A & WANDA BOOMGAARDEN
4122 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-050
EMILY WHITE
4126 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-051
DAVID M & REGINA L GALE
4130 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-052
JACOB & SARAH HASTINGS
4134 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-057
ANNE K UNDERWOOD
4133 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-058
LOUIS SCHIAVO
4129 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-059
MARTIN S BENSON
4125 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-060
WILLIAM YU
4121 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-061
LAILA LAFRADEZ
4117 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-062
ROBERT M SMITH
4113 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-063
MICHELLE L & STEVEN M SHUPE
4109 TENAJA WAY
RANCHO CORDOVA CA 95742

067-0840-064
MICHAEL W & MICHELLE CHAVEZ
12318 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-065
DONALD R SMITH
12322 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-066
SHANNON L SISK
12326 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-067
ROBERT E & DORIS M DEVADER
REVOCABLE TRUST
12330 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-068
LEE W & GAIL E TERRY 2009
REVOCABLE TRUST
12334 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-069
CHRISTOPHER L WEBER
12338 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-070
RIZA F OZKAN
12342 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-075
BIN C SIN
12341 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-076
MARK F SHEPHERD
12337 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-077
LARRY LAWMAN
12333 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-078
CHRIS & AMY HA
12329 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-079
CHRIS & COURTNEY POULTON
12325 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-080
ALIA & SCOTT MENDONSA
12321 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-081
STEVEN C & ELIZABETH D FINDLAY
12317 LITTLE DOME WAY
RANCHO CORDOVA CA 95742

067-0840-082
YER VANG
12310 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-083
MAULIK & KRUTEE SOMPURA
12314 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-084
HAIYAN KONG
12318 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-085
LYNDA & PAMELA KUNKEL
12322 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-086
DANIELLE DECRUZ REVOCABLE
TRUST
12326 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-087
SAM B & SAMBO NOU
12330 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-088
KATE SOLIS
2005 MURCHISON DR #3
BURLINGAME CA 94010

067-0840-088
OCCUPANT
12334 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-093
DONALD & NICOLE MAHR
12333 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-094
AUDREY B CAMPBELL
12329 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-095
FRANCISCO & JENNY L TALAVERA
12325 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-096
ADAM & ADELLE HUFFMAN
12321 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-097
PHILIP E SR & THERESA E
CALENTINE FAMILY TRUST
12317 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-098
LYNNE FELIPE
12313 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-099
PAUL & LINDA ROHRER 2000 TRUST
11133 PORTAGE RIVER CT
RANCHO CORDOVA CA 95670

067-0840-099
OCCUPANT
12309 MONTAUK WAY
RANCHO CORDOVA CA 95742

067-0840-100
JAGBIR MAVI
12314 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-101
CHOWDHURY FAMILY TRUST
12322 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-102
ROMULO S JULIAN
12326 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-103
ERIK & MORANDA DAHL
12330 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-104
BRENT C & SHARON MCCULLY
12334 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-105
SUNNY LA
12338 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-106
ARTHUR P JR
12342 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-107
PARMINDER S & SHARNINDER K
BAINS
325 GABRIEL AVE
YUBA CITY CA 95993

067-0840-107
OCCUPANT
12346 TAWANA DOME WAY
RANCHO CORDOVA CA 95742

067-0840-109
AT VONG
12342 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-110
GINA V PANLASIGUI
4626 BATTEN WAY
SAN JOSE CA 95135

067-0840-110
OCCUPANT
12338 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-111
DARPANKUMAR GHUNCHALA
12334 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-112
COLIN & JENNIFER G TRACEY
12330 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-113
DAVID S PARKER
12326 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-114
MOHAN KATRAGADDA
12322 CANYONLANDS DR
RANCHO CORDOVA CA 95742

067-0840-115
WOODSIDE ECLIPSE INC
111 WOODMERE RD #250
FOLSOM CA 95630

067-0840-116
WOODSIDE ECLIPSE INC
111 WOODMERE RD #250
FOLSOM CA 95630

067-0840-117
WOODSIDE ECLIPSE INC
111 WOODMERE RD #250
FOLSOM CA 95630

067-0860-001
SEAN BANKS
4185 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-002
MICHAEL S KIRLIS
4225 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-003
PATRICIA J R HERTOUGH
12303 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-004
LIEN T & THANH S DOAN
12307 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-005
HANJUN KIM
12311 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-006
RAQUEL QUIRARTE
12315 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-007
ATIQULLAH & FARIDA KHUGYANI
12319 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-008
DAVID & KATHRYN B RICKS
12323 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-009
JASON GILLOCK
12327 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-010
HARDEV SINGH SHERGILL
12331 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-012
ELEANA B FLORES
12326 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-013
DONALD L & MIRIAM E STEVENS
5211 OAKRIDGE CT
FAIR OAKS CA 95628

067-0860-013
OCCUPANT
12322 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-014
ETHEL HORRELL
12318 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-015
KATHLEEN E RODRIGUES
12314 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-016
STANLEY & LAURA LEUNG FAMILY
TRUST
316 BANTRY BAY CT
ROSEVILLE CA 95747

067-0860-016
OCCUPANT
12310 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-017
DEBORAH J STEWART
12306 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-018
TERESA B BREWER
12302 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-019
LINLI MIAO
248 PRAIRIE DOG LN
FREMONT CA 94539

067-0860-019
OCCUPANT
12298 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-020
JAMES W & JUDITH A RANDALL
REVOCABLE TRUST
12294 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-021
JASON M & MICHELLE L
CLINKENBEARD
12295 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-022
MEAGAN & MORGAN K SHAW
12299 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-023
CAROLYN & TIM KEITHLY
12303 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-024
ANTHONY BENEDET
12307 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-025
PAUL J & GINNY M BILLMAN
PO BOX 2364
RANCHO CORDOVA CA 95741

067-0860-025
OCCUPANT
12311 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-026
KELLY B & RICHARD J DRAGOS
12315 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-027
CHRISTOPHER L GRAY
12319 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-039
ALEXANDRE T & AMY TZONKOV
1185 MEREDITH WAY
FOLSOM CA 95630

067-0860-040
DAVID & ALENA VILLALBA
4193 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-041
VIET Q TRAN
4197 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-042
JENNIFER L LOGAN
4201 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-043
SHAMOEIL DISHO
PO BOX 1688
FOLSOM CA 95763

067-0860-043
OCCUPANT
4205 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-044
KASSANDRA M DURAN
4209 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-045
MICHAEL BARRY
4213 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-046
MARK CHRISTOPHER M & NICHOLE
K TOLLEFSON
4217 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-047
JOSEPH W & PAMELA S BARTLETT
5715 CLARK MOUNTAIN RD
LOTUS CA 95651

067-0860-051
LUCAS A STILLMAKER
4214 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-052
CHRISTOPHER G & GEORGIA R VORI
4210 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-053
PAVITHRAH THARMASEELAN
4206 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-054
MICHAEL W & ANDREA C BISCHERI
4202 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-055
KRISTY NAGAO
4198 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-056
BRIAN KNOLL
4194 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-057
JOHN A & SUE ZETZ FAMILY TRUST
4190 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-058
BEVERLY A GAMU
4186 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-059
CRYSTAL M & PETER A VARGAS
4182 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-077
JONG XIONG
12280 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-078
NICHOLAS BENNETT
12276 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-079
CHRISTOPHER A & MARIA E
AGUILAR
12272 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-080
HOUSING & URBAN DEVELOPMENT
SECRETARY
400 NATIONAL WAY
SIMI VALLEY CA 93065

067-0860-080
OCCUPANT
12268 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-081
GURBINDAR SINGH
12264 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-082
W LINDA MONSON REVOCABLE
TRUST
12260 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-083
BENSON P SHI & JULIANA KONG
REVOCABLE TRUST
2275 FLAGSTONE WAY
CONCORD CA 94521

067-0860-083
OCCUPANT
12256 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-084
DARRELL & DIANE EIGENMAN
12252 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-085
CESAR & DAYNA M PEREZ
12248 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-086
JACOB L & JENNIFER L H HOLT JOINT
LIVING TRUST
12289 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-087
PHILLIP T & TAWNY L MOYER
12293 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-088
MATTHEW D VON SAVOYE
12297 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-089
DAVID B JAMES
12288 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-090
DANA MAKER
12289 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0890-008
GOWAN JOSLIN
12272 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-009
ROCHELLE & EDDIE A GARCIA
12276 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-010
ALEXIS ABIGAIL BLAYLOCK
12280 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-011
THOMAS & LAURA A ZAMORA
12284 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-012
EARL B & LISA R ODOM
12288 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-013
BRIAN H & JENNY V PORTER
12292 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-014
KEVIN D WADE
12296 EDYTH LAKE WAY
RANCHO CORDOVA CA 95742

067-0890-015
COLLINS THOMPSON
12309 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-016
EDGAR B SCHWARTZ
12305 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-017
LUTRICIA DEAN
12301 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-018
CAMERON & NICOLE FISHER
12297 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-019
CHRISTINE A WARDEN
12293 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-020
STEVEN W & VIOLA L DECOU
6250 BARTON RD
LOOMIS CA 95650

067-0890-020
OCCUPANT
12289 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-021
MELINDA ANN
6619 CAROLINA ST
LACEY WA 98513

067-0890-021
OCCUPANT
12285 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-022
EUGENE S & CHAE S ELLENBURG
12281 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-023
MD MANJURUL HAQUE
12277 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-024
CHANDRA SHAKER
12273 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-025
BO CHEN
12269 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-026
STANLEY & ZHRINNA MCDONALD
12265 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-027
DENNIS D MAPALO REVOCABLE
TRUST
12261 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-028
SADIK & HAIFA KHIRBASH
12257 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-029
SEEMA KAUL
2034 ARAPAHO PL
FREMONT CA 94539

067-0890-029
OCCUPANT
12256 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-030
JOHN W & MARGARET E FENNER
12260 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-031
JOSHUA R & PAMELA L RODRIGUEZ
12264 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-032
RYAN CLARY
12268 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-033
GURDIAL S & DALJIT K SAMAR
3340 LEONA CIR
SACRAMENTO CA 95834

067-0890-033
OCCUPANT
12272 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-034
JULIE MARFINO CLARKE
12276 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-035
HUA YU
3057 MCKINLEY DR
SANTA CLARA CA 95051

067-0890-035
OCCUPANT
12280 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-036
SUSAN GOOD
12284 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-037
MARK H ALLARD
3781 LARIAT DR
CAMERON PARK CA 95682

067-0890-037
OCCUPANT
12288 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-038
BRIDGET BELL
12292 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-039
ABDOL ZAYROH
12296 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-040
MA SUSAN C & PELAGIO A
ABULENCIA
12300 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-041
CHRISTIE A & MICHAEL A BROOKS
12304 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0890-042
KELI LIN
12308 HABITAT WAY
RANCHO CORDOVA CA 95742

067-0910-001
PHILLIP V DUONG
12257 GREAT PLAINS WAY
RANCHO CORDOVA CA 95742

067-0910-002
KENNETH A & TINA MATHIS
12261 GREAT PLAINS WAY
RANCHO CORDOVA CA 95742

067-0910-003
CHRISTOPHER A FEULNER
12265 GREAT PLAINS WAY
RANCHO CORDOVA CA 95742

067-0910-004
VENKATASIVARAO BANDLAMUDI
12269 GREAT PLAINS WAY
RANCHO CORDOVA CA 95742

067-0910-005
HAESOOON L & THERBERT C
RUTLEDGE
12273 GREAT PLAINS WAY
RANCHO CORDOVA CA 95742

MEMORANDUM

DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Jessica Hayes, Housing & Neighborhood Development Analyst
Reed Flory, Housing Services Administrator



SUBJECT: ADOPTION OF 2013-2021 HOUSING ELEMENT UPDATE

RECOMMENDATION

Approve Resolution 119–2013 that Adopts the 2013-2021 Housing Element Update of the City's General Plan, and the required Addendum to the General Plan's Final Environmental Impact Report.

RESULT OF RECOMMENDED ACTION

Adoption of the 2013-2021 Housing Element and the subsequent certification by the State will ensure that the City's General Plan remains consistent and enforceable. Adoption will also ensure that the City's General Plan remains compliant with California Environmental Quality Act requirements.

BACKGROUND

The Housing Element is one of seven required elements of the General Plan that each jurisdiction in the State of California is required to create, maintain, and update. The General Plan guides development and revitalization efforts in the City to ensure cohesive and conscientious development patterns and to make sure that new and renewed development meets the City's needs and standards. The Housing Element has a regular update schedule that each jurisdiction is required to follow to ensure that their General Plan remains consistent and is in compliance with State Law.

During the 2013 Housing Element update cycle, HCD announced the shift from a five year update cycle to an eight year update cycle. The new cycle would allow jurisdictions who met certain deadlines and who had previously certified Housing Elements to update every eight years, while jurisdictions who failed to meet established deadlines or who did not have consistent or certified Housing Elements were moved to four year update cycles. The City of Rancho Cordova did meet the required deadlines during the update period and was therefore eligible for the eight year update cycle.

The City hosted one public workshop and presented at three City Council hearings during the update process. As a result of the guidance received during these sessions, staff was able to draft a streamlined and cohesive update that would meet the State legal requirements that the Housing Element be consistent with the rest of the elements in the General Plan.

Specifically, the proposed changes included:

- Removed data tables where data is no longer available for update or that were not required by HCD for Housing Element Certification
- Re-examined RHNA acreage and presented findings in new more concise and usable format
- Consolidated multiple references to various housing programs, such as housing rehabilitation, multi-family development standards, and affordable housing plan development into more concise descriptions with specific performance indicators
- Reduced major goals from 7 to 5 by removing goals that had been completed and combining goals with like themes and outcomes, and reduced the number of policies and actions from 39 and 79 to 18 and 28
- Reduced and merged policies and actions to ensure that actions were actionable and measureable comprehensive programs and to eliminate duplicated programs

By consolidating programs and actions, removing data tables that are not required or that are problematic to consistently update, and by deleting repeated actions, policies, and data points staff worked to ensure that the updated Housing Element was internally consistent. Staff then referred and cross referenced the Housing Element to the General Plan to ensure that the Element was not inconsistent with the existing General Plan. Staff also reduced the number of tables and other documentation in the housing element that can also be found in other chapters of the General Plan or the Zoning Code. By including references but not duplicating tables, the updated Housing Element will remain consistent even if the General Plan or Zoning Code is amended. Staff also worked closely with the Planning Department to ensure that the updated Housing Element would not be inconsistent with the upcoming proposed specific and special plan amendments.

On July 30, 2013, staff and assisting consultants submitted the 2013-2021 draft Housing Element Update to HCD for review and conditional certification. After making minor edits at the request of HCD, the draft Housing Element was conditionally certified. (See attachment 4) The letter of Conditional Certification was sent September 27, 2013. The City has until 120 days after October 31, 2013 to officially adopt the 2013-2021 Housing Element as part of the City's General Plan.

No substantial policy or program edits were made during the conditional certification process.

Concurrent to HCD's review period, the City completed the required Addendum to the General Plan's Final Environmental Impact Report (FEIR). The addendum confirms that the 2013-2021 Housing Element update presents no major changes in land use or zoning. The Addendum is in compliance with California Environmental Quality Act (CEQA) requirements pursuant to section 15164 of CEQA.

ATTACHMENTS

1. 2013-2021 Housing Element Update (With Appendices A and B)
2. Resolution 119-2013
3. Addendum to the General Plan Final EIR for the 2013-2021 Housing Element Update
4. Letter of Conditional Certification from HCD

V: HOUSING

TABLE OF CONTENTS

INTRODUCTION.....	1
PURPOSE OF THE HOUSING ELEMENT	2
ISSUES AND CONSIDERATIONS	3
Housing Needs	3
Regional Housing Needs.....	3
Relationship To Other General Plan Elements.....	7
Goals, Policies, and Actions	7
QUANTIFIED OBJECTIVES SUMMARY	26
CITIZEN PARTICIPATION.....	27
Public Workshops and Meetings	27
Public Noticing.....	28
Public Comments	29
REVIEW OF PREVIOUS ELEMENT	30

LIST OF TABLES

Table H-1 Regional Housing Needs Allocation	4
Table H-2 City of Rancho Cordova Regional Needs Allocation For 2013-2021.....	5
Table H-3 RHNA Analysis	6
Table H-4 Quantified Objectives	26

V: HOUSING

APPENDICES

Appendix A: Housing Needs Assessment

Appendix B: Review of Previous Element

V: HOUSING

INTRODUCTION

The City of Rancho Cordova incorporated in 2003 as a jobs-rich community with aging homes and apartments that did not serve the workforce. While quality new construction ownership units have been added to the City's housing stock, much of the older multi-family rental stock is reaching the end of its economic life. Rancho Cordova's housing and rental prices are generally more affordable than most areas of the region. The City strives to ensure that new development will complement existing communities and that the mix of housing in the future will match the community's housing needs.

Rancho Cordova is committed to a balanced housing strategy that considers the wide-ranging issues associated with housing. In pursuing this strategy, we recognize that housing is many things to many people:

- To the individual or family, housing is a safe shelter, a place for family, an investment, a sense of identity, a place to play/recreate, and a place to learn.
- To the community, housing is neighborhoods, community identity, sense of place, history, culture, and diversity, and a reflection of how people live and circulate.
- To the City, housing is civic pride, quality of life, diversity and unity, and an opportunity to ensure a livable, walkable, and sustainable community.
- To Economic Development, housing establishes market conditions, supports a diverse workforce, and attracts business leaders.
- To the developer, housing is a financial commitment, livelihood, commitment to creating built environment, and identity/reputation.
- To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.
- To schools, housing provides a stable environment for students that supports successful educational programs.

This Housing Element reflects the City's desire to address our unique housing needs in a manner that creates and sustains a balanced community.

V: HOUSING

PURPOSE OF THE HOUSING ELEMENT

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to satisfy the Regional Housing Needs Allocation (RHNA, discussed in detail on page 3) requirements. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear housing policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- Land suitable for residential development;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing for all income levels;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Rancho Cordova.

V: HOUSING

ISSUES AND CONSIDERATIONS

The Housing Element establishes policies and programs to address the housing concerns listed below, which were identified during the preparation of this General Plan:

- Improving the condition of existing older apartments.
- Enhance the livability of existing, older neighborhoods.
- Facilitate reinvestment in existing neighborhoods as a catalyst for change.
- Incentivize the development of executive housing.
- Ensuring that housing is available for and in proximity to the City's workforce.
- Promoting economic vitality through a balance of residential and employment land uses.
- Providing a range of housing choices that meet the needs of our residents.
- Supporting special needs housing – seniors, veterans, and persons with disabilities.
- Integrating mixed-income housing throughout the community, but with special attention to our newly developing Specific Plan areas.

HOUSING NEEDS

Planning for housing needs is very important at the statewide, regional, and local levels. For the last 35 years in the United States, the gap between incomes and housing costs has dramatically widened. Despite the recent fluctuations in the housing market resulting from the housing boom and bust, housing affordable to low-, very low-, and extremely low-income is still in critically short supply, as evidenced by the demand for subsidized housing and housing vouchers that far outstrips the supply. Additionally, the stall in the home building industry that resulted from the recession that followed the housing bust in 2007-2008 resulted in fewer new homes built, and many cities are experiencing a housing shortage as the economy and the housing market recovers.

REGIONAL HOUSING NEEDS

The first step in addressing state housing needs is the Regional Housing Needs Plan (RHNP), which is mandated by the State of California (Government Code, Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The State Department of Housing and Community Development (HCD)

V: HOUSING

allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG) which allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The RHNP allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element.

**TABLE H-1
REGIONAL HOUSING NEEDS ALLOCATION**

Jurisdiction	Extremely Low	Very Low	Income Level			Total
			Low	Moderate	Above Moderate	
Citrus Heights	10.5%	10.5%	14.7%	18.7%	45.7%	696
Elk Grove	13.7%	13.7%	19.3%	18.6%	34.6%	7,402
Folsom	13.1%	13.1%	18.4%	18.6%	36.7%	4,633
Galt	9.6%	9.6%	13.4%	18.6%	48.7%	679
Rancho Cordova	11%	11%	15.4%	18.6%	44%	7,008
Isleton	8.7%	8.7%	13%	17.4%	52.2%	23
Sacramento	10.3%	10.3%	14.4%	18.6%	46.5%	24,101
Unincorporated County	11.4%	11.4%	15.9%	18.6%	42.7%	13,844
Sacramento County Total	11.3%	11.3%	15.8%	18.6%	43%	58,386

Source: SACOG, Regional Housing Needs Plan for Sacramento County

The intent of the RHNP is to ensure that local agencies not only address the needs within their jurisdictions but also provide for the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that an adequate number of sites with appropriate zoning are provided to address existing and anticipated housing demands during the planning period and to assure that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table H-2 provides the RHNA target for the planning period 2013 to 2021 (also referred to as “basic construction needs”) for each of the five household income groups for the City of Rancho Cordova.

V: HOUSING

TABLE H-2
CITY OF RANCHO CORDOVA REGIONAL NEEDS
ALLOCATION FOR 2013-2021

Income Group	2013-2021 RHNA
Extremely Low	770 units
Very Low	770 units
Low	1,079 units
Moderate	1,303 units
Above Moderate	3,087 units
Total	7,008 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

Based on the state allocation needs, the City of Rancho Cordova will need to demonstrate the capacity, based on appropriately zoned land, to accommodate 770 housing units affordable to extremely low-income households, 770 housing units affordable to very low-income households, and 1,079 housing units available to low-income households during the current RHNA period. In addition, the City will have to demonstrate the capacity to accommodate 1,303 housing units available to moderate-income households and 3,087 housing units available to above moderate-income households.

Since the 2008 Housing Element, the City of Rancho Cordova has added 17 housing units affordable to extremely low-, very low- and low-income households. The City has also produced 636 housing units affordable to moderate-income and above moderate-income households. In order to determine the current land availability to meet the RHNP for the City, HCD considers the existing land “zoned” for residential single- and multi-family development.

While the Land Use Element establishes additional opportunities for mixed-use development including multi-family residential uses, the analysis reflects only those lands currently zoned for such in the City. Zoning designations include areas within adopted Specific Plans and Special Planning Areas designated for residential or mixed-use development. The City of Rancho Cordova currently has 106.82 acres of vacant and under-utilized land available for multi-family residential development. The acreage would have capacity for 2,898 units. Development is based on an average of the density range and a consideration of site constraints. Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses.

V: HOUSING

The City has 713.87 acres of vacant land available for single-family development. The majority of vacant land in the City is zoned RD-4, -5, -7, and -10 and can accommodate an additional 5,567 single-family homes.

There are also several development projects in various phases of entitlements that could add significant residentially zoned land. In addition to the City's vacant land area, the adopted Folsom Boulevard Specific Plan (FBSP) development strategy will focus efforts on the promotion of new infill development, redevelopment of underutilized properties, and the revitalization of existing development along the Folsom Boulevard corridor.

Table H-3 describes the means by which the City of Rancho Cordova plans to meet the RHNA obligation. See Maps A-1 and A-2 in the appendix for additional information.

**TABLE H-3
RHNA ANALYSIS**

RHNA	EL/VL/L	M	AM
	2,618	1,303	3,087
Vacant Infill			
Sunrise North		20	
Mather RDA	241	45	
Folsom Boulevard	357		
Countryside/Lincoln Village		95	
Williamson Ranch		34	
Annexation Sites	425	101	
Bradshaw and Highway 50		29	
Under-Utilized Infill			
Town Center TOD	218		
Folsom Boulevard New Markets		124	
Mather RDA	160		
Greenfield			
Capitol Village SPA		461	
Villages of Zinfandel SPA	368	275	
SunCreek SP	725	82	581
Rio Del Oro SP	312	648	816
The Ranch @ Sunridge		80	120

V: HOUSING

RHNA	EL/VL/L	M	AM
	2,618	1,303	3,087
Sunridge Park		78	
Anatolia II	66	170	
Anatolia III			286
Anatolia IV		203	
Montelena		66	655
Sunridge Lot J		35	179
Douglas 103		43	51
Douglas 98			280
North Douglas		62	603

Pending Projects

Horizons @ New Rancho	48		
Total	2,920	2,573	3,649
Surplus/(Shortfall)	302	1,270	562

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that “...the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies....” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

The Housing Element of the Rancho Cordova General Plan spans an eight-year time period and focuses on the city limits, while the overall Rancho Cordova General Plan includes goals and policies that will direct the City as well as the Rancho Cordova Planning Area over a 20-year period or longer. According to HCD, cities and counties located in SACOG’s jurisdiction were required to submit their adopted Housing Element to HCD by October 31, 2013, for the planning period 2013 through 2021. Pursuant to state law, the Housing Element will be updated for each subsequent planning period established by the state.

GOALS, POLICIES, AND ACTIONS

The purpose of this section is to provide a plan for meeting the housing needs of the existing and future residents of Rancho Cordova. The plan includes goals, policies, and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. Specifically,

V: HOUSING

the goals, policies, and actions are designed to address the housing needs identified in the Housing Needs Assessment of this Housing Element. The housing program provides a foundation upon which detailed housing activities can be developed and implemented. The Housing Element includes the following goals:

- Goal H.1: Balance Employment and Housing
- Goal H.2: Neighborhood Preservation and Rehabilitation
- Goal H.3: Encourage Housing Opportunities
- Goal H.4: Pursue Sustainable Design
- Goal H.5: Pursue Housing Resources

GOAL H.1 – SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.

Policy H.1.1 – Improve the City’s jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.

- **Action H.1.1.1** – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.

Funding Source:	General Fund
Responsible Agency:	Economic Development Department
Time Frame:	Inquire with employers once every two years.

Policy H.1.2 – Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, taking into account employment projections, household growth, and the City’s share of regional housing needs.

- **Action H.1.2.1** – Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed

V: HOUSING

appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly.

For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre.

For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:

- Sites must be zoned exclusively residential.
- Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.
- Sites must be of sufficient size to accommodate a minimum of 16 units per site.
- Sites must be proximate to public transportation routes which provide ready access to fixed rail.

Funding Source: General Fund, Local Housing Trust Fund
 Responsible Agency: Planning Department, Housing Services Division
 Time Frame: Ongoing, as residential applications are received.

Policy H.1.3 – Promote a broader range of housing options for executives.

- **Action H.1.3.1** – The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.

Funding Source: General Fund
 Responsible Agency: Planning Department
 Time Frame: Ongoing, as projects are possessed through the Planning Department.

Policy H.1.4 – Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

V: HOUSING

- **Action H.1.4.1** – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.
 - SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.
 - Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development).
 - Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportation options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.

Funding Source:	General Fund
Responsible Agency:	Public Works, Housing Services Division, Planning, and Economic Development departments
Time Frame:	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.

Policy H.1.5 – Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.

V: HOUSING

- **Action H.1.5.1** – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.
 - The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.
 - The Affordable Housing Plan shall specify and include the following:
 - A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low-, moderate-, and above moderate-income households.
 - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.
 - Program options within project-specific Affordable Housing Plans may include but are not limited to the following:
 - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.).
 - Land dedication (on-site and off-site).
 - Rehabilitation of existing residential structures located within existing City neighborhoods.
 - Payment of in-lieu fees.
 - The timing for completion of affordable housing obligations includes the following considerations:
 - For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports

V: HOUSING

construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible.

- For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.
- At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.
- In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to:
 - Density bonuses
 - Fee waivers or deferrals (as reasonably available)
 - Expedited processing/priority processing
 - Reduced parking standards
 - Technical assistance with accessing funding
 - Modifications to development standards (on a case-by-case basis)
 - Other incentives

Funding Source: General Fund

Responsible Agency: Housing Services Division, Planning, and Economic Development Departments

Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.

V: HOUSING

- **Action H.1.5.2** – The City will annually monitor and revise as necessary, the Affordable Housing Plan to ensure it does not pose a constraint on the development of housing.

Funding Source: General Fund
Responsible Agency: Housing Services Division

Time Frame: Annually monitor the Affordable Housing Plan.

- **Action H.1.5.3** – Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).

Funding Source: State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)
Responsible Agency: Housing Services Division, Planning, and Economic Development Departments
Time Frame: Apply for funding as available.

GOAL H.2 – ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS

Policy H.2.1 – Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).

Action H.2.1.1 – The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.

Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)
Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic Development Department
Time Frame: Apply for funding as Notices of Funding Available (NOFAs) are released.

V: HOUSING

- **Action H.2.1.2** – Continue the use of the City’s Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.

Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)

Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic Development Department

Time Frame: The City will provide loans as funding becomes available each year.

- **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.

Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)

Responsible Agency: Housing Services Division, Neighborhood Services Division and Economic Development Department

Time Frame: Ongoing, as community improvement days occur and new programs become available.

- **Action H.2.1.4** – Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.

Funding Source: HOME Program and CDBG Program

Responsible Agency: Housing Services Division and Neighborhood Services Division

Time Frame: Ongoing.

V: HOUSING

- **Action H.2.1.5** – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.

Funding Source: General Fund
 Responsible Agency: Planning and Building Departments
 Time Frame: Implemented as part of the project processing and review of individual development applications.

Policy H.2.2 – Continue to implement the Folsom Boulevard Specific Plan. .

- **Action H.2.2.1** – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:
 - Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.

Funding Source: General Fund
 Responsible Agency: Housing Services Division, Neighborhood Services Division, and Economic Development Department
 Time Frame: Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.

Policy H.2.3 – Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.

- **Action H.2.3.1** – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.

Funding Source: CDBG Funds, General Fund
 Responsible Agency: Housing Services Division and Neighborhood Services Division
 Time Frame: Annually

Policy H.2.4 – Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.

V: HOUSING

- **Action H.2.4.1** – The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.
 - Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
 - Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).
 - Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
 - Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.
 - Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.
 - Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis.
 - Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local

V: HOUSING

legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

- Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.

Funding: Local Housing Trust Fund, CDBG
 Responsible Agency: Housing Services Division and Neighborhood Services Division
 Time Frame: Annually

- **Action H.2.4.2** – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

Funding Source: General Fund, Local Housing Trust Fund and other subsidies as available
 Responsible Agency: Housing Services Division
 Time Frame: Ongoing

GOAL H.3 – PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.

Policy H.3.1 – Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.

- **Action H.3.1.1** – Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.

V: HOUSING

Funding Source: General Fund
Responsible Agency: Housing Services Division
Time Frame: Ongoing

- **Action H.3.1.2** - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.

Funding Source: General Fund
Responsible Agency: Planning Department
Time Frame: Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.

Policy H.3.2 – Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

- **Action H.3.2.1** – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.

Funding Source: General Fund
Responsible Agency: Planning Department, Housing Services Division, Building Department, and Sacramento Metro Fire District
Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.

Policy H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.

V: HOUSING

- **Action H.3.3.1** – Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions:

- Review regulations and procedures for City-funded or City-operated housing programs as well as coordinate with the Alta Regional Center, to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City’s reasonable accommodation program.

Funding Source: General Fund

Responsible Agency: Planning Department, Building Department, and Housing Services Division

Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.

- **Action H.3.3.2** – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include:

- 24-hour on-site management
- Room limitation to single occupancy, with allowance for overnight guests
- Requirements for monthly tenancies
- Units must be 250–300 square feet in size and include kitchen or bathroom
- Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units

The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted.

V: HOUSING

Funding Source: General Fund, Local Housing Trust Fund, CDBG
 Responsible Agency: Housing Services Division and Planning Department
 Time Frame: Implemented as part of project processing and review of individual development applications

- **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. . The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds;
 - Off-street parking based upon demonstrated need;
 - Size and location of on-site waiting and intake areas;
 - Provision of on-site management;
 - Proximity to other shelters;
 - Length of stay;
 - Lighting; and
 - Security during hours when the shelter is open

Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding
 Responsible Agency: Housing Services Division
 Time Frame: Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.

Policy H.3.4 – The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.

- **Action H.3.4.1** – The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes:

V: HOUSING

- Production, marketing, and distribution of fair housing materials, and marketing in non-English languages
- Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative
- Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.
- Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.

Funding Source: General Fund, CDBG funds
 Responsible Agency: Housing Services Division
 Time Frame: Ongoing

- **Action H.3.4.2** – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.

Funding Source: General Fund
 Responsible Agency: Planning Department
 Time Frame: Ongoing

GOAL H.4 – PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.

Policy H.4.1 – Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

V: HOUSING

Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD’s photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City’s newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City’s website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.

Funding Source:	General Fund
Responsible Agency:	Planning and Building Departments
Time Frame:	Ongoing

GOAL H.5 – PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.

Policy H.5.1 – Partner with private organizations to encourage housing investment in the City.

- **Action H.5.1.1** – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.

Funding Source:	General Fund
Responsible Agency:	Economic Development Department
Time Frame:	Determine viability of creating a local housing trust fund by end of fiscal year 2014.

Policy H.5.2 – Pursue state and federal funding sources needed to achieve the desired range of housing choice.

- **Action H.5.2.1** – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG,

V: HOUSING

HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.

Funding Source: Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds

Responsible Agency: Housing Services Division

Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD.

- **Action H.5.2.2** – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.

Funding Source: CDBG, HOME and other funds (as funding becomes available to the City)

Responsible Agency: Housing Services Division

Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.

Policy H.5.3 – Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.

V: HOUSING

- **Action H.5.3.1** – To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include:
 - Financial assistance (based on availability of housing funds)
 - Expedited development review
 - Streamlined processing
 - Density bonuses

Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.

Funding Source:	General Fund
Responsible Agency:	Housing Services Division and Planning Department
Time Frame:	Offer incentives as projects are processed through the Planning Department.

Policy H.5.4 – Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.

- **Action H.5.4.1** – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following:
 - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;
 - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;
 - A fee component to cover administrative costs;
 - An annual inflationary adjustment;
 - Exempt uses; and

V: HOUSING

- Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.

Funding Source: General Fund

Responsible Agency: Housing Services Division

Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.

V: HOUSING

QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined above, the following objectives (Table H-4) represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the next eight years.

TABLE H-4
QUANTIFIED OBJECTIVES

Action Item	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Total
New Construction Units					
City's RHNA	770	770	1,079	1,303	3,921
	770	770	1,079	1,303	3,921
Rehabilitation Units					
Owner Occupied Housing Rehabilitation		40	40	0	80
Subtotal		40	40	0	80¹
Preservation Units					
		71	--		71
Subtotal		71	--		71
Total	770	881	1,119	1,303	4,072

Source: City of Rancho Cordova

¹ This number includes Housing Rehabilitation Loans and Emergency Repair Loans.

V: HOUSING

CITIZEN PARTICIPATION

Rancho Cordova, a city that incorporated recently as a result of the long-term efforts of its citizens, prioritizes the involvement of its residents in the development of plans aimed at improving the quality of life in the community, such as the General Plan and Housing Element.

Therefore, Rancho Cordova welcomes that Section 65583[c][8] of the California Government Code requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Compliance with that regulation is in alignment with Rancho Cordova's approach to citizen participation.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community may include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

To meet the requirements of state law, the City of Rancho Cordova has completed the public outreach and community involvement activities described below.

PUBLIC WORKSHOPS AND MEETINGS

In preparation for the update to the Housing Element, the City initiated broad public participation to gather input on Rancho Cordova's housing policies and implementation strategies. All workshops and meetings associated with the Housing Element update are

V: HOUSING

listed below. Meetings were attended by residents of the City, developers, housing advocacy representatives, nonprofit housing organizations, and staff from the North State Building Industry Association.

January 2013 – A public workshop was held on January 10, 2013, to inform and educate the community about the Housing Element update process, and to identify housing issues in the City that informed the update process. Attendees included a variety of stakeholder types, including nonprofits, representatives from the development community, housing advocacy representatives, and residents. During the workshop, attendees were informally surveyed to address: 1) who has the greatest need for affordable housing in the community; 2) what income groups need more affordable housing; and 3) what types of affordable housing are needed in Rancho Cordova.

March 2013 – A City Council special meeting was held on March 26, 2013, that served as a general discussion to inform Council Members and the public about the Housing Element update process, and to receive feedback from City Council and attendees on the schedule, update process, and suggestions for topics to include in the updated draft.

July 2013– Upcoming City Council meeting to obtain approval of the first updated draft of Housing Element, to be submitted to HCD.

PUBLIC NOTICING

The public workshop and City Council meetings were formally noticed in *The Grapevine* (the City's local newspaper) and on the City's website. The public workshop held on January 10th, 2013, was also informally noticed through email to housing stakeholders in the community, including developers, nonprofits, and housing advocacy representatives. The following is a list of organizations that were contacted and attended public meetings during the drafting of the Housing Element.

- Sacramento County Housing Alliance
- Human Rights Fair Housing Commission
- Cordova Recreation and Parks District
- Cordova Community Council
- Sacramento Self-Help Housing
- Sacramento Habitat for Humanity
- Sacramento Housing Alliance
- Sacramento Area Council of Governments
- Volunteers of America
- Housing California

V: HOUSING

- Eskaton
- Non-Profit Housing Association of Northern California
- Resources for Independent Living
- Rental Housing Association of Sacramento Valley
- California Coalition for Rural Housing
- NeighborWorks HomeOwnership Center
- Legal Services of Northern California
- North State Building Industry Association
- USA Properties Fund, Inc.
- Easton Development Company, LLC
- Urban Housing Communities, LLC
- Jamboree Housing
- Mercy Housing
- Mutual Housing California
- Lewis Group of Companies
- K Hovnanian Homes
- Eden Housing
- Lennar Corporation
- Brewer Lofgren Attorneys at Law, LLP
- Hefner Stark & Marois, LLP
- County of Sacramento
- City of Sacramento
- City of Roseville
- City of Elk Grove
- City of Citrus Heights
- City of Auburn
- City of Davis

PUBLIC COMMENTS

No public comments have been received as of July 9, 2013.

V: HOUSING

REVIEW OF PREVIOUS ELEMENT

Appendix B included the City's 2008-2013 Housing Element accomplishments.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE OF CONTENTS

Introduction	1
Housing Needs and Opportunities	2
Population Characteristics.....	2
Population By Age.....	2
Population By Race And Ethnicity	3
Household Characteristics	4
Household Size.....	4
Income Characteristics	5
Household Income	5
Poverty.....	6
Employment Characteristics.....	7
Area Employment Trends.....	7
Special Housing Needs	9
Senior Households	9
Senior Housing	10
Disabled Persons	12
Developmental Disabilities.....	13
Female-Headed Households.....	15
Large Family Households	15
Agricultural Workers.....	16
Homeless Persons	16
Emergency Shelters.....	18
Transitional And Supportive Housing.....	18
Extremely Low-Income Households.....	19
Housing Characteristics	19
Household Tenure	19
Overcrowded Households	20
Historic Residential Construction Trends	20
Housing Vacancy.....	20
Age of Housing Stock.....	21
Condition of Housing Stock	21
Redevelopment Area.....	22

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Housing Costs And Overpayment	22
For-Sale Housing Cost And Overpayment.....	22
Rental Housing Cost And Overpayment.....	23
Mobile Home Parks	24
Factors Contributing to the Future Housing Needs of Rancho Cordova.....	25
Regional Housing Needs Allocation	25
Future Development Potential	26
Available Multi-Family Sites	27
Realistic Capacity	27
Available Single-Family Sites	50
Land Inventory Analysis	50
Housing Resources and Incentives	52
Affordable Housing Projects In Rancho Cordova	52
At-Risk Housing.....	54
Cost Analysis.....	54
Resources And Incentives For Affordable Housing	55
Incentives For Affordable Housing Development.....	60
Housing Constraints.....	62
Governmental And Non-Governmental Constraints	62
Governmental Constraints	62
Infrastructure Capacity	84
Water Supply And Infrastructure	84
Wastewater Treatment	84
Non-Governmental Constraints	85
Land Cost.....	85
Construction And Labor Costs	86
Availability Of Financing.....	86
Opportunities For Energy Conservation.....	87
Land Inventory Maps.....	89
Bibliography	98

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

LIST OF TABLES

Table A-1 Population by Gender and Age	3
Table A-2 Population by Race and Ethnicity	4
Table A-3 Household Size By Tenure	4
Table A-4 Household Income Distribution by Tenure	6
Table A-5 Poverty by Family Household Size and Composition	7
Table A-6 SACOG Employment Estimates.....	7
Table A-7 Employment By Industry.....	8
Table A-8 Population Over 65 Years Of Age	9
Table A-9 Tenure by Age of Householder.....	10
Table A-10 City of Rancho Cordova Residential Care Homes for the Elderly	11
Table A-11 Special Needs – Persons with a Disability	13
Table A-12 Developmentally Disabled Population.....	14
Table A-13 Continuum of Care Statistics for Homeless Persons	17
Table A-14 Housing Units by Structure.....	19
Table A-15 Age of Housing.....	21
Table A-16 Households Overpaying.....	23
Table A-17 Renter Monthly Housing Costs.....	23
Table A-18 Mobile Home Parks in Rancho Cordova	24
Table A-19 2013–2021 RHNA.....	26
Table A-20 Vacant Infill Sites	29
Table A-21 Underutilized Infill Sites.....	33
Table A-22 Greenfield Development	39
Table A-23 Land Inventory RHNA Analysis.....	51
Table A-24 Subsidized And At-Risk Affordable Units.....	52
Table A-25 Affordable Housing Funding Resources	55
Table A-26 General Plan Residential Land Use Designations	62
Table A-27 Residential Land Use Zones and Densities	65
Table A-28 Residential Development Standards	67
Table A-29 Allowed Uses and Permit Requirements for Residential Zoning Districts	72
Table A-30 Allowed Use and Permit Requirements for Mixed-Use Districts.....	74
Table A-31 Site Improvements.....	75
Table A-32 Community Facilities Fee	76

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Table A-33 Planning Fees..... 77

Table A-34 Development Fees for a Single-Family Residential Unit and
100-Unit Project 78

Table A-35 Development Fees for Multi-Family Residential Unit and Project 79

Table A-36 Estimated Application Processing Times..... 82

Table A-37 Health and Safety Code Violations 84

Table A-38 Vacant Land “For Sale”¹ 85

Table A-39 Interest Rates for 15- and 30-Year Fixed Loans 87

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents.

The data used to prepare this analysis was collected from 2000 and 2010 US Census reports including both the Decennial Census and the 2006–2010 American Community Survey (ACS), California Department of Finance and Sacramento Area Council of Governments (SACOG) publications, City documents, and various other sources. Since the 2000 Census data was not aggregated for the City of Rancho Cordova's boundaries, the 2000 figures taken from Census data were based on a tabulation of the data that most closely matched the City's boundaries.

The 2010 Census marked a change in the way that the U.S. Census Bureau collected data. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the American Community Survey (ACS) was utilized to create sample based data sets. While the ACS provides a much larger range of data, it also comes with a margin of error. There are a few data sets referenced in this table that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the ACS data source.

For the sake of consistency and completeness of data, City staff chose to work exclusively with the 2010 Census and the 2006-2010 ACS. This was to reduce confusion about different estimates and to improve overall document consistency. However, there are more current, though less complete, data sets available. In many of the other reports that City staff provide to Council and to the public, best efforts are made to provide the most current and up-to-date information. This is particularly true when data is used to compare the City of Rancho Cordova to other regional cities or to Sacramento County. As the 2006-2010 ACS and the 2010 Census has already aged at the time of this update, the comparisons between the City of Rancho Cordova and the County of Sacramento have been removed from this document to prevent confusion between this report and other reports on the same topics based on more current data. For current comparisons, please see the annual Growing Strong Neighborhoods reports or the Annual City Council Retreat Demographics reports.

The Housing Needs Assessment comprises four sections. The first section focuses on demographic information, including population, ethnicity, age, income, employment, and housing characteristics. The demographic background is followed by an outline of the general characteristics of the community and an identification of those characteristics that may have significant impacts on housing needs in the community.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

The second section describes the City's resources, historic development patterns, and housing opportunities. It also discusses the City's existing housing stock and potential areas for future housing development.

The third section centers on the governmental and non-governmental constraints to housing development in Rancho Cordova. The City established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed in Rancho Cordova. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in the home building, finance, real estate, and rental housing industries.

The final section of the Housing Needs Assessment covers energy conservation opportunities that may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Rancho Cordova became an incorporated city on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is also California's 478th city. A part of the greater Sacramento region, Rancho Cordova lies on the Highway 50 corridor between Sacramento and Folsom, and is situated between Mather Field and the American River.

Population by Age

The City of Rancho Cordova continued to grow in population despite the recession that followed the 2006–2007 housing market collapse. **Table A-1** identifies the population distribution in the City of Rancho Cordova by gender and age. The age groups that experienced the largest population increase are people aged 45–54, followed by 25–34 and 55–59. The median age in the City increased from 31 to 33. The 2000 population count was derived from a census block by block population count that best aligned with the City's boundaries. This is because the City incorporated in 2003 and was a Census Designated Place (CDP) in the 2000 Census. The CDP and City boundaries did not quite align, so extra efforts were made during the 2006 Housing Element creation to ensure that the 2000 Census counts recorded in this document are accurate.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-1
POPULATION BY GENDER AND AGE

Census	2000	2010
Male	26,897	31,693
Female	28,163	33,083
Total	55,060	64,776
Under 5	4,343	5,380
5 to 9	4,468	4,587
10 to 14	4,093	4,351
15 to 19	3,779	4,481
20 to 24	3,991	4,653
25 to 34	8,625	10,859
35 to 44	8,490	8,649
45 to 54	6,175	8,757
55 to 59	2,194	3,574
60 to 64	2,082	2,851
65 to 74	3,337	3,679
75 to 84	1,638	2,243
85 and over	390	712
Median Age	31	33

*Source: 2000 Census Summary File 1 – Rancho Cordova CDB
boundaries – prior to city incorporation; 2010 Census Summary
File 1*

Population by Race and Ethnicity

According to the 2010 Census, the largest ethnic group in Rancho Cordova is White, representing 52 percent of the City's total population. Persons of Hispanic origin saw the largest increase in population in the City between 2000 and 2010 and constitute 20 percent of the population in the 2010 Census. Asians make up the third largest ethnic group in the City at 12 percent. African Americans make up the fourth largest ethnic group in the City, representing 10 percent of Rancho Cordova's population. Race and ethnicity characteristics are shown in **Table A-2**.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-2
POPULATION BY RACE AND ETHNICITY

Census	White	Hispanic	African American	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other Race	Two or More Races
2000	33,063	6,896	5,919	389	4,326	256	139	2,617
2010	33,863	12,740	6,286	398	7,645	506	158	3,180

Source: 2000 Census Summary File 1 – Rancho Cordova CDB boundaries – prior to city incorporation; 2010 Census Summary File 1

HOUSEHOLD CHARACTERISTICS

Household Size

According to the 2006–2010 ACS, the average household size for Rancho Cordova is 2.6 persons per household in owner-occupied housing and 2.8 in renter-occupied housing. **Table A-3** shows that in Rancho Cordova the majority of households are one- and two-person households (25 and 30 percent, respectively). The next largest percentage of households in Rancho Cordova was three-person households (18 percent). Large households of five or more persons made up 12 percent of households in the City.

TABLE A-3
HOUSEHOLD SIZE BY TENURE

Total Households	Owner 13,070	Renter 9,860	Total 22,930	% of Total 100%
1-person	2,958	2,816	5,774	25%
2-person	4,639	2,344	6,983	30%
3-person	2,388	1,627	4,015	18%
4-person	1,669	1,782	3,451	15%
5-person	690	689	1,379	6%
6-person	437	246	683	3%
7-or-more person	289	355	644	3%
Average Household Size	2.69	2.84	2.77	

Source: 2006–2010 ACS

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

INCOME CHARACTERISTICS

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing while balancing housing costs with the costs of other necessities. Income levels vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Sacramento County, the applicable median income for a family of four in 2013 is \$76,100. HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons:

- Extremely low income: 0 to 30 percent of median income (\$0 to \$22,850)
- Very low income: 31 to 50 percent of median income (\$22,851 to \$38,050)
- Low income: 51 to 80 percent of median income (\$38,051 to \$60,900)
- Moderate income: 81 to 120 percent of median income (\$60,901 to \$91,300)
- Above moderate income: Above 120 percent of median income (\$91,301 or more)

HCD does not estimate median income for cities, but information provided by SACOG based on the 2006–2010 ACS indicates that the median four-person household income for Rancho Cordova is approximately \$61,860. **Table A-4** illustrates the income distribution in 2010 by tenure. As shown in **Table A-4**, approximately 3,139, or 14%, of the total households are considered extremely low income.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-4
HOUSEHOLD INCOME DISTRIBUTION BY TENURE

Income	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage of Total
Extremely Low (\$0 to \$22,850)	754	6%	2,385	24%	3,139	14%
Very Low (\$22,851 to \$38,050)	1,120	9%	1,985	20%	3,105	14%
Low (\$38,051 to \$60,900)	2,170	17%	2,465	25%	4,635	21%
Moderate (\$60,901 to \$91,300)	3,030	24%	1,495	15%	4,525	20%
Above Moderate (\$91,301 or more)	5,470	44%	1,575	16%	7,045	31%
Total	12,544	100%	9,905	100%	22,449	100%

Source: CHAS 2009

Poverty

The poverty threshold is set nationally and is based on a federally defined level of income for minimum subsistence. The dollar threshold for poverty is adjusted for household size and composition. Poverty rates and income are greatly affected by economic conditions and job availability. **Table A-5** shows the poverty distribution for the City of Rancho Cordova as tabulated in the 2006–2010 American Community Survey.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-5
POVERTY BY FAMILY HOUSEHOLD SIZE AND
COMPOSITION

Number of Persons in Household	Total Number of Family Households	Percentage of Family Households in Poverty	Number of Female-Headed Family Households	Percentage of Female- Headed Households in Poverty
2 persons	6,102	10.2%	1,663	24.8%
3–4 persons	6,599	14.6%	1,886	30.1%
5–6 persons	1,852	17.8%	295	19.3%
7 or more	615	19.0%	87	66.7%
TOTAL	15,168		3,931	

Source: 2006–2010 ACS

According to the 2006–2010 ACS, about 13 percent of families in the City of Rancho Cordova had incomes below the poverty level. Residents 65 years of age or more had the lowest poverty rate in Rancho Cordova, at about 6 percent, while children had the highest poverty rate, at about 24 percent.

EMPLOYMENT CHARACTERISTICS

Area Employment Trends

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970s, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and the surrounding vicinity represent a wide range of employment sectors and generally employ from 75 to over 1,000 employees.

According to SACOG, employment in Rancho Cordova is expected to continue to grow throughout the 2013 Housing Element cycle. **Table A-6** shows SACOG's employment predictions for the City of Rancho Cordova.

TABLE A-6
SACOG EMPLOYMENT ESTIMATES

2008 SACOG Job Estimates	2020 SACOG Job Forecast	2035 SACOG Job Forecast
55,095	62,107	81,471

Source: SACOG Housing Needs

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

The City has a very strong employment base with an estimated jobs/housing balance of approximately 2:1 meaning there are two job opportunities in Rancho Cordova for every household.¹ While these estimates support the impression of Rancho Cordova as a strong jobs center, it is important to remember that these are estimates, and that the number fluctuates with the economy.

Table A-7 shows employment by industry for civilians in the City of Rancho Cordova, along with the estimated median incomes for those industries. The top three employment sectors in the City are education, health and social services with a median income of \$32,343, followed by professional, scientific, management, administrative, and waste management services second with a median income \$36,244, and retail trade with a median income of \$21,024.

**TABLE A-7
EMPLOYMENT BY INDUSTRY**

2006–2010 American Community Survey	Estimated Workforce	Estimated Median Income
Employed civilian population 16 years and over	28,733	\$33,050
Agriculture, forestry, fishing and hunting, and mining	124	\$19,500
Construction	2,121	\$34,132
Manufacturing	1,815	\$33,934
Wholesale trade	823	\$37,815
Retail trade	3,345	\$21,024
Transportation and warehousing, and utilities	1,505	\$36,661
Information	592	\$54,022
Finance, insurance, real estate, and rental and leasing	2,083	\$42,290
Professional, scientific, management, administrative, and waste management services	4,101	\$36,244
Educational, health, and social services	5,302	\$32,343
Arts, entertainment, recreation, accommodation, and food services	2,484	\$12,400
Other services (except public administration)	1,270	\$24,167
Public administration	3,168	\$48,628

Source: 2006–2010 ACS

¹A jobs/housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs/housing balance over 2 is a sign of a jobs-rich community.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. As a result, these households may more frequently experience cost burdening, overcrowding, and various other significant housing problems.

SENIOR HOUSEHOLDS

Senior households have special housing needs, primarily as a result of physical disabilities or limitations, reduced incomes, and increased health care costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2010 Census, 6,634 persons in Rancho Cordova are 65 years and older, as shown in **Table A-8**, and these seniors account for 10 percent of the City's total population.

**TABLE A-8
POPULATION OVER
65 YEARS OF AGE**

Age Group	Population
65 to 69	1,968
70 to 74	1,711
75 to 79	1,345
80 to 84	898
85 to 89	506
90 to 94	170
95 to 99	29
100 +	7
Total 65+	6,634

Source: 2010 Census

While the City of Rancho Cordova has 6,634 seniors in the City population, there are 2,211 senior households. A senior household is household where the head of the household, or the householder on the Census and ACS is a senior. Of the senior households, approximately 80 percent own their own homes and 20 percent rent homes, as shown in **Table A-9**.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-9
TENURE BY AGE OF HOUSEHOLDER

Tenure	65 to 74 Years	75 to 84 Years	85+ Years	% of Total Renter- Occupied Senior Households
Owner	1,710	1,195	328	80%
Renter	501	259	69	20%
Total	2,211	1,454	397	

Source: 2010 Census

SENIOR HOUSING

Rancho Cordova has one major skilled nursing facility and 10–12 smaller licensed residential care homes, which provide care and assistance to elderly residents who are partially self-sufficient. Assisted living is provided mainly in smaller facilities, although Eskaton Lodge in nearby Gold River offers a total of 94 apartments or rooms to seniors with moderate impairments and Alzheimer's disease.

The assisted living costs listed below (**Table A-10**) are the monthly prices for a private room, where available. Shared rooms are generally around \$500 less expensive per month. The actual cost of care at many homes varies widely and is based on the amount of care that an individual resident requires.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-10
CITY OF RANCHO CORDOVA RESIDENTIAL
CARE HOMES FOR THE ELDERLY

Facility Name	Address	Capacity (persons)	Vacancies	Type of Facility	Price Range
A Garden Path Care	2554 Vernaccia Circle	6	1	Assisted Living	Unavailable
Anatolia Residence for Seniors	11878 Delavan Circle	6	4	Assisted Living	\$3,000+
Christian Home Society	2015 Klamath River	6	N/A	Assisted Living	Unavailable
Elite Home Care	3292 Oselot Way	6	0	Assisted Living	\$1,500+
McGregor Home	2112 McGregor Drive	6	0	Assisted Living	\$3,000- \$4,000
Ohana Hospitality	5117 Heather Ranch Way	6	1	Assisted Living	\$2,000- \$4,000
Sunriver Senior Care, LLC	11229 Pecos River Court	6	N/A	Assisted Living	Unavailable
Tender Home Senior Care	Ponzi Court	6	N/A	Assisted Living	Unavailable
Rancho Cordova Care Home	10609 Charbono Way	6	0	Assisted Living	\$2,500- \$5,500
Rancho Home Care	10961 Alandale Way	6	3	Assisted Living	\$2,300- \$3,500
St. Francis Home Care	2686/7 Los Amigos Drive	12	3	Assisted Living	Unavailable
Total Residential Care Homes for the Elderly		72		–	–

Source: State of California Community Care Licensing Division, August 2005, and survey of residential care homes, July 2013.

Seniors needing less care than that offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of July 2013, Coloma Woods was the only age-restricted affordable complex for seniors age 62 and older in Rancho Cordova. Coloma Woods has 28 one-bedroom units. The project is federally financed and therefore the rents are 30 percent of each tenant's income, the common standard of affordability.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

DISABLED PERSONS

Disabilities, as defined by the California Government Code, include, but are not limited to, physical and mental disabilities. A mental disability involves any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. Some mental disabilities are commonly referred to as developmental disabilities. A physical disability covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. Possible physical disabilities include those that are neurological, immunological, or musculoskeletal in nature, as well as those which involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems, and those involving the special sense organs, speech organs, skin, or endocrine system. A mental or physical disability limits a major life activity, such as a physical, mental, or social activity, including working, by making the achievement of such activities difficult.

Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. Additionally, people with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care homes). Supportive services such as living skills training and employment assistance may need to be integrated into the housing situation. Housing may need to be physically accessible as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable showerheads), and special sensory devices including smoke alarms and flashing lights.

The 2010 Census defines a disability as a mental, physical, or health condition that lasts over six months. **Table A-11** shows the total number of disabilities by disability type and employment group. Many of these persons have more than one disability, which is why there are a higher number of disabilities than there are disabled persons.

The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA), as supported in Title 24 of the California Government Code, as part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities adhered to by the City.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-11
SPECIAL NEEDS – PERSONS WITH A DISABILITY

	Total Disabled Population	In Labor Force	Unemployed	Not in Labor Force
Total with a Disability	5,028	1,745	454	2,829
Hearing Difficulty	1,154	549	61	544
Vision Difficulty	929	375	196	358
Cognitive Difficulty	2,117	289	190	1,683
Ambulatory Difficulty	2,601	736	53	1,812
Self-Care Difficulty	580	16	22	542
Independent Living	1,556	225	17	1,314

Source: 2006–2010 ACS

An analysis of the City’s codes and development procedures was completed to identify any constraints to the development of housing for persons with disabilities. No specific governmental constraints to the development of disabled housing were identified. This Housing Element includes programs to monitor the City’s development procedures and remove constraints if any become apparent.

In order to accommodate persons with disabilities, residential care facilities for six or fewer adults or eight or fewer children are allowed in the City’s residential zones by right. Residential care facilities with more than six adults or eight children are permitted in all land use zones in the City by obtaining a conditional use permit. Additionally, mobile homes used as an accessory dwelling for persons in need of care and supervision are allowed in all zoning designations with a conditional use permit. Other than the requirement of obtaining a conditional use permit, no special design or permitting standards have been established for residential care facilities. The conditional use permits do not have any special provisions required for the development of a residential care facility.

Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Alta Regional Center designs programs according to age, specialization, and geographic location. The following information (**Table A-12**) from the Alta Regional Center provides a closer look at Rancho Cordova's population of developmentally disabled persons.

TABLE A-12
DEVELOPMENTALLY DISABLED POPULATION

Zip Code	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
95670	136	58	95	9	1	299
95742	53	11	10	0	0	74
95827	1	0	1	0	0	2
Total	190	69	106	9	1	375

Source: Alta Regional Center, 2012

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Policy H.3.3 and Action H.3.3.1 implements state and federal requirements to not exclude persons with physical and developmental disabilities from participating in housing programs.

FEMALE-HEADED HOUSEHOLDS

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households generally have lower disposable incomes than two-parent households, meaning that their necessary expenses are a larger portion of their total incomes. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households and especially female-headed households, who show a generally higher rate of poverty than single-parent male-headed households according to the 2006-2010 ACS. Single-parent and female-headed households may also have special needs involving the availability of daycare or childcare, health care, and other supportive services.

According to data from the 2010 Census, 3,815 households, or 17 percent of all households in Rancho Cordova, are female-headed households. Female-headed households comprise the overwhelming majority of all single-parent households. Of households headed by a female, 64 percent (2,448 households) have related children under 18 present. Of the 2,448 female-headed households with related children under 18, 34 percent are classified as below the poverty level.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. Generally, as the number of household members increases, the number of bedrooms needed to accommodate the household also increases. For example, a five-person household would require three or four bedrooms, and a six-person household would usually require four bedrooms. According to the 2010 Census, 12 percent of all households in Rancho Cordova (11 percent of owner households and 13 percent of renter households) include five or more persons (totaling 2,711 households). Of the large households, 52 percent (1,416 households) are owners and 48 percent (1,290 households) are renters. According to the 2010 Census, 62 percent of the housing units in

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

the area have three or more bedrooms. Approximately 87 percent of the owner-occupied housing units and 31 percent of the renter-occupied housing units have three or more bedrooms, according to the 2010 Census. This means there are approximately 11,310 owner-occupied housing units and 3,008 rental-housing units with three or more bedrooms.

As the majority of three-bedroom or larger units in the City are owner-occupied, rental housing for large family households may be far more difficult to find. There are currently at least 13 apartment complexes with three-bedroom units and 2 apartment complexes with four-bedroom units suitable for larger families. In apartment complexes, there are a minimum of 312 rental units with three or more bedrooms.

AGRICULTURAL WORKERS

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2006–2010 ACS, less than 1 percent of all employed persons in Rancho Cordova work in the farming, forestry, and fishing occupation. The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers, and a large influx of farm labor does not occur. It is assumed that the housing need for the limited number of farmworkers in the City is met through existing housing.

Employee housing serving six or fewer employees is considered a single-family residence and is allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects, and the resources the City has to offer for affordable housing are available for the development of the project. Incentives such as expedited permitting process, streamlining, and modification of development standards are available for the production of farmworker housing.

HOMELESS PERSONS

Homeless individuals and families have the most immediate housing need of any special needs group. They also have one of the most difficult housing needs to meet, because of the diversity and complexity of the factors that led to their homelessness and as a result of community opposition to facilities serving homeless clients. However, California state law requires that Housing Elements estimate the need for emergency shelter for homeless people.

Due to the transitional nature of homelessness, it is difficult to get a concrete count of homeless persons in the City of Rancho Cordova or of homeless persons in the Sacramento area who identify Rancho Cordova as their place of origin. Every two years, Sacramento County's Continuum of Care does a point-in-time count of homeless persons. While this number fluctuates over the year, the count provides some basis for evaluating the needs for homelessness services in Sacramento County. **Table A-13** details the homeless population for Sacramento County in 2007, 2009, and 2011.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-13
CONTINUUM OF CARE STATISTICS FOR HOMELESS
PERSONS

Year	Sheltered	Unsheltered	Total	Chronic Homeless	Veterans	Persons in Households with Children
2007	1,447	1,005	2,452	718	675	487
2009	1,666	1,194	2,860	468	426	543
2011	1,421	955	2,376	353	297	604

Source: SACOG Housing Data

The only food bank located in the City, Cordova Community Food Locker at 10479 Coloma Road, provides a walk-in food service program and maintains a one- to three-day supply of emergency food.

With the exception of one large countywide-serving transitional housing project located within City boundaries (Mather Community Campus), the City of Rancho Cordova has few resources for homeless persons and has not yet identified any homeless shelters. An effort involving the City, County, and Mather Veterans Hospital is under way to develop permanent supportive housing and additional transitional living resources to disabled and homeless veterans. The majority of other shelters and services for homeless individuals and families are located in the city of Sacramento.

The Mather Community Campus in Rancho Cordova is a transitional housing project that provides housing, job training, and employment to individuals and families on the former Mather Field Air Force Base. Residents are referred either from emergency shelters or from residential substance abuse treatment facilities. The Mather Community Campus has permission to house up to 200 singles and 55 families. Singles are housed in studio units with a bedroom and bathroom, and they share a dining hall area for meals. The family housing contains a kitchen and bathroom, and can be converted to have anywhere from one to four bedrooms, although the most common configuration is three-bedroom units. Currently, the Mather Community Campus is operating at full capacity.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

EMERGENCY SHELTERS

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Current zoning allows emergency shelters in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones without a conditional use permit. The City does have development and managerial standards that will be consistent with Government Code Section 65583(a)(4).

These standards include such items as:

- Lighting.
- On-site management.
- Maximum number of beds or persons to be served nightly by the facility.
- Off-street parking based on demonstrated need.
- Security during hours that the emergency shelter is in operation.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Pursuant to Senate Bill (SB) 2, the current Zoning Code allows transitional housing and supportive housing as a residential use without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. As previously mentioned in **Table A-4**, approximately 3,139, or 14%, of the City's households are considered extremely low-income households (CHAS 2009). The City's Zoning Code allows for SROs with a conditional use permit in the RD-20, RD-25, and RD-30 zones.

HOUSING CHARACTERISTICS

HOUSEHOLD TENURE

According to the 2010 Census, there is a higher percentage of owner-occupied households in Rancho Cordova (57 percent) than renter-occupied households (43 percent). According to the 2010 Census, single-family homes in Rancho Cordova comprised 55 percent of the housing stock (**Table A-14**). Multi-family housing units in complexes of five or more units accounted for 23 percent of the housing stock. Subsequent to the 2010 Census and as a result of the large number of mortgage foreclosures and speculative purchases, a significant number of single family home have been converted to rental units. Staff estimates that the total current number of rented single family detached homes is approximately 2,700 units; **Table A-14** provides the 2010 Census count of housing units by structure and the 2012 Department of Finance estimates.

TABLE A-14
HOUSING UNITS BY STRUCTURE

	Total Housing Units	SF Detached	SF Attached	2-4 Units	5+ Units	Mobile Homes
2010	24,786	13,509	2,160	2,025	5,703	1,389

Source: 2010 Census

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

OVERCROWDED HOUSEHOLDS

Overcrowding occurs where there is more than one person per room (excluding bathrooms) in an occupied housing unit. Overcrowding is often the result of an inadequate supply of affordable and decent housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 2006–2010 Comprehensive Housing Affordability Strategy (CHAS) data derived by the US Census for HUD, 4 percent of households in Rancho Cordova were overcrowded and another 2 percent of households were severely overcrowded. There were 1,195 households living in overcrowded situations in the City, which equates to approximately 5.3 percent of the households.

HISTORIC RESIDENTIAL CONSTRUCTION TRENDS

According to the City of Rancho Cordova Building Department, a total of 1,077 single-family homes were permitted between January 1, 2008, and December 31, 2012. During that same period, 18 apartment units were constructed, of which 17 units were affordable to households with incomes below 50 percent of area median income (AMI).

HOUSING VACANCY

Vacancy trends in housing are analyzed using the “vacancy rate,” an indicator of housing supply and demand. For example, if the demand for housing is greater than the supply, the vacancy rate is likely low and the price of housing is increasing. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is considered to be 5 percent, which accounts for normal turnover in owner-occupied and rental housing. Generally, when the vacancy rate is less than 5 percent, the demand for housing exceeds the supply, and both buyers and renters may see an increase in housing costs. The lack of competition associated with very low rental vacancy rates may have a tendency to reduced incentives for reinvestment and maintenance and may have the potential to result in a rise in the incidence of Fair Housing abuse.

The 2010 Census notes that the vacancy rate in Rancho Cordova was 1.92 percent for homeownership and 4.58 percent for rental housing. These vacancy rates would generally be considered low to very low.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

AGE OF HOUSING STOCK

For many communities, the age and condition of housing stock provide an additional measure of housing adequacy and availability. Although the age of housing does not always indicate substandard conditions, neighborhoods with many homes over 30 years old are more likely than recently built neighborhoods to have many homes in need of maintenance, utility and amenity updates, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, suggesting a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling. While Rancho Cordova has some newer neighborhoods and some newly developing areas, a great deal of the City's existing housing stock is 35 or more years old. The 2006–2010 CHAS data suggests that as many as 5,205 or 23 percent of the City's housing stock need either extensive repair or replacement (**Table A-15**).

TABLE A-15
AGE OF HOUSING

Year Built	Rancho Cordova	
	Number	Percentage
1939 or earlier	98	<1%
1940–1959	3,578	14%
1960–1969	5,051	20%
1970–1979	6,855	28%
1980–1989	3,629	15%
1990–1999	2,285	9%
2000 -	3,290	13%
TOTAL	24,786	100%

Source: 2000 Census; 2010 Census

CONDITION OF HOUSING STOCK

Without performing a physical inspection, it may be assumed that overcrowded units, units lacking complete plumbing, and units constructed before 1940 exhibit substandard conditions. According to the 2010 Census, all of the occupied housing units in Rancho Cordova had adequate plumbing facilities and less than 1 percent were built before 1940.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

REDEVELOPMENT AREA

The City of Rancho Cordova had one of the youngest redevelopment agencies and areas in California when the legislature eliminated redevelopment in June 2011. The blight assessment for the City's redevelopment area was only 6 years old, and the collapse of the housing market contributed to the blighted conditions facing many of the City's neighborhoods. The assessment showed that a great deal of housing in the City was in need of some level of repair. The 2005 assessment suggested that 20 percent of single-family homes, 41 percent of duplexes, 68 percent of apartments, and 24 percent of mobile homes needed some to extensive repairs. While the City has aggressively worked at rehabilitating the multi-family complexes in need of extensive repairs, there are still a significant number of housing units in need of rehabilitation or replacement.

HOUSING COSTS AND OVERPAYMENT

FOR-SALE HOUSING COST AND OVERPAYMENT

The residential real estate market had enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market through 2005. In 2006, 2007 and 2008, the housing market collapsed, resulting in a dramatic drop in housing prices, a very high foreclosure rate, and a large number of abandoned and foreclosed homes. During 2012 and the first half of 2013, the housing market began to stabilize and even grow; however, prices are still well below the 2005 and 2006 highs. The median home value in the City of Rancho Cordova was \$215,900 in May 2013, according to Zillow.com.

Overpayment compares the total cost of shelter with a household's ability to pay for that shelter. Shelter cost is defined as the monthly cost of owning or renting a home, including the mortgage or rent, property taxes, insurance, and utilities. Specifically, HUD's definition of overpayment is a monthly shelter cost in excess of 30 percent of a household's gross income, and does not include utilities, transportation costs, or other living expenses outside rent or mortgage payments.

Table A-16 shows the estimated monthly housing cost for Rancho Cordova homeowners with and without a mortgage, based on 2006–2010 ACS data. Approximately 39 percent of owner-occupied households are overpaying for housing according to 2006–2010 CHAS data, and 22 percent of households who are overpaying are either low, very low, or extremely low income.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-16
HOUSEHOLDS OVERPAYING

Homeowners with Mortgage			Homeowners without Mortgage		
Monthly Cost	Households	% of Total	Monthly Cost	Households	% of Total
Less than \$300	16	0.1%	Less than \$100	131	1.2%
\$300 to \$499	62	0.6%	\$100 to \$199	186	1.7%
\$500 to \$699	168	1.6%	\$200 to \$299	561	5.2%
\$700 to \$999	787	7.3%	\$300 to \$399	592	5.5%
\$1,000 to \$1,499	1,997	18.5%	\$400 or more	1557	14.5%
\$1,500 to \$1,999	2,475	23.0%	Median Dollars	\$402	
\$2,000 or more	2,238	20.8%			
Median Dollars	\$1,891				

Source: 2006–2010 ACS

RENTAL HOUSING COST AND OVERPAYMENT

Table A-17 shows the monthly housing costs for renters in the City of Rancho Cordova based on 2006–2010 CHAS data. According to the CHAS data, 45 percent of renter households in the City are overpaying (as per HUD’s definition explained above) for housing, 41 percent are lower income, and 21 percent are extremely low income.

TABLE A-17
RENTER MONTHLY HOUSING COSTS

Monthly Cost	Households	% of Total
Less than \$200	210	2.2%
\$200 to \$299	293	3.0%
\$300 to \$499	309	3.2%
\$500 to \$749	1,211	12.5%
\$750 to \$999	3,591	36.9%
\$1,000 to \$1,499	2,980	30.7%
\$1,500 or more	1,125	11.6%
Median Dollars	\$947	

Source: 2010 Census

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

MOBILE HOME PARKS

Mobile homes are often a source of affordable housing in communities where stick-built homes are beyond the price range of low- and moderate-income households. In the Sacramento area, there are currently many mobile homes for sale, and they vary considerably in price, quality, and age. Very inexpensive mobile homes are generally those built before 1980, some of which may have structural problems. Newer mobile home models can be quite large, with more than 2,500 square feet and four bedrooms. Amenity upgrades similar to those found in new stick-built homes are offered by many mobile home dealers, and interiors are now comparable in appearance to those of homes in new subdivisions. Although mobile homes have often been stigmatized for their poor construction and lack of appreciation, all new mobile homes now must meet or exceed construction standards set by the US Department of Housing and Urban Development. Mobile home owners generally rent a lot in a mobile home park and pay separately for their utilities. New mobile home buyers usually choose a park in which to locate their home, while most purchasers of used mobile homes leave their home in the park where it was originally located. Rancho Cordova has nine mobile home parks with approximately 1,400 units (**Table A-18**). Lot rents have been increasing almost annually in the City, which has put most of the lot rents, paired with a mortgage and utility costs, out of reach for very low-income families, but lot rents may be affordable to low- and moderate-income households.

TABLE A-18
MOBILE HOME PARKS IN RANCHO CORDOVA

Name	Address	Units/ Lots	Vacant Lots	Space Rent	Utilities	Utilities Included ¹
Aspen Grove Mobile Home Community	10299 McCracken Drive	22	8	\$406	\$40.00	W/G
Bradshaw Mobile Home Park	3501 Bradshaw Road	140	2	\$500	\$0.00	W/S/G
Briarwood Mobile Home Park	2950 Routier Road	105	14	\$520	\$100.00	None
Centennial Estates	9885 Mills Station Road	183	18	\$475		W
Colonial Estates	10026 Horn Road	144	6	\$575	\$100.00	W/S/G
Cordova Mobilehome Estate	10035 Mills Station Road	177	0	\$475	\$39.51	
Mobile Country Club ²	2473 Sunrise Boulevard	479	1	\$525	\$4.20	

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Name	Address	Units/ Lots	Vacant Lots	Space Rent	Utilities	Utilities Included ¹
Park Royale Mobile Village	2910 Routier Road	95	2	Morg. Differ.	\$70	W/S/G
Twilight RV and Mobile Home Park	61 Rocket Circle	60	3	\$417		W/S/G
Total	9 properties	1,405	54			

Source: California Department of Housing and Community Development; property managers, July 2013

¹ W/S/G is the abbreviation for water/sewer/garbage.

² This park is restricted to persons 55 years of age or older.

FACTORS CONTRIBUTING TO THE FUTURE HOUSING NEEDS OF RANCHO CORDOVA

The high foreclosure rates that stemmed from subprime mortgages have resulted in tightened lending standards. Fewer households qualify for market-rate financing, though the for-sale market is beginning to rebound and low interest rates have helped stabilize the market-rate mortgage market. However, the number of households requiring affordable rental and owner housing opportunities will continue to grow. Therefore, the need to plan for affordable housing in Rancho Cordova will remain important through 2021.

REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and counties their “fair share” of the region’s projected housing needs or growth. A fair share of housing units is calculated for each of four income groups based projected population growth, and on the jurisdiction’s amount of available vacant land. Fair share needs are allocated over the eight year planning period for every jurisdiction’s Housing Element. The RHNP, which covers a span of 8 years, also identifies and quantifies the existing housing needs for each jurisdiction. SACOG’s current Regional Housing Needs Plan schedule is from July 1, 2013, through January 1, 2021.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the projected housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

and that market forces are not inhibited in addressing the housing needs for all populations within a particular community.

Table A-19 provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2013 through 2021 (also referred to as “basic construction needs”) for each of the four household income groups for the City of Rancho Cordova.

TABLE A-19
2013–2021 RHNA

Total Number of Units (based on proportion of MTP/SCS 2020 projection)	Number of Units	% of Total
Extremely Low Income	770	11.0%
Very Low Income	770	11.0%
Low Income	1,079	15.4%
Moderate Income	1,303	18.6%
Above Moderate Income	3,087	44.0%
Total Number of Units	7,008	100.0%

Source: SACOG

Based on the above projections, the City of Rancho Cordova will need to provide an additional 2,618 affordable housing units, or 37.4 percent of all new housing units, to people in the very low- to low-income groups in order to comply with SACOG’s RHNP allocation targets for these income levels. Of the 1,539 very low-income need, 50 percent (770 units) are presumed to be needed for extremely low-income households (households with incomes below 30 percent AMI). In addition, the City will have to provide 4,390 housing units available to moderate and above moderate income-households. SACOG anticipates a total of 7,008 new housing units for the City of Rancho Cordova by 2021.

There are 1,135 buildable lots currently approved and approximately 28,800 units that are currently being proposed in Specific Plan projects and Special Planning Areas.

FUTURE DEVELOPMENT POTENTIAL

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites. The identification of these sites will help in fulfilling the City’s share of regional housing needs as determined by SACOG. **Tables A-20, A-21, and A-22** show a detailed analysis of the residential development potential for multi-family and single-family development. The sites listed in **Tables A-20, A-21, and A-22** are opportunity sites. The City is working with developers and

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

property owners to ensure that sufficient sites will be available through the end of the planning period (2021).

The City of Rancho Cordova currently has 56 acres of vacant infill land, 21 acres of underutilized land, and approximately 655 acres of vacant greenfield land available for residential development. An additional 4,000-plus acres of greenfield land in the City has been identified for residential development but is not currently zoned residential located. This section provides the inventory of vacant land that is available in the City of Rancho Cordova for both multi- and single-family residential development. **Tables A-20, A-21, and A-22** provide the development information for the vacant, underutilized, and greenfield acreage in the City's land inventory.

AVAILABLE MULTI-FAMILY SITES

The City of Rancho Cordova currently has approximately 53.12 acres of vacant and underutilized infill sites that are currently zoned to accommodate multi-family development. These sites are located adjacent to existing residential developments, indicating that infrastructure is available, and the sites do not have other known constraints to development. The total number of multi-family units that could be developed is based on a holding capacity of 80 percent of the maximum number of units allowed by each zoning designation or by a specific planning area. Sites with residential densities of at least 30 units per acre are anticipated to accommodate housing units affordable to low-income households.

Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. Multi-family development is allowed on sites with Limited Commercial (LC), Shopping Commercial (SC), and Business Professional (BP) zoning based on the same standards and approval process as multi-family development in the RD-20 and RD-40 zones. RD-20 standards apply to LC and SC sites, while RD-40 standards apply to BP sites. Therefore, the City considers these sites both appropriate and adequate for multi-family development. Area Maps A–N found in Appendix C identify the sites listed in the vacant land inventory.

REALISTIC CAPACITY

To demonstrate realistic capacity and that multi-family housing can be accommodated in commercial zones which allow for residential development, the following projects have been or are being processed through the Planning Department. Many projects have been approved and are waiting for developers to move forward.

- Terra Loma. This 11-unit (20 units per acre) zero lot line single-family home project was rezoned from GC (General Commercial) to RD-20. The project is being

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

developed on a .83-acre site and has been approved, but construction has not yet begun.

- **AshGrove Apartments.** This 203-unit (20 units per acre) housing project was completed in 2006 on a 10.98-acre site. It consists of one-, two-, and three-bedroom apartments that are affordable to moderate-income households.
- **Trinity Gardens.** This 20-unit infill (10 units per acre) apartment project (all three-bedroom units) is being developed on a 2.1-acre SC (Shopping Commercial) designated site. The entitlements on this project have been approved, but construction has not yet begun.
- **Capital Village.** This 827-unit project on approximately 34 acres ranging in densities from 7 to 17 units per acre was rezoned from MP (Office Park Industrial) to Capital Village Special Planning Area. The project is under construction and is in phase three of development. Planning staff processed the application for this project, which consisted of a rezone and development of a master planned community and included complex environmental issues, in six months.
- **Sundance-Mather East Project.** This 128-unit (10 units per acre) housing project consisting of 104 detached, zero lot line single-family homes and 14 halfplexes is located on an 11.9-acre LC (Limited Commercial) site.

In addition to the vacant land available for multi-family development, the City's adopted Folsom Boulevard Specific Plan (FBSP) establishes policy guidance and regulatory provisions for the development and redevelopment of the FBSP project area. The FBSP area spans a stretch of land along the Sacramento Regional Transit light rail line and includes four existing transit stops. The FBSP contains transit-oriented development (TOD) overlay zones with a maximum residential density of 80 dwelling units per acre.

Table A-20 details the vacant infill sites available for multi- and single-family residential development. **Table A-21** details the underutilized infill sites potentially available for single- and multi-family residential development. **Table A-22** details the greenfield development currently working through the planning process. Some of the plans identified in **Table A-22** are expected to break ground during the 2013–2021 Housing Element cycle. There are a number of finished lots ready for development spread throughout the area. **Table A-22** also includes the housing estimates for greenfield development that is not expected to break ground during the 2013–2021 Housing Element cycle.

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

TABLE A-20
VACANT INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Vacant Sites Infill													
Sunrise North													
A-1	056-0430-001	1.6	100%	MDR	MDR	RD-20	20	Yes	None	Mod	Vacant	There was an application for a 20-unit townhouse project that has expired. Capacity is based on that project.	Site B-1 in the previous Housing Element.
	Subtotal Mod	1.6					20						
Mather Redevelopment Area													
B-1	067-0010-056	3.72	50%	BP/GC/SC	MF SPA	RD-40	45	Yes	None	Mod	Vacant	Requires a CUP. ¹ (Assumes 80% of 30 du acre for 1/2 of the parcel).	Site D-1 in the previous Housing Element.
B-2	067-0010-063	20.12	50%	BP/GC/SC	MF SPA	RD-40	241	Yes	None	VL/L	Vacant	Requires a CUP. ¹ (Assumes 80% of 30 du acre for 1/2 of the parcel).	Site D-2 in the previous Housing Element.
	Subtotal MOD	1.86					45					The City does not see the CUP process as a constraint to development on these sites but as an opportunity to ensure that development on this site is complementary to the surrounding uses.	
	Subtotal VL/L	10.06					241						
	SUBTOTAL AREA	11.92					286						
Folsom Boulevard Specific Plan													
C-1	075-0450-005	41.99	24%	UR2	FBSP	6.1-40	240	No	None	VL/L	Vacant	10 acres of Folsom Blvd frontage (Assumes 80% of 30 du acre for 10 acres)	Site E-2(b) in the previous Housing Element.
C-2	076-0020-019	1.40	50%	UR2	FBSP	6.1-40	17	Yes	None	VL/L	Vacant	Assumes 80% of 30 du acre for 1/2 of the total parcel	Was not available during last Housing Element.
C-3	076-0020-021	7.34	50%	UR2	FBSP	6.1-40	88	Yes	None	VL/L	Vacant	Assumes 80% of 30 du acre for 1/2 of the total parcel	Site M-1 (a) & (b) in the previous Housing Element
C-4	076-0020-020	0.45	50%	UR2	FBSP	6.1-40	5	Yes	None	VL/L	Vacant	Assumes 80% of 30 du acre for 1/2 of the total parcel	Was not available during last Housing Element.
C-5	076-0020-022	0.58	50%	UR2	FBSP	6.1-40	7	Yes	None	VL/L	Vacant	Assumes 80% of 30 du acre for 1/2 of the total parcel	Was not available during last Housing Element.
	Subtotal VL/L	15					357						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Vacant Sites Infill													
Countryside/Lincoln Village Planning Area													
D-1	077-0200-022	0.44	50%	LC	CMU	10-18	3	Yes	None	Mod	Vacant	Assumes 50% of the site will develop residential, at 18 units/acre with an 80% site capacity.	Site I-1 in the previous Housing Element.
D-2	068-0030-044	5.1	50%	VCMU	VCMU	10-18	92	Yes	None	VL/L	Vacant	Assumes density of 18 du acre of full 5.1 acres (92 units) will actually be built on the back half of the parcel resulting is a factual density of 36 du acre.	Site I-2 in the previous Housing Element.
	Subtotal MOD	2.99					95						
	Subtotal VL/L	2.55					92						
	SUBTOTAL AREA	2.99					95						
Williamson Ranch													
E-1	056-0440-050	0.9		SPA	Williamson Ranch Specific Plan	Density based on traffic counts at 10 units per acre.	34	Yes	None	Mod	Vacant	These two sites are designated for a special needs project (senior project) that will exceed 10 units per acre. This site is anticipated for a senior project and will require less traffic. The density is being assumed at 30 units/acre at 80% site capacity.	Site K-1 and K-2 in the previous Housing Element - with corrected APNs.
E-2	056-0440-049	0.83		SPA	Williamson Rancho Specific Plan	Density based on traffic counts at 10 units per acre.		Yes	None	Mod	Vacant		
	Subtotal MOD	1.73					34						
Annexation Sites													
F-1	072-0240-004	5.65		HDR/RMU	HDR/RMU	18.1-80	194	Yes	None	VL/L	Vacant	Unit capacity is based on approved county project in 2008	Site previously included in Sacramento County Land Inventory - annexed to City in 2010.
F-2	058-0270-031	1.04		GC	GC	10-40	5	Yes	None	Mod	Vacant	Unit capacity is based on approved county project in 2008	Site previously included in Sacramento County Land Inventory - annexed to City in 2010.
F-3	058-0270-034	1.41		GC	GC	10-40	34	Yes	None	Mod	Vacant	Unit capacity is based on 30 units/acre at 80% site capacity	New site - annexed to City in 2010.

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Vacant Sites Infill													
F-4	058-0270-060	2.60		GC	GC	10-40	62	Yes	None	Mod	Vacant	Unit capacity is based on 30 units/acre at 80% site capacity	New site - annexed to City in 2010.
F-5	072-0231-014	12.03	60%	GC	GC	10-40	231	Yes	None	VL/L	Vacant	Assumes 80% of 40 du acre on 60% of parcel	New site - annexed to City in 2010.
	Subtotal VL/L	12.87					425						
	Subtotal MOD	5.05					101						
	SUBTOTAL AREA	17.92					526						
Bradshaw and Highway 50													
G-1	068-0160-083	3.84		OPMU	CS/LCPA	10-18	29	Yes	None	Mod	Vacant	OPMU allows for 49% of the site to be residential with a density of 18 units/acre (80% site capacity). Based on a total residential buildable area of 2.05 acres, 29 units can be accommodated.	Sites L-1 & L-2 in previous Housing Element.
G-2	068-0160-084	1.32		OPMU	CS/LCPA	10-18		Yes	None	Mod	Vacant		
	Subtotal MOD	5.16					29						
VACANT SITES INFILL TOTALS													
	Total VL/L	37.81					1024						
	Total MOD	18.39					324						
TOTAL VACANT INFILL SITES		56.20					1348						
GRAND TOTALS (Including Under-utilized and Greenfield Inventories)													
	Total VL/L	107.03					2872						
	Total MOD	170.26					2573						
	Total ABV MOD	696.50					3649						
	TOTAL SITES	973.79					9094						

Source: City of Rancho Cordova
¹ These units are within areas that include a conditional use permit process. This process includes a review by the City Council that focuses on design compatibility with the surround area. the City does not see this as a constraint to development. See the City’s Zoning Code for a complete analysis of the CUP process;

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-21 UNDERUTILIZED INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
Underutilized Sites										
Town Center TOD										
H-1	058-0291-003	8.07		UR1 (TOD)	FBSP	10–80	194	VL/L	Half of parcel is retail and half is vacant land	Assumes 30 units per acre at 80% site capacity.
H-2	072-0280-024	6.97	14%	CMU (TOD)	DTPA	10–80	24	VL/L	Parking lot	Assumes 1 acre built at 30 units per acre at 80% site capacity.
	<i>Subtotal</i>	<i>9.07</i>					<i>218</i>			
Folsom Boulevard Specific Plan (Potential New Markets Tax Credits Proposal)										
I-1	077-0030-011	1.76		MDR	UR1	6.1–18	25	Mod	Trailer park – interested in moving or selling	Assumes 18 du/acre at 80% site capacity.
I-2	077-0030-010	0.81		MDR	UR1	6.1–18	12	Mod	Trailer park – interested in moving or selling	Assumes 18 du/acre at 80% site capacity.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
I-3	077-0030-013	0.78		MDR	UR1	6.1–18	11	Mod	Dilapidated apartment – interested in selling and have been looking for interested buyers	Assumes 18 du/acre at 80% site capacity.
I-4	077-0181-011	0.99		MDR	UR1	6.1–18	14	Mod	Very dilapidated – interested in selling	Assumes 18 du/acre at 80% site capacity.
I-5	077-0181-021	0.22		MDR	UR1	6.1–18	3	Mod	One duplex, half boarded up, possibly in foreclosure	Assumes 18 du/acre at 80% site capacity.
I-6	077-0181-020	0.28		MDR	UR1	6.1–18	4	Mod	Two duplexes, half boarded up, possibly in foreclosure	Assumes 18 du/acre at 80% site capacity.
I-7	077-0181-023	0.1		MDR	UR1	6.1–18	1	Mod	80% duplex, occupied	Assumes 18 du/acre at 80% site capacity.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
I-8	077-0181-018	0.28		MDR	UR1	6.1–18	4	Mod	Two duplexes, not occupied	Assumes 18 du/acre at 80% site capacity.
I-9	077-0181-022	0.1		MDR	UR1	6.1–18	1	Mod	90% duplex	Assumes 18 du/acre at 80% site capacity.
I-10	077-0181-017	0.12		MDR	UR1	6.1–18	2	Mod	95% duplex	Assumes 18 du/acre at 80% site capacity.
I-11	077-0181-013	0.19		MDR	UR1	6.1–18	3	Mod	Duplex - huge open yard	Assumes 18 du/acre at 80% site capacity.
I-12	077-0181-012	0.23		MDR	UR1	6.1–18	3	Mod	Duplex – huge open yard	Assumes 18 du/acre at 80% site capacity.
I-13	077-0030-012	0.34		CMU		6.1–18	5	Mod	Little business – huge parking lot not needed	Assumes 18 du/acre at 80% site capacity.
I-14	077-0030-008	0.22		CMU		6.1–18	3	Mod	Little business – half of the	Assumes 18 du/acre at 80% site

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
I-15	077-0030-009	0.45		CMU		6.1–18	6	Mod	lot not in use, general interest in area	capacity.
I-16	077-0030-005	1.71		CMU		6.1–18	25	Mod	Residence – little house and little garage, general interest in area	Assumes 18 du/acre at 80% site capacity.
									Commercial with back half of the lot vacant – been looking to relocate	Assumes 18 du/acre at 80% site capacity.
	<i>Subtotal MOD</i>	<i>8.58</i>					<i>124</i>			

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
Mather Redevelopment Area										
J-1	067-0010-064	3.69		LC/SC	OPMU	18.1–40	160	VL/L	Parking lot and abandoned infirmary building	Assumes 160-unit capacity based on transitional housing project.
	<i>Subtotal</i>									
	<i>VL/L</i>	<i>3.69</i>					<i>160</i>			
UNDERUTILIZED SITES TOTALS										
	<i>Total</i>									
	<i>VL/L</i>	<i>12.76</i>					<i>378</i>			
	<i>Total MOD</i>	<i>8.58</i>					<i>124</i>			
TOTAL UNDERUTILIZED SITES		21.34					501			

Source: City of Rancho Cordova

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

TABLE A-22 GREENFIELD DEVELOPMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Capitol Village Special Planning Area														
K-1	072-0680-072 072-305-0001 to -0099; 072-305-0100 to -0199; 072-305-0200 to -0219	5.34	5.34		CVSPA	RD 40	128	128	Yes	None	Mod	Vacant	Loft district. Calculation assumes 80% of 30 du acre.	Site J-1 in previous Housing Element.
K-2		25.6	25.6		CVSPA	10-18	333	334	Yes	None	Mod	Vacant	Unit capacity is based on approved project of 333 single-family townhomes.	Sites j-2 in previous Housing Element.
	Subtotal MOD	30.94					461							
Villages of Zinfandel Special Planning Area														
L-1	072-2360-028	10.3	10.3	50%	BP	RD-40	123	123	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects, requires CUP. ²	Site A-1 in previous Housing Element.
L-2	072-2360-029	11.09	11.09	50%	BP	RD-40	133	133	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects, requires CUP. ²	Site A-2 in previous Housing Element.
L-3	072-2360-030	9.4	9.4	50%	BP	RD-40	112	112	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects, requires CUP. ²	Site A-3 in previous Housing Element.
L-4	072-2360-004	17.19	17.19		MDR	15-20	275	275	Yes	None	Mod	Vacant	Assumes 80% of 20 du acre Sites L-1, L-2 and L-3 are located near existing multifamily development, a school and site L-4 (a proposed multi-family development at a density of 30 units an acre) The City does not see the CUP process as a constraint on these sites due to the surrounding uses.	Site F-1 in previous Housing Element.
	Subtotal VL/L	15.395	15.395				368	368						
	Subtotal MOD	17.19	17.19				275	275						
	SUBTOTAL AREA	32.59	32.59				643	643						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Sun Creek Specific Plan														
M-1	Multiple APNs	1.7	1.7		HDR	26-50	85	85	Yes	None	VL/L	Vacant	Assume 50 units/acre at 100% site capacity	No sites counted for previous RNHA.
M-2	Multiple APNs	24.6	42.5		HDR	26-40	640	1105	Yes	None	VL/L	Vacant	Assumed 26 units/acre at 100% site capacity	No sites counted for previous RNHA.
M-3	Multiple APNs	5.7	43.7		MDR	12.1-18	82	504	Yes	None	Mod	Vacant	Assumes dwelling unit count identified in August 2012 version of Sun Creek Specific Plan Appendix C Table 3-3	No sites counted for previous RNHA.
M-4	Multiple APNs	44.0	316.0		MDR	6.1-12	422	2286	Yes	None	Abv Mod	Vacant	Assumes 12 units/acre at 80% site capacity. Currently, 322 acres are zoned in this area for MDR, however only 25% has infrasturcutre available to support development.	No sites counted for previous RNHA.
M-5	Multiple APNs	33	176.7		LDR	2.1-6	158	899	Yes	None	Abv Mod	Vacant	Assumes dwelling unit count identified in August 2012 version of Sun Creek Specific Plan Appendix C Table 3-3	No sites counted for previous RNHA.
	Subtotal VL/L	26.30	44.20				725	1190						
	Subtotal MOD	5.70	43.70				82	504						
	Subtotal ABV MOD	77.00	492.70				581	3185						
	SUBTOTAL AREA	109.00	580.60				1387	4879						
Rio Del Oro Specific Plan														
N-1	Multiple APNs	12	98		HDR	18.1-40	312	2548			VL/L	Vacant	Assumes built density of 26 du acre	No sites counted for previous RNHA.
N-2	Multiple APNs	45	256		MDR	6.1-18	648	3680			Mod		Assumes 80% of 18 du acre	No sites counted for previous RNHA.
N-3	Multiple APNs	170	1518.5		LDR	2.1-6	816	7295			Abv Mod		Assumes 80% of 6 du acre	No sites counted for previous RNHA.
	Subtotal VL/L	12	98				312	2548						
	Subtotal MOD	17	256				648	3680						
	Subtotal ABV MOD	170	1518.5				816	7295						
	SUBTOTAL AREA	199	1872.5				1776	13523						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
The Ranch at Sunridge Special Planning Area														
O-1	Multiple APNs	0	12.2		HDR	RD 30 / RD 40	0	378	No	None	VL/L	Vacant	Pending Approved Maps	No sites counted for previous RNHA. No sites counted for previous RNHA. No sites counted for previous RNHA.
O-2	Multiple APNs	5	105.4		MDR/GC	RD 20	80	149	No	None	Mod	Vacant	Pending Approved Maps	
O-3	Multiple APNs	15	142.3		LDR	RD 10	120	1191	No	None	Abv Mod	Vacant	Pending Approved Maps	
	Subtotal VL/L	0	12.2				0	378						
	Subtotal MOD	5	105.4				80	149						
	Subtotal ABV MOD	15	142.3				120	1191						
	SUBTOTAL AREA	20	259.9				200	1718						
Arboretum Specific Plan														
P-1	Multiple APNs	0	29.5		HDR	RD 30 / RD 40	0	825	No	None	VL/L	Vacant	Not expected to break ground this HE cycle.	No sites counted for current RHNA. No sites counted for current RHNA. No sites counted for current RHNA.
P-2	Multiple APNs	0	89		MDR	14 - 29	0	1287	No	None	Mod	Vacant	Not expected to break ground this HE cycle.	
P-3	Multiple APNs	0	402.8		LDR	1 - 13	0	2605	No	None	Abv Mod	Vacant	Not expected to break ground this HE cycle.	
	Subtotal VL/L	0	29.5				0	825						
	Subtotal MOD	0	89				0	1287						
	Subtotal ABV MOD	0	402.8				0	2605						
	SUBTOTAL AREA	0	521.3				0	4717						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Sunridge Specific Plan														
Sunridge Park														
Q-1	Multiple APNs	15.6	188	LDR	RD 4 - RD7		78	950	Yes	None	Abv Mod	Vacant	Single Family Parcels	No sites counted for previous RNHA.
	Subtotal													
	ABV MOD	15.6	188				78	950						
	SUBTOTAL													
	AREA	15.6	188				78	950						
Anatolia II														
R-1	067-0430-037	2.76	2.76		HDR	18.1-20	66	66	Yes	None	VL/L	not vac	Assumes 24 du acre with density bonus	Site G-1 in previous Housing Element.
R-2	067-0430-042	3.04	3.04		HDR	18.1-20	49	49	Yes	None	Mod	not vac	Assumes 80% of 20 du acre	Site G-2 in previous Housing Element.
R-3	067-0430-043	5.9	5.9		HDR	18.1-20	94	94	Yes	None	Mod	not vac	Assumes 80% of 20 du acre	Site G-3 in previous Housing Element.
R-4	067-0430-044	1.17	1.17		HDR	18.1-20	19	19	Yes	None	Mod	not vac	Assumes 80% of 20 du acre	Site G-4 in previous Housing Element.
R-5	067-0030-040	15.96	15.96	50%	LC	10-18	128	128	Yes	None	Mod	Vacant	Assumes 50% of the site will develop residential, at 20 du acre with an 80% site capacity.	Site G-5 in previous Housing Element.
	Subtotal													
	VL/L	2.76	2.76				66	66						
	Subtotal													
	MOD	18.06	18.06				170	170						
	SUBTOTAL													
	AREA	20.82	20.82				236	236						
Anatolia III														
S-1	Multiple APNs	70	203		LDR	RD 4 - RD 5	286	798	Yes	None	Abv Mod	Vacant	Single Family Parcels	No sites counted for previous RNHA.
	Subtotal													
	ABV MOD	70	203				286	798						
	SUBTOTAL													
	AREA	70	203				286	798						
Anatolia IV														
T-1	Multiple APNs	21.6	21.6		MDR	RD 10	203	203	Yes	None	Mod	Vacant	Not expected to break ground this HE cycle.	No sites counted for previous RNHA.
	Subtotal													
	MOD	21.6	21.6				203	203						
	SUBTOTAL													
	AREA	21.6	21.6				203	203						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Montelena														
U-1	Multiple APNs	11.8	11.8		MDR	RD 7	66	66	No	None	Mod	Vacant	Pending DA	No sites counted for previous RNHA. No sites counted for previous RNHA.
U-2	Multiple APNs	163.7	163.7		LDR	RD 5	655	655	No	None	Abv Mod	Vacant	Pending DA	
	Subtotal MOD	11.8	11.8				66	66						
	Subtotal ABV MOD	163.7	163.7				655	655						
	SUBTOTAL AREA	175.5	175.5				721	721						
Arista del Sol														
V-1	Multiple APNs	0	158.2		LDR	5-10	0	906	No	None	Abv Mod	Vacant	Not expected to break ground this HE cycle.	No sites counted for current RHNA.
	Subtotal ABV MOD	0	158.2				0	906						
	SUBTOTAL AREA	0	158.2				0	906						
Sunridge Lot J (Cresleigh)														
W-1	Multiple APNs	4.5	8.9		MDR	RD 10	35	75	No	None	Mod	Vacant	Pending Finished Lots	No sites counted for previous RNHA. No sites counted for previous RNHA.
W-2	Multiple APNs	32	55.31		LDR	RD 4 - RD 7	179	294	No	None	Abv Mod	Vacant	Pending Finished Lots	
	Subtotal MOD	4.5	8.9				35	75						
	Subtotal ABV MOD	32	55.31				179	294						
	SUBTOTAL AREA	36.5	64.21				214.2	369						
Douglas 103														
X-1	Multiple APNs	3.6	19.8		MDR	RD 15	43	213	No	None	Mod	Vacant	Pending Finished Lots	No sites counted for previous RNHA. No sites counted for previous RNHA.
X-2	Multiple APNs	6.4	19.9		LDR	5-10	51	88	No	None	Abv Mod	Vacant	Pending Finished Lots	
	Subtotal MOD	3.6	19.8				43	213						
	Subtotal ABV MOD	6.4	19.9				51	88						
	SUBTOTAL AREA	10	39.7				94.4	301						

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

Map Reference	APN	Acres in 8 YR HE Cycle	Total SP Acres	% Used	Zoning	Allowable Density	Unit Capacity in 8 YR HE Cycle	Total Unit Capacity Est.	Infra.	On-site Constraints	Income Category	Existing Use	Comments	Previous Housing Element Notes
Douglas 98														
Y-1	Multiple APNs	35	99.9		LDR	5-10	280	693	No	None	Abv Mod	Vacant	Pending Finished Lots	No sites counted for previous RNHA.
	<i>Subtotal ABV MOD</i>	<i>35</i>	<i>99.9</i>				<i>280</i>	<i>693</i>						
	<i>SUBTOTAL AREA</i>	<i>35</i>	<i>99.9</i>				<i>280</i>	<i>693</i>						
Grantline 208														
Z-1	Multiple APNs	0	139.4		LDR	5-10	0	724	No	None	Abv Mod	Vacant	Not expected to break ground this HE cycle.	No sites counted for current RHNA.
	<i>Subtotal ABV MOD</i>	<i>0</i>	<i>139.4</i>				<i>0</i>	<i>724</i>						
	<i>SUBTOTAL AREA</i>	<i>0</i>	<i>139.4</i>				<i>0</i>	<i>724</i>						
Mather East (Sundance)														
AA-1	067-0040-026	0	12.03		MDR	RD 10	0	129	No	None	Mod	Vacant	Pending Finished Lots	Site H-1 in previous Housing Element - not counted for current RHNA.
	<i>Subtotal MOD</i>	<i>0</i>	<i>12.03</i>				<i>0</i>	<i>129</i>						
	<i>SUBTOTAL AREA</i>	<i>0</i>	<i>12.03</i>				<i>0</i>	<i>129</i>						
North Douglas														
AB-1	Multiple APNs	7.3	7.3		MDR	RD 10	62	62	No	None	Mod	Vacant	Pending Finished Lots	No sites counted for previous RNHA.
	Multiple APNs	111.8	111.8		LDR	RD 5 - RD 7	603	603	No	None	Abv Mod	Vacant	Pending Finished Lots	No sites counted for previous RNHA.
	<i>Subtotal MOD</i>	<i>7.9</i>	<i>7.3</i>				<i>62</i>	<i>62</i>						
	<i>Subtotal ABV MOD</i>	<i>111.8</i>	<i>111.8</i>				<i>603</i>	<i>603</i>						
	<i>SUBTOTAL AREA</i>	<i>119.7</i>	<i>119.1</i>				<i>665</i>	<i>665</i>						
VACANT SITES GREENFIELD TOTALS														
	<i>Total VL/L</i>	<i>56.46</i>	<i>202.06</i>				<i>1470.84</i>	<i>5375.00</i>						
	<i>Total MOD</i>	<i>143.29</i>	<i>610.78</i>				<i>2125.19</i>	<i>6812.83</i>						
	<i>Total ABV MOD</i>	<i>696.50</i>	<i>3695.51</i>				<i>3649.20</i>	<i>19986.80</i>						
	<i>TOTAL VACANT GREENFIELD SITES</i>	<i>893.49</i>	<i>4505.59</i>				<i>7178.99</i>	<i>32108.63</i>						
Source: City of Rancho Cordova														

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Capitol Village Special Planning Area

The Capitol Village Special Planning Area is almost fully developed. The final phase includes single-family residential town-homes along the southern side of International Drive and a commercial/loft development located on the western side of Bridgeway Drive. The 2013-2021 Housing Element cycle will likely see full build-out of the Capitol Village Special Planning Area. The Capitol Village Special Planning Area does not include an affordable housing requirement. However, the median price of the Capitol Village townhomes will be affordable to moderate income households.

Villages of Zinfandel Special Planning Area

The Villages of Zinfandel Special Planning area is also mostly developed. There are finished lots ready for building along the south-eastern segment of Baroque Drive. There are also some commercial lots, as identified in the Vacant Greenfield Sites list of the above land inventory. These lots would require a Conditional Use Permit to develop as multi-family residential projects. Analysis has indicated that the CUP requirement does not pose a constraint to multi-family development. The single-family residential component of the Villages of Zinfandel Special Planning Area will most likely be fully developed during the 2013-2021 Housing Element Cycle. The commercial segment will develop as viable projects are presented. The Villages of Zinfandel Special Planning Area did not include an affordable housing requirement. However the commercial sites that may be developed residential with a CUP pose unique opportunities for high density multi-family residential development and have been previously considered for a condominium development.

Suncreek Specific Plan

The proposed Suncreek Specific Plan is near Sunrise Boulevard and Douglas Road. Proximity to Sunrise Boulevard and Grant Line Road make the area ideal for public transit. Current proposals include several residential neighborhoods, with some office and commercial development. Mixed-use commercial, recreational parks, trails, and schools are also planned. Presently, the project is in development agreement negotiations with the City. The first phase of actual development is expected to be on the Shalako property, located at the south west end of the plan area, and which has submitted a tentative map for consideration as soon as the development agreement negotiations are complete.

The Suncreek Specific Plan includes an Affordable Housing Plan that will require the dedication of three sites, with the purchase option of a fourth site to the City, as well as a per-door residential in-lieu fee that the City will use to sponsor the development of affordable housing in the planning area. It also includes a significant amount of acreage that has been deemed RHNA obligated, with a development floor of 26 units per acre. The tentative map for the Shalako property includes one of the dedicated sites, and sufficient

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

single family development to effectively act as a financial incentive for multi-family development. It is realistic that the Shalako multi-family acreage, including the property dedicated to the City for affordable housing will develop during the 2013-2021 Housing Element cycle.

Rio del Oro Specific Plan

The proposed Rio del Oro Specific Plan encompasses a very large area located east of Sunrise Boulevard between White Rock Road and Douglas Road. Currently, the area is mostly undeveloped with dredger tailings, and some notable environmental issues may shape future development. As proposed, the Rio del Oro project area would contain approximately 13,500 residential units at a variety of densities, with several village centers, a local town center, and two regional commercial sites. Approximately one-third of the land area would be retained as natural wetland preserve and improved open space. A network of major roadways, connector streets, and local streets integrate into the City's planned roadway system and create walkable neighborhoods. The proposed project also includes both office and light industrial uses, primarily within the Mather Field Noise Contours. The project has re-initiated development agreement negotiations with the City, and is expected to phase actual development from the west to the east, with the most logical first phase between the existing Sunrise corridor and the to-be-built Rancho Cordova Parkway.

The City has begun the affordable housing plan negotiations with the Rio del Oro project as part of their next entitlement phase. The City expects the plan to be similar to the Suncreek plan and include a residential per-door in-lieu fee with some potential for dedicated land, should it be appropriately located. It is possible that some portion of the Rio del Oro plan will develop during the 2013-2021 housing element cycle, and that development may include the build-out of one or more high density residential multi-family sites.

The Ranch at Sunridge Special Planning Area

The Ranch at Sunridge is in the Suncreek Planning Area, but will be developed separately from the rest of the planning area. Formerly used for agriculture, The Ranch is close to several major roads. The Ranch at Sunridge is proposed to be primarily residential, but will incorporate open space and commercial uses, as well as preserve some wetlands on the site. The initial phase of development in the Ranch will most likely include the north west corner and move east to tie into infrastructure that either exists currently, or will be under construction on a concurrent time scale. The most logical second phase of development will include the southern portion of the site.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Arboretum Specific Plan

The proposed Arboretum Specific Plan is located at the southernmost border of the City's undeveloped incorporated land. It is not expected to break ground during this housing element cycle. When development does begin in the Arboretum, it will most likely be phased from the south-western corner and move east and north as infrastructure is completed. The proposed Arboretum Specific Plan will most likely include a negotiated affordable housing plan that will provide for the development of multi-family and affordable housing in the specific planning area.

Sunridge Specific Plan

The Sunridge Specific Plan was approved prior to the City's incorporation and did not include an affordable housing plan or any requirements for multi-family or affordable housing performance. There are some sub-developments in the Sunridge Specific Plan that include RHNA obligated properties or have a multi-family obligation that was negotiated after the City's incorporation.

Sunridge Park

The approved Sunridge Park development is mostly complete with less than 100 unbuilt finished lots still available. The Sunridge Park project did not include a multi-family or affordable housing component at approval and will be almost exclusively single family homes on low-density parcels.

Anatolia II

Anatolia II has several multi-family parcels remaining to be built. Only one of these parcels has a Low-Income RHNA obligation placed on it. The proposed affordable housing project for that parcel would yield 66 low- and very low-income units. The City is in negotiations with the land-owner to evaluate the viability of an affordable housing project on that site. Development is expected to be complete in the Anatolia II village within the 2013-2021 Housing Element cycle.

Anatolia III

Anatolia III has 286 low density single family parcels remaining for build-out. The project area is expected to reach build-out during the 2013-2021 Housing Element cycle. The project will have no affordable or multi-family housing components.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Anatolia IV

This project is approved by the City, creating 203 single-family lots, a 2.6-acre park, and four landscape corridor lots. The lots are finished and ready for construction. It is expected that the Anatolia IV project will reach build-out during the 2013-2021 Housing Element cycle.

Montelena (located within the Sunridge Specific Plan)

The approved Montelena project is in the Sunridge Specific Plan Area. The project site is generally bounded by Jaeger Road to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south. The Montelena project comprises 251.9 acres and proposes the construction of 721 dwelling units. Although the area will be primarily residential, plans also include a community park area, detention basin, fire station, and wetland preserve. The approved project does not include an affordable housing plan, and has not designated multi-family development planned. It is expected to start construction during the 2013-2021 Housing Element cycle, and may reach build-out within the next eight years.

Arista del Sol

The Arista del Sol project is located on an approximately 158 acres. The project site is remote from existing infrastructure and is not expected to be developed during the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

SunRidge Lot J

The Lot J project is located on an approximately 81.1-acre parcel and would include a Tentative Subdivision Map to create 342 residential lots, one park site, and three landscape corridor lots. It is expected to be partially developed during the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Douglas 103

The Douglas 103 project is located on an approximately 40 acres adjacent to Douglas Road. The project is likely to break ground near the end of the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Douglas 98

The Douglas 98 project is located on an approximately 100 acres and would have a final approved map for 528 residential lots. The project is likely to break ground near the end of the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Grantline 208

The Grantline 208 project is located on an approximately 140 acres. The project site is remote from existing infrastructure and is not expected to be developed during the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Mather East

The Mather East project is located on an approximately 12-acre parcel and is adjacent to existing infrastructure. No plans to complete development have been routed through the City. The project does not include an affordable housing plan or a multi-family development obligation, and it is unknown if it will develop during the 2013-2021 Housing Element cycle.

North Douglas

The North Douglas project is located on an approximately 119-acre parcel and includes a Final Subdivision Map that creates 665 residential lots. The project has 603 finished lots and is expected to reach build-out during the 2013-2021 Housing Element cycle. The project does not include an affordable housing plan or a multi-family development obligation.

During the 2006–2013 Housing Element cycle, development in the City’s greenfield areas ground to a halt. With the exception of projects that had already begun construction prior to the collapse of the housing market in 2008, no new entitlements or large-scale housing developments were approved. During the first half of 2013, the resurgence of the housing market has brought several of the dormant greenfield developments back online. Some of these developments were further in the planning process than others, and some have the potential to actually build housing units in the 2013–2021 Housing Element cycle. **Table A-20** is a list of all the proposed developments by specific or special plan. The City has identified the developments that can reasonably be expected to complete the entitlement process and reach the finished lot stage on some portion of the project. This list also captures the developments with finished lots where building halted due to the housing market. While some of the product initially intended for these lots may not be feasible in the

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

new housing market, some of them have already resumed the building permit and plan-check process.

AVAILABLE SINGLE-FAMILY SITES

Table A-20 provides the characteristics of areas available for the development of single-family homes. There is potential for 5,567 single-family dwelling units on 547.83 vacant and underutilized acres in the City. These units are split between the moderate and the above moderate affordability levels, with 2,393 units expected to be affordable to households at a moderate income and 3,174 units available for households with above moderate income. Some development projects have reacted to the changes in the housing market that resulted from the market collapse in 2007 by introducing smaller units on smaller lots that will generally be more affordable. These housing products are generally zoned at 10 to 20 dwelling units per acre. For the purpose of moderate and above moderate housing, land zoned or planned for RD-10 to RD-20 is identified as affordable to households with a moderate income, while land zoned or planned for densities lower than RD-10 are identified as affordable to households with an above moderate income.

LAND INVENTORY ANALYSIS

Table A-23 compares the RHNA requirements to the City's capacity for new housing. The table is broken into affordability ranges and developing areas comparable to the land inventory tables above.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-23
LAND INVENTORY RHNA ANALYSIS

RHNA		VL/L 2,618	M 1,303	AM 3,087
Vacant Infill	Sunrise North		20	
	Mather RDA	241	45	
	Folsom Boulevard	357		
	Countryside/Lincoln Village		95	
	Williamson Ranch		34	
	Annexation Sites	425	101	
	Bradshaw and Highway 50		29	
Underutilized Infill	Town Center TOD	218		
	Folsom Boulevard New Markets		124	
	Mather RDA	160		
Greenfield	Capitol Village SPA		461	
	Villages of Zinfandel SPA	368	275	
	SunCreek SP	725	82	581
	Rio Del Oro SP	312	648	816
	The Ranch @ Sunridge		80	120
	Sunridge Park			78
	Anatolia II	66	170	
	Anatolia III			286
	Anatolia IV		203	
	Montelena		66	655
	Sunridge Lot J		35	179
	Douglas 103		43	51
	Douglas 98			280
	North Douglas		62	603
Pending Projects				
Horizons @ New Rancho		48		
Total		2,920	2,573	3,649
Surplus/(Shortfall)		302	1,270	562

Source: City of Rancho Cordova

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

RHNA requires that the City show capacity for a range of housing choice and housing affordability. According to the City's projections, there will be surplus capacity of 280 housing units affordable to very low- and low-income households. Much of that capacity is in the infill areas where infrastructure and access to transportation and services already exists. The City also expects to have surplus capacity of 1,169 units affordable to moderate-income households and 9 surplus units to above moderate-income households. The housing product for moderate- and above moderate-income households does not necessarily have a clear delineation, and the City's projections are based on proposed densities.

HOUSING RESOURCES AND INCENTIVES

AFFORDABLE HOUSING PROJECTS IN RANCHO CORDOVA

There are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. The address, number of affordable units by bedroom size and income level, and source of financing for each affordable development is provided in **Table A-24**.

TABLE A-24
SUBSIDIZED AND AT-RISK AFFORDABLE UNITS

Name	Address	Subsidized Units	Program	Source
Sunrise Meadows	11020 Coloma Rd	44	LMSA	HUD
Mather Community Campus	3665 Bleckely St	219	HTF, TI	
Gold Ridge-El Parque	2605 El Parque Cir	3	Public Housing	SHRA
Gold Ridge-El Parque	2609 El Parque Cir	3	Public Housing	SHRA
Gold Ridge-El Parque	2613 El Parque Cir	2	Public Housing	SHRA
Gold Ridge-El Parque	2617 El Parque Cir	3	Public Housing	SHRA
Gold Ridge-El Parque	2619 El Parque Cir	3	Public Housing	SHRA
Gold Ridge-El Parque	2623 El Parque Cir	3	Public Housing	SHRA
Gold Ridge-El Parque	2701 El Parque Cir	4	Public Housing	SHRA

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Name	Address	Subsidized Units	Program	Source
Gold Ridge-El Parque	2703 El Parque Cir	4	Public Housing	SHRA
Gold Ridge-El Parque	2707 El Parque Cir	4	Public Housing	SHRA
The Cascades	9838 Lincoln Village Dr	112	LIHTC	HUD
2970 Portsmouth	2970 Portsmouth Dr	9	Public Housing	SHRA
Gold Ridge-El Parque	10730 Coloma Rd	24	Public Housing	SHRA
Chesapeake Commons	3600 Data Dr	180	Bond	
Cordova Meadows Apartments	2312 Sierra Madre Court	184	LIHTC	HUD
Rancho Cordova Apartments	10685 Coloma Road	95	LIHTC	HUD
The Crossings @ New Rancho	2708 & 2728 Woodberry Way	17	LIHTC	CTCAC
Mather Transitional Housing	3550 Femoyer St	235	HTF, TI	
10375 Mills Tower Drive	10375 Mills Tower Dr	2	Misc Comm Dev	SHRA
Carriage House I Apartments	10531 Mills Tower Dr	56	Misc Comm Dev	SHRA
Carriage House II Apartments	2830 Mills Park Dr	54	Misc Comm Dev	SHRA
Fountain Crest	2719 Mills Park Dr	71	HOME	SHRA
Park Meadows Apartments (Cordova Meadows)	2335 Sierra Madre Ct	183		SHRA
SUBTOTAL		1514		
At-Risk Units				
La Loma	2088 W La Loma Dr	34	HFDA/8 NC	HUD
Coloma Woods	2300 Heather Glen Ln	28	Sec 8 NC	HUD
Mills Tower Apartments	10499 Mills Tower Dr	9	Sec 8 NC	HUD
SUBTOTAL		71		
TOTAL		1585		

Source: SACOG

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

AT-RISK HOUSING

Housing element law in the California Government Code (Section 65583) requires jurisdictions to include a study of all low-income housing units which may at some future time become unaffordable upon the expiration of affordability restrictions. Three general cases create the opportunity for the conversion of affordable units to market rate:

- Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236
- Opt-outs and expirations of project-based Section 8 contracts
- Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately owned project with HUD providing either below-market-interest-rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs to tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. With Section 202, HUD provides a direct loan to nonprofit organizations for project development and rental subsidy for low-income tenants. All Section 202 handicapped units (Section 202) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between a tenant's ability to pay and the contract rent. The likelihood for opt-outs increases when the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC); bond financing; density bonuses; CHFA, CDBG, and HOME funds; and redevelopment funds.

As shown at the bottom of **Table A-24**, three of the federally assisted multi-family housing complexes in Rancho Cordova are at risk of losing their affordability restrictions during the Housing Element planning period.

COST ANALYSIS

The cost of maintaining the assisted units is estimated to be significantly less than the cost required to replace the units through new construction. Conserving assisted units generally requires subsidizing the difference between market-rate and assisted rents.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

The cost of acquiring an apartment complex on the market for use as assisted housing ranges from \$52,100 per dwelling unit to \$100,000 per dwelling unit (sales data of comparable rental housing taken from loopnet.com and realtor.com, June 2013). Based on this information, the acquisition cost of an individual 28- to 34-unit multi-family rental complex in Rancho Cordova would range from \$1.5 to \$3.4 million. The cost to acquire all 71 of the rental units at risk is estimated to be between \$3.7 and \$7.1 million.

Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is both more feasible and more economical than constructing new units.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving “at-risk” housing, and for housing rehabilitation.

TABLE A-25
AFFORDABLE HOUSING FUNDING RESOURCES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.” The City of Rancho Cordova was granted entitlement status in January 2005 and began its funding cycle in July 2006.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to	Acquisition Rehabilitation Homebuyer Assistance

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Program Name	Description	Eligible Activities
	participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Program Name	Description	Eligible Activities
		Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
State Programs		
Emergency Shelter Program	Awards grants to nonprofits for the provision of shelter support services	Support Services
Multi-Family Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
California Housing Finance Agency (CHFA) Rental Housing Programs	Offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CalHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (CalHFA) Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
Supportive Housing/Minors Leaving Foster Care	This program provides funds for housing and services for persons who need support services to live independently (e.g., disabled, mentally ill).	Supportive Housing Foster Care
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Program Name	Description	Eligible Activities
		Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
CalHFA Programs		
Affordable Housing Partnership Program	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower interest rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Low Income Housing Tax Credits	Provides state tax credits for rental housing programs.	New Construction Rehabilitation
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Program Name	Description	Eligible Activities
Local Program and Private Sources		
Local Housing Trust Fund	The City of Rancho Cordova has a Local Housing Trust Fund (LHTF) (originally adopted under Sacramento County, funded through the Housing Development Impact Fee), which provides a linkage between the demand for very low-income housing and the development of commercial, office, industrial, and other nonresidential uses that create lower-paying employment opportunities that generate a demand for very low-income housing. Nonresidential developments in Rancho Cordova are required to pay into the LHTF on a square footage basis at building permit. The housing fee is in effect at the time the building permit is to be issued. The fees are as follows: Office \$.97 per square foot Hotel \$.92 per square foot R&D \$.82 per square foot Commercial \$.77 per square foot Manufacturing \$.61 per square foot	New Construction
Public Housing Authority Rental Subsidy	The local PHA is operated by SHRA, which manages housing and community development activities including conventional or low rent public housing and Housing Choice Vouchers program (Section 8 certificate). The conventional housing program involves housing developments that are managed and maintained by SHRA. The Housing Choice Vouchers program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the vouchers at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30% of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent as determined by the US Department of Housing and Urban Development (HUD). The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR.	Tenant-based Rental Assistance
Federal Home Loan Bank System	Facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under	Acquisition New Construction Rehabilitation

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Program Name	Description	Eligible Activities
	the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down payment for underserved low-income areas, and mortgages, which fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac Home Works	Provides first and second mortgages that include a rehabilitation loan. The City provides gap financing for the rehabilitation component.	Homebuyer Assistance Rehabilitation

Source: City of Rancho Cordova

INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very low- and low-income households. Such incentives as the City may offer to encourage the development of affordable housing will include, but are not limited to:

- Financial assistance (based on availability of federal, state, local foundation, and private housing funds)
- Expedited development review
- Streamlined development application processing
- Modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

QUALIFIED ENTITIES

There are several nonprofit organizations active in the Sacramento County region that have the managerial capacity to own and manage assisted rental housing.

- ACLC, Inc
- Affordable Housing Foundation
- C. Sandidge and Associates
- Christian Church Homes of Northern California, Inc.
- Community Home Builders and Associates
- Community Housing Opportunities Corporation
- Eden Housing, Inc.
- Eskaton Properties Inc.
- Housing Corporation of America
- Nehemiah Progressive Housing Dev. Corp.
- Norwood Family Housing
- Project Go, Inc.
- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento Mutual Housing Assoc
- Sacramento Valley Organizing Community
- Sacramento-Yolo Mutual Housing Association
- Satellite Housing Inc.
- Solano Affordable Housing Foundation
- Transitional Living and Community Support

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, environment issues, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Land Use Controls

The Rancho Cordova General Plan establishes policies that guide all new development, including any residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multi-family residential development are provided in **Table A-26**.

TABLE A-26
GENERAL PLAN RESIDENTIAL LAND USE
DESIGNATIONS

Residential Land Uses		
Designations	Dwelling Units per Gross Acre	Notes
Rural Residential (RR)	0.1–0.5	Designates areas near the edge of the City in a more natural setting where larger ranchette-style homes on 2- to 10-acre lots are predominant. May include limited farming and agriculture.
Estate Residential (ER)	0.51–2.0	Generally characterized by larger “executive” homes on generous lots ranging in size from 0.5 acre to 2 acres in size. Appropriate for urban to rural transition areas, significant natural areas, and integrated into neighborhoods with a variety of housing types.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

Low Density Residential (LDR)	2.1+–6.0	Predominantly single-family detached homes in traditional neighborhoods. Representative densities are consistent with the majority of the older housing stock in Rancho Cordova.
Medium Density Residential (MDR)	6.1+ –18.0	Generally characterized by small-lot single-family detached or single-family attached (i.e., condominium/townhome-type) development. The wide variety of site development patterns and architectural styles that represent this density range is often referred to as “Village Residential.”
High Density Residential (HDR)	20.1+–40.0	Predominantly apartments, condominiums, or clustered single-family units, generally in multi-story configurations. Parking is typically provided in traditional surface lots, but parking structures may be used at high densities.
Commercial and Mixed Land Uses		
Designations	Dwelling Units Per Gross Acre	Notes
Residential Mixed Use	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.
Commercial Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Office Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acres and a maximum density of 18 units per gross acre.
Village Center Mixed Use	6.1–18 .0	Multi-family is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Town Center Mixed Use	6.1–18 .0	Multi-family is allowed at a minimum density of 6.1 units per acres and a maximum density of 18 units per gross acre.
Transit-Oriented/ Town Center Mixed Use	20–80.0	Multi-family is allowed at a minimum density of 20 units per acres and a maximum density of 80 units per gross acre.
Regional Town Center	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acres and a maximum density of 40 units per gross acre.
Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10–100	Rural areas where some agricultural uses may occur, but where residential homes on lots of 10 to 100 acres are the predominant land use.
General Agriculture	100+	Areas set aside for commercial agricultural production. Minimum parcel size is 100 acres to ensure economic viability for farming operations.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Other Designations	
Designation	Notes
Planning Areas	Planning Areas are subject to the preparation of more detailed comprehensive plans.
Folsom Boulevard Planning Area (FBPA)	The Folsom Boulevard Planning Area will serve as the high-intensity development center of the City. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 24 units per acre).
Rio Del Oro Planning Area	The Rio Del Oro Planning Area would contain a mix of low-, medium-, and high-density residential units with an average density of approximately 6 to 8 units per acre. Residential areas would be developed as an interconnected series of walkable neighborhoods served by Neighborhood Center and Village Centers.
Suncreek/Preserve Planning Area	The Suncreek/Preserve Planning Area is within the approved Sunrise Douglas Community Plan area. Based on previous approval and current development requests, land uses in the Suncreek/Preserve Planning Area could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, accompanied by 450 acres of supporting commercial, office, and mixed uses.
Countryside/Lincoln Village Planning Area	This Planning Area is almost entirely developed and includes primarily residential development. Existing residential development contains a high concentration of low- and moderate-income households with limited east-west connectivity.

Source: City of Rancho Cordova

Note: This table provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Rancho Cordova Zoning Code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential land use zones used in Rancho Cordova and the respective maximum densities are shown in **Table A-27**.

In addition to zoning and minimum lot sizes, the City of Rancho Cordova further controls residential development through development standards. **Table A-28** details the development standards that are applied to residential development in the City. The City's parking requirements for residential projects are dependent on the housing type. Parking requirements may be reduced or negotiated through the entitlement process. **Table A-28** also provides the parking requirements for residential developments. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multi-family residential units ranges from 1.5 off-street spaces for one-bedroom

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

units to two spaces for units with two or more bedrooms. An additional 0.6 parking spaces per unit are required to accommodate guests in multi-family residential projects. Actual observed parking requirements for affordable senior and special needs developments proximate to transit hubs and after completing Design Review are considerably less than the normal standard. Residential lots with a habitable accessory structure must provide two off-street spaces for each dwelling unit. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal and none of these requirements are considered to constrain development, as evidenced by the amount of housing development occurring in the City, and are used to ensure an aesthetically pleasing project that allows for recreational uses and open space areas.

TABLE A-27
RESIDENTIAL LAND USE ZONES AND DENSITIES

Type of Use	Zoning Classification	Maximum Number of Units Per Acre	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width
Single-Family	RD-1	1	1 acre	75
Single-Family	RD-2	2	20,000	75
Single-Family	RD-3	3	10,000	65
Single-Family	RD-4	4	8,500	65
Single-Family	RD-5	5	5,200 (interior lot)	52
		5	6,200 (corner lot)	62
Duplex	RD-7	5	8,500	80
Single-Family		7	4,000 (interior lot)	40
		7	5,200 (corner lot)	52
Duplex		7	6,200 (interior lot)	62
		7	8,500 (corner lot)	80
Single-Family	RD-10	10	4,000 (interior lot)	40
	RD-15	15	5,200 (corner lot)	52
Duplex	RD-20	20	6,200 (interior lot)	62
	RD-25	25	7,200 (corner lot)	72
Multi-family	RD-30	30	5,200 (interior lot)	52
	RD-40	40	6,200 (corner lot)	62

Source: City of Rancho Cordova Zoning Code

Note: Specific Plan Areas and SPAs may incorporate different development standards

APPENDIX A –HOUSING ELEMENT
NEEDS ASSESSMENT

TABLE A-28
RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH ¹
Density (gross, neighborhood or development average for product type) ⁵																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
Maximum	1 du/ 2 ac	2 du/ac	1 du/ac	2 du/ac	3.0 du/ac	4.0 du/ac	5.0 du/ac	6.0 du/ac	7.0 du/ac	10.0 du/ac	15.0 du/ac	20.0 du/ac	25.0 du/ac	30.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac
Setbacks (minimum)																	
Front – General		30 ft				20 ft			18 ft	18 ft ²				18 ft			
Front – Living Area			n/a			14 ft					n/a				10 ft	n/a	
Side – Interior Lot/Detached Units	15 ft					5 ft				5 ft		25 ft		3 ft	20 ft	5 ft	
Side – Interior Lot/Attached Units	n/a					n/a				5 ft		n/a		0 ft	n/a		
Side – Street Side/Corner Lot	30 ft						12.5 ft					25 ft		12.5 ft	15 ft	15 ft	
Side – Zero Lot Line	n/a					0 ft/10 ft				0 ft/10 ft		0 ft/10 ft		0 ft/10 ft	n/a		
Rear – In General ⁶					25 ft ⁴					20 ft		20 ft		10 ft	20 ft	20 ft	
Rear – Setback to Alley ROW									3 ft								
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft		65 ft							n/a					
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft		65 ft							n/a					
Depth	100 ft									n/a							
Height (maximum)																	
Primary Structure/Unit	40 ft						30 ft						40 ft		45 ft	60 ft	30 ft
Accessory Structure					16 ft						16 ft				26 ft	26 ft	16 ft
Lot Coverage (maximum)	25%	30%					75%						75%		75%	75%	n/a
Common Open Space Requirement (minimum) ³						n/a							25%		n/a	25%	n/a

Source: City of Rancho Cordova Zoning Code

Notes:

1. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).

2. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.

3. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

4. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.

5. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.

6. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC.

7. Second dwelling units (attached or detached) may be constructed up to the maximum height limit of the primary structure

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Specific Plan and Special Planning Areas

Rancho Cordova has Specific Plan (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. Once adopted, SPs and SPAs replace the zoning of the property with zoning unique to the project area. While SPs rely on the existing development standards in the Zoning Code, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to protect certain resources of the City from incompatible land uses and to preserve areas with unique social, architectural, or environmental characteristics not otherwise adequately protected by regular zoning. In general, the intent of an SPA is to allow flexibility in development standards and existing zoning. Developers are encouraged to vary housing designs and densities in these areas, including such types as mixed-use commercial/residential developments and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

In many cases, SPs and SPAs allow unique uses and development standards for the planning area. These unique zoning provisions may increase flexibility for subsequent development within the planning area. All SPs and SPAs must be consistent with the City's General Plan. The SPAs and SPs are not considered to hamper housing development and, in reality, may promote housing development through the easing of some standards.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally non-governmental, including high land and construction costs, lack gap financing for affordable projects, and a variety of other market factors.

Design Guidelines

The City of Rancho Cordova recently adopted Design Guidelines that apply to all new development within the City and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects within the City. Experience with projects funded by the Low Income Housing Tax Credit demonstrates that well-designed multi-family low- and very low-income apartment complexes contribute to community acceptance and improved living conditions for the residents of such rental housing. These guidelines are intended to:

- Create an integrated community framework.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

- Promote a mix of uses, both at the street level and within individual structures, that capture the essence of the community and contribute to the health and vitality of the City.
- Respect the existing uses and environment while maximizing opportunities for smart, vibrant development that shapes a new identity for the City.
- Encourage pedestrian-oriented development that is successful and attractive to residents and visitors.

The designated approving authority for design review in Rancho Cordova is the City Council. The City Council will review and approve, conditionally approve, or deny design review applications using the guiding principles and design concepts described in the Design Guidelines.

The Design Guidelines allow flexible alternative standards for streets, bikeways, open space, parks, and streetscape design. They encourage many pedestrian-oriented design aspects, including sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, curb extensions to slow traffic, and other approved traffic calming devices. To promote the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed to improve traffic circulation in and through the site.

Parks and open space should be consistent with current open space plans adopted by the City. The specific location of parks and open space are to be determined by the Planning Department and the City Council in conjunction with area plans or subdivision map review.

Bikeways are required throughout each project and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping, lighting, and the use of street furniture to make the street more inviting to the pedestrian.

The City's Design Guidelines would have minimal financial impact on the development of housing and promote sustainable housing by encouraging quality of design and pedestrian-friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines, and a multitude of designs are acceptable to the City.

The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products.

By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and halfplexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard, and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures.
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts to allow for greater densities and design flexibility.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table A-29** below identifies allowed uses and corresponding permit requirements for the residential zoning districts, and **Table A-30** identifies allowed uses and permit requirements for mixed-use districts of Rancho Cordova.

Reasonable Accommodations

The City provides housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households. The City provides accessibility in housing for persons with disabilities by implementing state and federal requirements by undertaking the following actions: (1) review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities; and (2) include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-29
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	M DR	HD R	RM H
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	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P
Dwelling, Multi-Family	N	N	N	N	N	N	N	N	N	P	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
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	L	L	L	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, Large	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P	AU P
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

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	M DR	HD R	RM H
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
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N
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
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Residential Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N
Transitional /Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Source: City of Rancho Cordova Zoning Code

Notes:

- 1 Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses permitted allowed by right, "L" symbolizes uses that require approval of a limited use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.
- 2 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.
- 3 Emergency Shelters are permitted without a conditional use permit in the OIMU and LIBP zones; 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).
- 4 Senior independent living facilities are required to meet provisions in Chapter 5.1.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-30
ALLOWED USE AND PERMIT REQUIREMENTS
FOR MIXED-USE DISTRICTS

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC
Residential Uses								
Adult Day Care Home	P	N	N	N	N	N	N	N
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multi-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹
Dwelling, Second Unit	P	N	N	N	N	N	N	N
Dwelling, Single-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹
Emergency Shelter	C	C	C	P	P	N	N	N

Source: City of Rancho Cordova Zoning Code

Notes:

1. See the density restrictions in the underlying zoning district.

2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development.

P = Permitted use

S = Permitted use subject to special conditions

C = Permitted use subject to the issuance of a conditional use permit

¹ Subject to development plan review by Planning Director. Projects of 80–150 units are subject to development plan review by the City Council. Projects of more than 150 units are subject to development plan review by the City Council.

Density Bonus

State law requires that cities and counties provide a density increase of up to 35 percent over the otherwise maximum allowable residential density (or bonuses of equivalent financial value) when developers agree to construct housing with units affordable to low- or moderate-income households. Adopted in 2008 and updated in 2012, Section 23.710 of the City's Municipal Code provides density bonuses up to 35 percent, consistent with Government Code Section 65915.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement costs are usually charged for the provision of sanitary sewer and water service and for necessary transportation improvements, as well as to provide any other necessary infrastructure or services to the project. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g., payment for an off-site traffic signal).

Developers of new residential projects are also required to construct all on-site streets, sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Generally, new residential streets are to comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet, with pavement width being 32 feet and two sidewalks each 4 feet (**Table A-31**). Minor residential streets are used when serving fewer than 100 single-family residential units. Primary residential streets are required to have a 50-foot right-of-way, including the pavement width of 42 feet, and may serve up to 400 single-family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in Rancho Cordova. However, alternative designs to improve the aesthetics, pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs may include sidewalks separated from the back of curb by a landscape planter strip, landscape medians, traffic circles, and other approved traffic calming devices.

TABLE A-31
SITE IMPROVEMENTS

Type	Service	Street Width	Sidewalk Width (each)	Total
Minor Residential	Up to 99 single-family	32	4	40
Primary Residential	100 to 399 single-family and duplexes	42	4	50
Collector Street	400 or more residential units	48	4	56
Collector Street	Multi-family, industrial, commercial	48	6	60
Arterial Street	N/A	72	6	84

Source: City of Rancho Cordova Improvement Standards

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Rancho Cordova collects fees from new development projects to cover the costs of planning review and permit processing, which include plan checks and inspection fees. A more detailed discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g., sewer and water connection fees).

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects. A breakdown of the community facility fee for single-family and multi-family projects is shown in **Table A-32**. **Table A-33** provides a listing of planning fees charged by the City of Rancho Cordova. The breakdown of the total fee for a 100-unit single-family residential development, as well as the per-unit fee, is provided in **Table A-34**. Development fees, including building, planning, and impact fees, for a 1,600-square-foot home are estimated to be \$78,204 (**Table A-34**). **Table A-35** provides development fees per multi-family unit and for a multi-family project. The estimated development fees for a 900-square-foot multi-family unit are \$68,416 (**Table A-35**).

TABLE A-32
COMMUNITY FACILITIES FEE

	Single-Family Residential (per unit)	Multi-Family Residential (per unit)
Community Facilities Fee – Facilities	\$2,822	\$2,205
Community Facilities Fee – Library	\$578	\$452
	\$3,400	\$2,657

Source: City of Rancho Cordova 2005 Residential Fee Schedule

Table A-33 lists the planning fees and deposits associated with development projects and use permits.

APPENDIX A – HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-33
PLANNING FEES

Description	Deposit Amount	Fee Amount
General Plan Amendment	\$15,000	
Rezone	\$15,000	
Specific Plan Initiation	\$5,000	
Special Planning Area Initiation	\$5,000	
Zoning Ordinance Amendment	\$10,000	
Design Review – Major	\$10,000	
Design Review – Minor	\$5,000	
Design Review Amendment	\$5,000	
Development Agreement	\$10,000	
Development Agreement Amendment	\$5,000	
Conditional Use Permit	\$10,000	
Conditional Use Permit Amendment	\$5,000	
Use Permit – Condo Conversion	\$8,000	
Tentative Parcel Map	\$10,000	
Tentative Parcel Map Extension	\$1,000	
Tentative Parcel Map Resubmission	\$5,000	
Tentative Parcel Map Waiver – Condo	\$3,000	
Tentative Parcel Map Amendment	\$3,000	
Tentative Subdivision Map (1–20 lots)	\$10,000	
Tentative Subdivision Map (21 or more)	\$20,000	
Tentative Subdivision Map Amendment	\$5,000	
Variance	\$10,000	
Nonconforming Use Certificate	\$3,000	
Initial Study Deposit (Negative Declaration/EIR)	\$5,000	
Development Agreement Annual Compliance Review	\$5,000 minimum balance for the term of the Agreement	
Limited Use Permit	\$4,000	
Planning Director Determination – Public Hearing	\$1,500	
Planning Director Determination – No Public Hearing	\$1,000	
Unified Sign Program	\$2,000	
Reasonable Accommodation	\$2,000	

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Description	Deposit Amount	Fee Amount
Administrative Use Permit		\$1,184
Adjustment		\$1,231
Temporary Use Permit		\$241
Boundary Line Adjustment		\$942
PCN (Public Convenience & Necessity)		\$1,830
Zoning Verification Letter		\$397
Appeals of Planning Director Decision to City Council		\$4,383
Appeals of Decision to City Council		\$4,373
Appeal of Zoning Decision to City Council		\$2,590

Source: City of Rancho Cordova Planning Department

TABLE A-34
**DEVELOPMENT FEES FOR A SINGLE-FAMILY
RESIDENTIAL UNIT AND 100-UNIT PROJECT**

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$3,290	\$329,000
Plan Review Fee	\$1,316	\$131,600
Zone Check Fee	\$171	\$17,100
Impact Fees		
General Plan Cost Recovery Fee	\$211	\$21,100
Capital Fire Facilities Fee	\$896	\$89,600
Community Facilities Fee	\$3,400	\$340,000
Measure A Impact Fee		
Measure A Impact Fee	\$1,100	\$110,000
Transit Fee		
Zones 2 and 2B	\$87	\$8,700
Zones 3, 3C, and 3S	\$175	\$17,500
Drainage Fee		
Zone 11A	\$14,048	\$1,404,800
Zone 11B	\$9,844	\$984,400
Schools		
Folsom Cordova Unified Fee	\$8,592	\$859,200

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

	Unit ¹	100-Unit Project
Elk Grove Unified Fee	\$7,456	\$745,600
Utility Connection Charges		
Water Connection	\$13,447	\$1,344,700
Sewer Connection		
Sacramento Area Sewer District	\$14,171	\$1,417,100
TOTAL	\$55,389 – \$60,817	\$5,538,900 - \$6,081,700

Source: City of Rancho Cordova Building & Public Works Department

1 Units are assumed to be 1,600 square feet on 0.25 acre, valued at \$280,000, and built in new subdivisions. Infill development may be somewhat less expensive.

TABLE A-35
**DEVELOPMENT FEES FOR MULTI-FAMILY
RESIDENTIAL UNIT AND PROJECT**

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$2,590	\$259,000
Plan Review Fee	\$1,036	\$103,600
Zone Check Fee	\$135	\$13,500
Impact Fees		
General Plan Cost Recovery Fee	\$145	\$14,500
Capital Fire Facilities Fee	\$675	\$67,500
Community Facilities Fee	\$2,657	\$265,700
Measure A Impact Fee		
Measure A Impact Fee	\$750	\$75,000
Transit Fee		
Zone 2	\$177	\$177,000
Zone 2B	\$177	\$177,000
Zone 3	\$356	\$356,000
Zones 3C and 3S	\$356	\$356,000
Drainage Fee		
Zone 11A	\$17,671	\$1,767,100
Zone 11B	\$12,080	\$1,208,000
Schools		
Folsom Cordova Unified Fee	\$3,213	\$321,300

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

	Unit ¹	100-Unit Project
Elk Grove Unified Fee	\$4,194	\$419,400
Utility Connection Charges		
Water Connection	\$8,033	\$803,300
Sewer Connection		
Sacramento Area Sewer District	\$14,171	\$1,417,100
TOTAL	\$45,662–\$52,413	\$4,566,,200– \$5,241,300

Source: City of Rancho Cordova Building & Public Works Department

¹ Units are assumed to be 900 square feet on 0.05 acre, built in a previously undeveloped area. Infill development may be somewhat less expensive.

Second Dwelling Units

Second dwellings units are a viable option for providing affordable units in some communities. However, in Rancho Cordova, little interest has been expressed in constructing such units, and therefore the costs are not easily estimated. No second units have been constructed since the City's incorporation, and the amount of undeveloped land existing indicates that affordable housing need may be met through other means.

The City is currently allowing accessory dwelling units by right in single-family residential zones in compliance with Government Code Section 65852.2. However, the City's Zoning Code requires a conditional use permit for the development of accessory units.

Specific Plan Areas

Specific Plan areas in the City of Rancho Cordova (e.g., Sunridge, Villages at Zinfandel) address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent on the cost of infrastructure, public services, and other associated improvement requirements. **Table A-34** shows the estimated development costs for a single-family home in a Specific Plan area. The estimated development fees including planning, building, and impact fees per unit for a 1,600-square-foot single-family home are \$78,204. Development fees for proposed Specific Plans, such as Rio del Oro and the Suncreek Specific Plan, will be based on infrastructure financing plans that will be developed as the specific plans go through the entitlement process.

Development Permit and Approval Process

Applications for development projects are submitted to the City's Planning Department. The application process varies depending on the type of entitlement that is being requested. In most cases, the planning application process requires a public hearing before the City Council. In case of design review for multi-family or commercial projects, a public hearing will be required before the City Council. The permitting process in Rancho Cordova does

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

not create any unnecessary delays or increases to the cost of housing. In addition, City staff accelerates the application process by allowing concurrent review of the following entitlements:

- Tentative map reviews
- Design review
- Special development permits
- Rezones
- Development agreements

The steps in the approval process for housing developments differ with the type and conditions of the development. Single-family subdivisions that do not require any change to the zoning are submitted to the Planning Department, reviewed by staff for their conformance to the Design Guidelines, and presented at a public hearing before the City Council for approval.

Multi-family projects are processed in the same manner, but are subject to design review by the City Council. Specific plans, rezoning requests, subdivisions, and variances require staff and City Council review for approval. Multi-family development in commercial and business zones requires the same procedure as in residential zones. As previously stated, City staff allows concurrent review of entitlements to process multi-family projects in a timely manner, and the City's Design Review process has minimal financial impact on the development of housing and promotes sustainable development by encouraging quality of design and pedestrian-friendly neighborhoods.

Many other factors, such as public sentiment, may also affect the determination of approval of a project. The time frame for processing an application in the City of Rancho Cordova is no longer than that of the majority of jurisdictions in the region and may be considerably shorter. A complete listing of the lengths of estimated application-processing times is given in **Table A-36**.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-36
ESTIMATED APPLICATION PROCESSING TIMES

Applications	Time Frame
One-Story Single-Family	
Building Permit	15 days
Residential Design Review	45–60 days
Two-Story Single-Family	
Building Permit	15 days
Residential Design Review	45–60 days
Variances, Use Permits, Etc.	75–120 days
Tentative Maps	4 months (after environmental study is complete)
Commercial and Multi-Family Design Review	60–75 days
Projects with Environmental Review ¹	
Negative Declaration	Less than 90 days
Environmental Impact Report	Approximately 1 year
Rezoning	4–6 months
General Plan Amendment	4 – 6 months
Boundary Line Adjustment	10 days
Parcel Map	3 months
Subdivision Map (Project)	3–6 months
Conditional Use Permit	75–120 days

Source: City of Rancho Cordova Planning and Building Departments

¹ Estimates are given for time after the City receives the application. Projects with environmental review generally take around one year in total.

Design Review

In 2012, the City Council dissolved the City of Rancho Cordova Planning Commission. The Council's goal was to remove barriers to development and improve the speed and efficiency by which development applications and projects were processed. The responsibilities of the Planning Commission were split between City Planning staff and the City Council. Most of the minor or routine development decisions are made at the staff level, while design review and major project decision are brought before the City Council.

The City Council's design review process for multi-family housing follows a straightforward and efficient path to approval, and worst case scenario would add no more than two weeks

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

to the review process. Prior to construction of multi-family developments, the City requires approval of a Design Review package for the project. Such projects are considered by the City Council and the approval or denial of the project is based on the following four criteria:

- Consistency with the General Plan, any applicable Specific Plan, and the City's design guidelines;
- Project design (architecture and site improvements) that enhance the character of the neighborhood;
- Architecture, scale and design details that are compatible with adjoining or nearby properties; and,
- Project circulation design that will not create conflicts with vehicular, bicycle or pedestrian transportation modes.

Since adoption of the City design guidelines and the establishment of the design review process, the City has never denied a project based on findings that the project design did not meet the required findings established within the Zoning Code. Therefore, the design review is not seen as a constraint to the development of housing.

Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of federal, state, and municipal codes and standards designed to maintain a healthy, safe, and clean environment and preserve the quality of life standards that residents and businesses enjoy in Rancho Cordova. These codes include the 2010 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, 2010 California Electrical Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-37
HEALTH AND SAFETY CODE VIOLATIONS

Health and Safety Violation	2008	2009	2010	2011	2012
Water Intrusion/Mold	19	101	126	102	181
Structural Deficiencies	161	1,371	1,471	1,056	1,352
HVAC/Mechanical/Plumbing	149	513	1,437	905	1,389
Maintenance Deficiencies	173	1,548	728	560	692
Pest Infestation	8	345	293	83	171
Building Code Violations	67	769	583	340	602
Other	0	43	15	68	45
Complaint Total	577	4,690	4,653	3,114	4,432

Sources: City of Rancho Cordova Neighborhood Services Division

INFRASTRUCTURE CAPACITY

Water Supply and Infrastructure

Buildout of the General Plan is estimated to occur around the year 2030 with the addition of 53,480 housing units. The General Plan EIR has determined that buildout of the General Plan will require additional treatment, capacity, storage capacity, and other conveyance facilities to meet the projected water demands. In addition, new development under the General Plan will not proceed without verification and determination that adequate water supply and adequate water supply infrastructure exists, and does not contribute to service area shortfalls.

Wastewater Treatment

The Sacramento Regional Water Treatment Plant currently has permitted capacity of 181 million gallons per day (mgd) for Average Dry Weather Flows (ADWF) and 400 mgd of Average Wet Weather Flows (AWWF). Currently, the Sacramento Regional County Sanitation District is in the process of expanding the water treatment plant to accommodate 250 ADWF and maintaining the 400 mgd for AWWF. The ADWF at the water treatment plant is expected to be 218 mgd in the year 2020, approximately 32 mgd under capacity with proposed expansion improvements in place. These expansions are projected to accommodate all projected regional growth through the year 2020.

Environment

The City of Rancho Cordova incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

constraint is the presence of wetlands. There are no significant portions of the City located in the 100-year floodplain, but much of the newly developing area has significant wetlands. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges.

NON-GOVERNMENTAL CONSTRAINTS

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land.

Table A-38 shows vacant land for sale and properties with development potential in surrounding communities as of June 2012. There were no sites listed in the City of Rancho Cordova at the time. Depending on the size and location of the parcel, the vacant single-family residential parcels located in areas surrounding Rancho Cordova range from \$9,150 to \$46,000. There were no comparable vacant multi-family zoned parcels currently for sale in the Sacramento area during the preparation of this Housing Element to use in determining per unit parcel costs; however, property prices have depreciated significantly over the last seven years. The range of single-family per-unit parcel costs is about 80 percent lower than the range of costs in 2008. Applying the same discount to the multi-family per-unit land costs would result in a range between \$5,300 and \$13,750 per unit.

TABLE A-38
VACANT LAND “FOR SALE”¹

Type	Lot Size/ Total Units ¹	Location	Price	Price per Unit
Residential – SF	1.38/8	Sacramento (95828)	\$240,000	\$30,000
Residential – SF	2.06/10	Sacramento (95829)	\$460,000	\$46,000
Residential – SF	1.91/8	Orangevale (95662)	\$230,000	\$46,000
Residential – SF	2.1/10	Citrus Heights (95610)	\$249,000	\$24,900
Residential – SF	14.65/170	Sacramento (95827)	\$3,500,000	\$20,588
Residential – SF	41.5/153	Rancho Cordova (95742)	\$1,400,000	\$9,150

Source: Loopnet.com, Zillow.com, RealEstate.com

¹ The maximum number of units allowed by the Zoning Code was used in calculating total units unless otherwise indicated in property listing. Listings pulled 6/28/2013 from Realtor.com.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Construction and Labor Costs

Many factors affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The cost of raw land is estimated to be \$100,000 per unit. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems and rough grading, plus installation of water and sewer lines. The estimated costs for these types of improvements are \$40,000 per unit.

An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story home in the Rancho Cordova area to be approximately \$86 per square foot. This cost estimate is based on a 2,000-square-foot house of good-quality construction including a two-car garage and small porch. The total construction costs are estimated at \$241,151, excluding land costs.

If labor or material costs increased substantially, the cost of construction in Rancho Cordova could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Rancho Cordova. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable or adjustable rate mortgages (ARMs). These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products which provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. **Table A-39** shows interest rates for a 15- and 30-year fixed loan in the Rancho Cordova area. Interest rates change on a daily basis.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

TABLE A-39
INTEREST RATES FOR 15- AND 30-YEAR FIXED
LOANS

15-Year Loan		30-Year Fixed Loan	
Interest Rate	Points	Interest Rate	Points
3.125	0.5	3.375	0.5

Source: Zillow.com

Based on an average loan amount of \$300,000.

Rates for June 2013. Rates are subject to change on a daily basis.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Rancho Cordova, particularly with California in the midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving Rancho Cordova, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower-income customers.

The Sacramento Municipal Utility District (SMUD) provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy-efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, installation of Energy Star sun reflecting coating, duct improvements, installation of insulation, and installation of a solar water heater.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Pacific Gas and Electric Company (PG&E) provides natural gas to consumers in Rancho Cordova and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP), which provides financial assistance to eligible low-income persons to offset the costs of heating and cooling their housing unit.

State law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

LAND INVENTORY MAPS

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

Greenfield Inventory Map Placeholder

APPENDIX A –HOUSING ELEMENT NEEDS ASSESSMENT

BIBLIOGRAPHY

California State Department of Finance.

Sacramento Area Council of Governments (SACOG), Final Regional Housing Needs Plan for the SACOG Region, November 2012.

U.S. Census Bureau, 2000 U.S. Census.

U.S. Census Bureau, 2006–2010 American Community Survey

U.S. Census Bureau, 2010 U.S. Census.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Goal H.1	SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.		
Policy H.1.1, pg 19	Improve the City’s jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.		
Action H.1.1.1, pg 19	The City will work with the Economic Development Department to survey the larger employers in the community to determine actual salary information. (Also see Action H.4.4.3 and H.7.1.1.)	In 2010, the City contracted with Applied Development Economics to prepare a projection of household incomes for two job growth scenarios for the City of Rancho Cordova Southeast Expansion Area. In addition, ADE analyzed the current job base, including buildout of the existing General Plan, with regard to wages and estimated household income for the workforce employed in Rancho Cordova. Also in 2010, the City contracted with Spinnaker Consulting to complete a study of the City's undeveloped area, in order to project buildout needs in both housing and commercial development, including low-income housing.	This program will be combined with H.1.2 and continued. The City will continue to prepare studies regarding housing need and housing preference to help guide housing policies.
Action H.1.1.2, pg 19	Analyze the results from the employer survey to determine employee preferences regarding housing type (e.g., if employees were to live in the community, what type of home would they want and be able to afford).	Results from employer surveys were analyzed and processed to help determine housing type preferences. The information has been incorporated into the City's Consolidated Plan, has been used to inform specific and special plans, and has been utilized in the development of this Housing Element update.	This program will be combined with H.1.1 and continued. The City will continue to evaluate all studies to help determine housing need and preference.
Action H.1.1.3, pg 19	Create a local housing foundation/trust to work with the Redevelopment Agency and private for-profit and nonprofit developers/home builders to receive land dedications and broker deals for the development of new housing for all income levels.	The City has not created a foundation or included any outside partners at this time. In order to use State Local Housing Grant funds, the City instituted the Local Housing Trust Fund, based on development impact fees. The fund has been dedicated as match for the State Local Housing Grant up to \$2,000,000.	This program will be combined with H.7.1.1. The City will continue to explore the option of creating a local housing foundation or trust to partner with developers and to broker deals for the development of new housing for all income levels. The City will modify the action to remove the RDA as an active participant in this action.
Policy H.1.2, pg 19	Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, taking into account employment projections, household growth, and the City’s share of regional housing needs. (Also see Action H.4.1.2.)		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.1.2.1 pg 19	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher, and 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.5 acres at 40 units per acre. Similarly, if the project’s requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. (Also see Action H.4.1.2) For the purpose of satisfying the 5 percent for land uses at or above 20 units per acre, sites must meet the following requirements: - Sites must be zoned exclusively residential. - Sites must be of sufficient size to accommodate a minimum of 16 units per site. - Sites must be proximate to public transportation routes which provide ready access to fixed rail.	The City has not had any new development projects triggering Action H.1.2.1 since the last Housing Element update.	The City will continue to require development projects of 100 gross acres or more to dedicate 7% of the total developable acreage to a density of 30 units to the acre or more, and 5% to a density of 10 units to the acre or more.
Action H.1.2.2 pg 20	Annually review the amount of land zoned for various residential uses in conjunction with the amount and type of housing produced in the previous year to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, if needed. (Also see Action H.4.1.2.)	The Planning Department has regularly reviewed the amount of land zoned for residential uses to determine if zoning changes are required. Any necessary zoning changes have been made.	The City will continue to annually review the amount of land zoned for various residential uses to determine if zoning changes are needed to meet the City's housing needs.
Policy H.1.3 pg 20	Promote a broader range of housing options for executives.		
Action H.1.3.1 pg 20	The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	The City has not had any new development projects triggering Action H.1.2.1 since the last Housing Element update.	The City will continue to encourage the development of executive housing options in Specific Plans and large subdivisions in the interest of supporting a range of housing choice.
Policy H.1.4 pg 21	Promote higher-density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.1.4.1 pg 21	As part of an ongoing effort to promote transit-oriented development, the City will coordinate with Regional Transit to incentivize the production of housing for living and working in same community.	The City has partnered with Regional Transit to outline a Transit Pass program for the Crossings @ New Rancho, an 18-unit multi-family affordable housing complex completed in 2012 and located at the boundary of the Zinfandel Light Rail TOD. The City will be looking to expand that program with the construction of the Horizons @ New Rancho, 48 units of affordable senior housing located adjacent to Crossings. Additionally, the City was the recipient of a Sustainable Communities sub-grant from SACOG for the planning and design of the TOD located at the Mather/Mills Station Light Rail Station.	The City will continue to partner with Regional Transit whenever possible, both on individual projects and in general planning, to encourage the marriage of housing production and transportation planning.
Policy H.1.5 pg 21	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project’s plan for providing affordable housing.		
Action H.1.5.1 pg 21	Consider the adoption of an Affordable Housing Ordinance that specifies the procedures for project reviews, the City’s general expectations for affordable housing obligations, and the requirement that individual projects include an Affordable Housing Plan as part of the overall project approval. Guidelines identified under Policy H.1.6 and subsequent Housing Element actions shall be considered for inclusion within the Affordable Housing Ordinance.	The City has not adopted an ordinance, but has developed an alternative approach to quantifying expectations for affordable housing obligations.	The City will delete Action H.1.5.1. The City has devised a formula that allows developers to incorporate affordable housing projects into new development projects through a customized negotiated Affordable Housing Plan (AHP) attached to the Development Agreement.
Policy H.1.6 pg 21	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. If an Affordable Housing Ordinance is adopted, the City shall review this policy and the following actions for consistency and shall amend the General Plan as necessary to maintain consistency.		
Action H.1.6.1 pg 22	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.	The City is currently negotiating the Suncreek Specific Plan, which is the first Specific Plan to be brought to the City since prior to the last Housing Element update. The City has been working with the Suncreek developers to develop an Affordable Housing Plan to be adopted in conjunction with the first City Council–approved entitlement.	The City will continue to require that Affordable Housing Plans are submitted and approved at the earliest phase of entitlement for all new and pending Specific Plans.

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.1.6.2 pg 22	The Affordable Housing Plan shall specify and include the following: - The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above moderate-income households. - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the plan of each individual project. - Program options within project-specific Affordable Housing Plans may include but are not limited to the following: Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.) (please refer to Goal H.4 for additional discussion of City promotion of the provision of a range of housing choices and housing diversity). Land dedication (on-site and off-site). Rehabilitation of existing residential structures located within existing City neighborhoods. Payment of in-lieu fees. - The timing for completion of affordable housing obligations. For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.	The City is currently negotiating the Suncreek Specific Plan, which is the first Specific Plan to be brought to the City since prior to the last Housing Element update. The City has been working with the Suncreek developers to develop an Affordable Housing Plan that will establish a formula that may be used as a template for future Specific Plans to help ensure that the Affordable Housing Plans adequately address the future need for very low-, low-, and moderate-income households.	This action will be combined with Action H.1.6.3 and Action H.1.6.4.
Action H.1.6.3 pg 23	At the City Council’s discretion, land or other contributions provided by developers as specified within project Affordable Housing Plans (see Policy H.1.6) may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.	The City has not yet entitled any Specific Plans that include land or other contributions. However, the City has been successful at securing land and grant funding and partnering with nonprofit developers to provide housing affordable at the 50% area median income. Eighteen units have been built, and an additional 98 units are currently in the planning phase.	This action will be combined with Action H.1.6.2 and Action H.1.6.4. The City will continue to consider land or other contributions provided as part of any given Affordable Housing Plan as potentially available to augment the City's efforts to provide affordable housing. The City will continue to pursue supplemental funding for affordable housing.
Action H.1.6.4 pg 23	In order to ensure the production and preservation of housing affordable to the City’s workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans, in addition to the resources identified in Action H.1.6.6. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis)	The City has not yet entitled any Specific Plans that have approved Affordable Housing Plans and has not yet applied any additional incentives in the Affordable Housing Plan process. The City has, however, sponsored one completed affordable housing project and two planned projects. All three projects have benefited from the incentives listed in Action H.1.6.4	This action will be combined with Action H.1.6.2 and Action H.1.6.3. The City will continue to offer incentives to help support Affordable Housing Plans and the actual production of affordable housing.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.1.6.5 pg 24	The City may choose to approve Affordable Housing Plans that provide relief from current housing market conditions. In such cases, the Plan shall specify how the project will ultimately fulfill its affordable housing obligations as residential markets improve. For projects with Affordable Housing Plans that provide relief to current market conditions, the Plans should not exempt the project from future Affordable Housing Fees which might be adopted on a citywide or area basis.	The City has not yet entitled any Specific Plans that included approved Affordable Housing Plans, so no current housing market conditions have been addressed. The Affordable Housing Plans will be negotiated on a one-by-one basis to include the flexibility to respond to a wide variety of housing market conditions.	The City will delete Action H.1.6.5. The Affordable Housing Plans need to address housing market conditions over the life of the Development Agreement. Addressing current housing conditions in a long-term agreement may cause additional problems.
Action H.1.6.6 pg 24	Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City/Agency programs such as the City’s non-residential linkage fee (Very Low-Income Housing Trust Fund) and the Redevelopment Agency’s Low and Moderate Income 20 percent Housing Set-Aside Fund.	The City has not yet implemented any Affordable Housing Plans. However, the City has supported the construction of the Crossings @ New Rancho, completed in 2012, with the use of Neighborhood Stabilization Program funds obtained via competitive grant application. The City has also supported the planning of the Horizons @ New Rancho project and the Mather Veterans Village project with matching grant funds from the State of California's Affordable Housing Trust Fund Grant program. The City is using the Very Low Income Housing Fee for grant match. The 20% Set Aside from the RDA has been eliminated and the fund balance remitted to the State.	Action H.1.6.6 will be modified to acknowledge the elimination of RDA 20% set-aside as a funding source.
Action H.1.6.7 pg 25	The City expects the housing market to improve substantially by 2012 and therefore shall consider conducting a “mid-term” review and update of the Housing Element and the obligations associated with affordable housing by 2012. In determining whether to update the Element, the City will consider housing market conditions, rate of home construction, and performance of the City and its developers in meeting affordable housing goals. Additionally, the City shall consider the schedule for state-mandated Housing Element updates in determining whether a 2012 mid-term update of the Housing Element is appropriate and feasible.	The City did not conduct a mid-term review, as the housing market did not substantially rebound by 2012.	The City will delete Action H.1.6.7, as it is no longer applicable.
Goal H.2	ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY’S EXISTING RESIDENTIAL NEIGHBORHOODS.		
Policy H.2.1, pg 25	Encourage private investment to increase property values and resale prices.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.1.1, pg 25	Develop design tools and a pattern book and/or provide design services to assist homeowners who plan to remodel with suggestions for a variety of façade improvements and additions that are integrated and timeless.	The City did not complete a pattern book or design tools for single-family remodeling. Due to changes in the housing market and in the general economy, home reinvestment has slowed.	The City will delete Action H.2.1.1, as City staff have had little opportunity to develop such an effort, and suspect that any effort would have little impact on the existing quality of the City's housing stock. The City will continue to encourage home reinvestment through other venues.
Action H.2.1.2, pg 26	Continue to work with Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation to develop and host community workshops and/or provide written materials regarding the following topics: - Home improvement and maintenance tips - Weatherization and energy efficiency programs (SMUD) - Availability of shade trees for properties needing landscaping (Sacramento Tree Foundation) In addition, the City will provide information regarding the home improvement program in the form of newspaper postings and bulletins, and on the City’s website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	The City has worked extensively with both volunteer groups and other local and regional partners to encourage neighborhood revitalization. A key component of the Growing Strong Neighborhoods effort has been the focus on improvements at the neighborhood level. These successes have included privately funded renovations of major apartment complexes, both large-scale and local neighborhood cleanup efforts, neighborhood beautification efforts, and community involvement.	This Action will be merged with Action H.2.3 to support neighborhood improvements through private investment and partnerships.
Policy H.2.2, pg 26	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units) and infill reuse/conversion.		
Action H.2.2.1, pg 26	The City shall continue to apply for federal and state funds to develop a housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. Assuming the City receives funding, it anticipates assisting 5 to 10 very low- and low-income households per year. The housing rehabilitation program shall: - Include a grant/loan component, when funding is available, for very low- and low-income households residing in housing units in need of rehabilitation. - Be developed in partnership with public and private organizations, such as Rebuilding Together, SMUD, and local community groups. - Include incentives, such as waiver of annual park fees or reduction of permit fees necessary for rehabilitation, to encourage upkeep and rehabilitation of housing by property owners and encourage upgrades to meet minimum energy efficiency standards.	The City has funded almost 60 emergency repair loans for homeowners of single-family homes and mobile homes. This program provides a five-year forgivable loan for emergency repairs. The City also received a Cal-Home Grant from the State for \$720,000 to be used in the Owner-Occupied Rehab program. The City has made two pilot (CDBG-funded) loans under the Rehab program and is working with a consultant to adjust the program to meet Cal-Home's requirements. The City is also in negotiation with SHRA to assist in rehab of SHRA-managed public housing located within the City's boundaries.	The City will continue to operate and apply for funding for grants that assist in both owner-occupied and rental rehabilitation, particularly for emergency health and safety repairs. The City will modify the expected number of assisted households to reflect that home repair loans are reliant on external funding, and while the City currently has funds for these programs, it is unknown if the funding will be available in the long-term. The City will modify the action to remove the RDA as an active participant in this action.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.2.2, pg 27	Continue the use of the City’s Emergency Repair Program to provide health and safety repairs for 10 to 15 households falling in the extremely low- , very low-, and low-income ranges. This is a forgivable loan for mobile home owners and homeowners for a five-year period, as long as the owner continues to occupy the unit.	The City has completed 58 emergency repair loans since the program was initiated in 2006. There are approximately 12 loans pending for the 2012/13 program year. These loans are all CDBG funded.	The City will continue to operate the Emergency Repair Loan Program. The City will modify the action to remove the RDA as an active participant in this action.
Action H.2.2.3 pg 27	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. The community may volunteer to improve homes and neighborhoods by painting homes and fences throughout a neighborhood, rehabilitating homes of households with severe rehabilitation or improvement needs, and/or retrofitting units to make them accessible to seniors or persons with disabilities.	The City has worked with several churches and volunteer groups to hold community improvement days, particularly through the Neighborhood Services division.	This action will be merged with Action H.2.2.1. The City will continue to partner with church and volunteer groups to encourage neighborhood improvement activities. The City will modify the action to remove the RDA as an active participant in this action.
Action H.2.2.4 pg 28	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	The City has had significant success in encouraging the renovation of the most blighted multi-family housing complexes. While these complexes have not been converted into ownership units, they have been put into receivership, purchased, and rehabilitated via privately funded investors and owners.	The City will continue to encourage the turnover of blighted and severely mismanaged apartment complexes into the real estate market for purchase and rehabilitation through the courts, Code Enforcement, rental housing inspections, and any other available tools. The City will continue to allow market demand to dictate whether conversion of these units to ownership units is viable or not. The City will modify the action to remove the RDA as an active participant and funding source in this action.
Action H.2.2.5 pg 28	Facilitate the rehabilitation and reuse of current single-family and two- to fourplex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market-rate resale.	The City has not participated in an acquisition, rehabilitation, and market-rate resale program. The volatility of the housing market and the shortage of funding opportunities has made such a program financially infeasible.	The City will delete Action H.2.2.5, as it is not financially feasible due to insufficient available funding and due to the abundance of privately funded acquisition and rehabilitation activities.

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Policy H.2.3, pg 28	Strive for balance in areas of Rancho Cordova developed prior to the City’s incorporation in 2003 to diversify housing type and mix, improve housing quality, and increase ownership opportunities.		
Action H.2.3.1 pg 28	In planning land uses and approving projects in areas of Rancho Cordova developed prior to the City’s incorporation in 2003, attempt to establish a healthy balance of housing that is more in keeping with current statewide averages as follows: - Unit mix of approximately 67 percent single-family units (including detached, attached, and duplexes) and 33 percent multi-family units (three units or more and mobile homes). - Ownership/rental mix of approximately 57 percent ownership units and 43 percent rental units. - Projects that include units affordable to lower-income households and that are consistent with zoning regulations will not be subject to this requirement.	The City's owner-occupied to renter-occupied housing ratios have become more in line with regional and state ratios (due to an increase in ownership in Rancho Cordova and decreases in ownership in the region and in the state). Between 2000 and 2010, owner-occupied housing increased 84% in the census tracts comprising the existing City (not including Mather), while renter-occupied housing in the same area decreased 4%.	The City will delete Action H.2.3.1 as the balance between owner-occupied housing and renter-occupied housing in the City is comparable to the County of Sacramento as a whole.
Action H.2.3.2 pg 29	Actively pursue programs to increase homeownership in areas of Rancho Cordova developed prior to the City’s incorporation in 2003 to a healthy balance more consistent with the state average (currently 57 percent ownership units, 43 percent rental units). Implementation of this action will not be a basis or finding to deny projects that include units affordable to lower-income households.	The City did not actively pursue programs intended to increase homeownership in the pre-existing neighborhoods. The changes in the owner to renter occupancy ratios occurred through natural housing market adjustments and are currently in line with both state and regional ratios.	The City will delete Action H.2.3.2, as the balance between owner-occupied housing and renter-occupied housing in the City is comparable to the County of Sacramento as a whole.
Policy H.2.4, pg 29	Develop and implement standards applicable to all infill and additions/renovations to existing residential projects aimed at improving the personal security of residents and maintaining the units.		
Action H.2.4.1 pg29	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	The City has consistently required CPTED standards as part of the design review process.	The City will continue to implement CPTED standards during the design review process. As the standards are identified as part of the design review package.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.4.2 pg 29	Require developers of affordable rental housing projects to submit a management and maintenance plan showing how such projects will be managed to ensure safety of residents, a decent living environment, and maintenance of units in sound condition.	The City has completed one affordable rental housing project in partnership with Urban Housing Communities, called the Crossings @ New Rancho. The developer was required and successfully submitted a management and maintenance plan as part of the project's regulatory agreement.	The City will continue to require developers to provide management and maintenance plans for new affordable housing projects. The City will delete Action H.2.4.1, as it is required as part of the regulatory agreements that fund affordable rental housing projects.
Action H.2.4.3, pg 30	Establish a program by ordinance requiring owners of rental units that are vacated for violation of housing and building codes to pay the costs of relocating displaced residents. The relocation ordinance will specify the conditions under which private relocation payments are required, the tenant eligibility requirements, the amount of relocation benefits and when these benefits are payable, and the administrative procedures for assuring compliance with the ordinance. In adopting an implementing ordinance, the City will seek to provide for private relocation assistance that does not create significant disincentives to removing blighted properties or penalize property owners for blighted conditions created by the occupants of their rental properties.	The City officially adopted the Health and Safety Code Sections 1797—17975.10 that provides relocation obligations for landlords. This action has been completed.	Action H.2.4.3 will be deleted as it has been completed.
Policy H.2.5, pg 30	Folsom BLVD Reuse and Conversion Opportunities		
Action H.2.5.1 pg 30	Identify opportunities in the Redevelopment Area for use of redevelopment tools and tax-increment funding that will improve the Folsom Boulevard corridor, especially targeting the following: - Residential reuse of old motels along Folsom Boulevard; and - Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	The City was very successful at using redevelopment tools to encourage the improvement of the Folsom Boulevard corridor. These tools included condemnation of the Stagger Inn and the negotiated demolition of abandoned structures on the Lily Co. property and the demolition of the Cordova Inn. As redevelopment has been eliminated through the state legislature, these tools are no longer available.	The City will modify this program to continue to identify revitalization opportunities on Folsom Boulevard through the implementation of the Folsom Boulevard Specific Plan, and to remove reference to the Redevelopment Agency.
Policy H.2.6, pg 31	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.		
Action H.2.6.1, pg 31	Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. (Also see Action H.3.1.1.)	The City has used the funds generated through this fee to continue to support the Code Enforcement and rental housing inspection activities of the Neighborhood Services Division, which have had a direct impact on improving blighted and troubled multi-family complexes.	The City will continue to collect the Housing Stock Conservation Fee that is charged on business licenses for multi-family properties. The City will merge Action H.2.6.1 with Action H.3.1.1 to consolidate related items under one action.
Policy H.2.7 pg 31	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.7.1 pg 31	Establish a biennial monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.	The City has not yet created a monitoring program to identify assisted housing units at risk of losing affordability subsidies. The City has been working with the SHRA to address deficiencies in the public and subsidized housing within the City.	The City will continue to monitor and address issues arising from the potential loss of affordable housing subsidies and requirements and to identify at-risk housing units. The City will modify this action to remove the RDA as an active participant in the action. The City will merge Actions H.2.7.1, H.2.7.2, and H.2.7.3 to create a functional and feasible program that will monitor and support the conservation of affordable housing. The City will team with the SHRA to create a functional and feasible affordable housing conservation program.
Action H.2.7.2, pg 31	Implement the City’s Affordable Housing Conservation Ordinance that requires, at a minimum: - At least one year prior to the conversion date, the owner shall provide written notification to residents of the expected date of loan pre-payment or pay-off, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time that rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement. - Property owners shall provide relocation assistance to those low-income households that are unable to afford rent increases. - The Redevelopment Agency solicits interested nonprofit housing corporations to acquire and maintain such projects as low-income housing. The Redevelopment Agency assists interested nonprofit housing corporations in applying for state or federal assistance for acquisition and redevelopment of properties.	The City did not adopt an Affordable Housing Conservation Ordinance. The City has been actively inspecting and educating the landlords and managers of rental housing facilities, including affordable housing.	Action H.2.7.2 will be merged with Actions H.2.7.1 and H.2.7.3 to create a functional and feasible affordable housing stock conservation program.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.7.3 pg 32	The City will continue or undertake the following programs and activities during the five-year period of the Housing Element. The Housing Department, Redevelopment Agency, and Neighborhood Services Department will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available. Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. Semi-annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.	The City did not implement a Low Income Housing Trust Fund for the conservation of affordable housing. The affordable public housing in the City is administered by the SHRA, and the loss of redevelopment funding has severely curbed the City's capacity to assist in the conservation of affordable units.	Action H.2.7.3 will be merged with Actions H.2.7.1 and H.2.7.2 to create a functional and feasible affordable housing stock conservation program.
Policy H.2.8, pg 33	Encourage mobile home park maintenance and improvement, including conversion to resident ownership when appropriate.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.2.8.1 pg 33	Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.	The City has met with some mobile home park owners; however, as the City has an ambiguous regulatory presence in mobile home parks (HCD has primary responsibility) and as funding opportunities have been significantly reduced, there have been few opportunities to encourage reinvestment.	The City will continue to meet with the owners and operators of mobile home parks to encourage park owners to provide a quality living environment in their parks. The City will modify this action to reflect the elimination of the RDA as a participant to the action. The City will merge Action H.2.8.1 with Actions H.2.8.2 and H.2.8.3 to consolidate related actions into a feasible program.
Action H.2.8.2 pg 33	Provide financial assistance for infrastructure and other park improvements when available through local, state, and federal funds to property owners who wish to improve and maintain their parks.	There have been no financial opportunities to assist in the funding of infrastructure and park improvements.	The City will continue to search for funds to provide financial assistance for infrastructure and park improvements. The City will modify this action to reflect the elimination of the RDA as a participant to the action. The City will merge Action H.2.8.1 with Actions H.2.8.2 and H.2.8.3 to consolidate related actions into a feasible program.
Action H.2.8.3 pg 34	If necessary to facilitate a sale to residents, the City will seek state and federal funding to assist residents in purchasing, improving, and managing their parks and/or seek the expertise of a nonprofit organization with experience in mobile home park sales and conversion to resident ownership and management.	City staff have not had the capacity to respond to funding opportunities to assist residents in purchasing their parks.	The City will continue to search for funds to facilitate the sale of the park to residents, when necessary. The City will modify this action to reflect the elimination of the RDA as a participant to the action. The City will merge Action H.2.8.1 with Actions H.2.8.2 and H.2.8.3 to consolidate related actions into a feasible program.
Policy H.2.9, pg 34	The City will continue to allow the development of manufactured homes with permanent foundations on individual lots in all residential zoning districts.		
Action H.2.9.1, pg 34	Provide information at the City permit counter and on the website on policies and regulations for the placement of manufactured housing on permanent foundations. In addition, the City will provide information regarding the placement of manufactured housing in the form of newspaper postings and bulletins, and on the City’s website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	The City has continued to provide information regarding the regulations and policies, including energy efficiency standards, at the City permit counter.	The City will delete Action H.2.9.1, as manufactured housing regulations are covered in the City's zoning through the General Plan.
Action H.2.9.2, pg 34	Require minimum energy efficiency standards in manufactured housing.	The City has required that all manufactured housing meet California and International Building Codes, including minimum energy efficiency standards.	The City will delete Action H.2.9.2, as manufactured housing efficiency regulations are covered by the California and International Building Codes.
Goal H.3	REVITALIZE EXISTING DILAPIDATED MULTI-FAMILY PROPERTIES AND AREAS.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Policy H.3.1 pg 35	Increase accountability of landlords and require regular building improvements to maintain property in desirable condition.		
Action H.3.1.1 pg 35	Continue to support targeted inspections by the Neighborhood Services Department to enforce higher standards for building maintenance, parking requirements, and landscaping.	The City has successfully and proactively encouraged the renovation of 12 major apartment complexes through the strategic use of the rental housing inspection program.	The City will continue to use the Neighborhood Services Division to encourage rental housing reinvestment and upkeep through the rental housing inspection program.
Action H.3.1.2 pg 35	Continue to provide incentives for conversion of troubled properties to condominiums, senior housing, or other similar use that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	The City has not encouraged the conversion of troubled properties to condominiums or senior housing. The housing market has rendered such conversions generally infeasible. The City has had marked success in working with receivers and new property owners to rehabilitate many of the most troubled properties.	The City will delete Action H.3.1.2, as it is not feasible due to market conditions, structural conditions, and a lack of funding.
Action H.3.1.3 pg 35	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	The City through the Neighborhood Services Division has worked with several private parties to work out the receivership and purchase of 12 of the City's most dilapidated multi-family housing complexes, which have been rehabilitated and put back on the rental market without becoming unaffordable to low-income households. The City has not worked with nonprofit or for-profit developers in this effort.	The City will continue to work with interested parties to encourage the acquisition and renovation of troubled and blighted multi-family residential housing project. The City will modify this action to reflect the elimination of the RDA as a participant to the action and to include Neighborhood Services as active participants. The City will merge Action H.3.1.3 with Action H.2.2.4 to consolidate like activities.
Goal H.4	PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.		
Policy H.4.1 pg 36	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents. (Also see H.4.4.3)		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.1.1 pg 36	Continue to review other local jurisdictions’ programs that spread a range of housing types throughout the jurisdiction.	The City has consistently reviewed the housing programs promoted by other and neighboring jurisdictions, including tracking tax credit projects, grant-funded projects, inclusionary and in-lieu fee programs, and overall affordable housing production rates.	The City will continue to review and evaluate other jurisdictional practices to look for best practices and to ensure that the City is using its development tools effectively.
Action H.4.1.2 pg 36	Promote development of affordable housing by ensuring adequate sites are available in the City (Policy H.1.2, Actions H.1.2.1 and H.1.2.2), providing resources for developers of affordable housing (Policies H.7.1 through H.7.4 and associated actions), and reviewing amendments and updates to the Zoning Code, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible. (Also see H.4.4.3)	The City has ensured RHNA compliance over the previous RHNA cycle in ensuring adequate sites for affordable housing are available in the City. It has also worked with developers to help provide affordable housing in the City, including a completed 18-unit large family complex, and two projects in predevelopment— a senior affordable housing project and a disabled and homeless veterans project. The City has also assisted with affordable housing production efforts by adjusting design review guidelines, zoning codes, and other development standards that would otherwise make viable affordable housing projects infeasible.	The City will delete this action to reduce duplicated references to activities already identified in other parts of the Housing Element. It will also modify the referenced actions to ensure that all the necessary components of those actions (as referenced in Action H.4.1.2) are included.
Action H.4.1.3 pg 36	Continue to allow secondary dwelling units by right in single-family residential zones. The City will promote its second unit standards by including information annually in The Grapevine Independent, publishing information on the City’s website to promote this option, and submitting press releases annually to local newspapers. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand. (Also see Action H.7.3.1)	The City has provided information about secondary units to the public via several different media sources.	The City will delete Action H.4.1.3, as it has provided information about secondary units and as the addition of secondary units is allowed by right in residential zones, as memorialized in the City's General Plan and Zoning Code.

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.1.4 pg 37	The City will actively support the redevelopment of underutilized mixed-use sites to meet the City’s RHNA allocation and to provide additional affordable housing opportunities throughout the City near transit stops, jobs, and services. The City will assist in the development of these underutilized sites by offering the following assistance: - The City will post a listing of underutilized sites on the City’s website and provide this list of sites to developers interested in developing mixed-use projects in the City. - The City will, where appropriate and when funds are available, assist with the development of affordable housing projects with the use of redevelopment funds on these underutilized sites. - The City will also provide technical assistance with applying for additional funding to construct an affordable mixed-use project on an underutilized site. - The City will provide flexibility in development standards on the construction of an affordable housing project on an underutilized site including but not limited to reduced setback requirements and reduced parking requirements on a case-by-case basis.	The City has actively supported the redevelopment of underutilized sites through direct redevelopment projects, such as the Crossings @ New Rancho. The City has not maintained a list of underutilized sites on the website, as most of those sites are privately owned. There has been no market for mixed-use developments on any of the City's underutilized sites. The only development has been City funded. The City has provided case-by-case analysis of new projects; however, very few new projects have been proposed.	The City will continue to post a list of underutilized mixed-use sites on the City's website and provide this list to interested developers. The City will modify this action to remove obsolete funding sources and to remove actions that are already identified in other parts of the Housing Element. Bullet 1 will be deleted as infeasible, Bullet 2 will be deleted as infeasible (redevelopment funds have been eliminated), Bullet 3 will be merged with H.1.6.6, and Bullet 4 will be merged with H.7.3.1. The remainder of Action H.4.1.4 will be deleted, as it is redundant.
Action H.4.1.5 pg 37	Continue to maintain a supply of vacant land within the city limits to meet the City’s RHNA. Ensure that there is a sufficient supply of land for higher-density housing consistent with preservation of neighborhood character, environmental constraints, and other goals of this General Plan. In order for the City to meet its 2006–2013 regional housing need, the following actions will be taken: - Amend the Folsom Boulevard Specific Plan to increase densities in the RMU and MDR zones from 6.1 to 18 units per acre to 6.1 to 30 units per acre. The sites in the inventory (Tables A-39 and A-40) that will be affected are: 075-0450-005: 4.29 acres; 075-0450-005: 28.25 acres; 057-0221-017: 0.17 acres; 057-0221-016: 0.17 acres; and 057-0221-015: 0.17 acres. Currently 488 units are allowed by right and this amendment will increase the number of units to 781 (a difference of 293 units). - Amend Villages of Zinfandel at Stone Creek Plan to increase the density in the MD zone from 15 to 20 units per acre to 15 to 30 units per acre. The site in the inventory (Table A-39) that will be affected is: 072-2360-004: 17.19 acres. Currently 275 units are allowed by right and this amendment will increase the number of units to 412 (a difference of 137 units).	The City has successfully met its 2006–2013 Regional Housing Need Allocation (RHNA) by amending the Folsom Boulevard Specific Plan to increase densities in the RMU and MDR zones and by amending the Villages of Zinfandel at Zone Creek Special Plan to increase the density of the MD zone. This action has been completed.	The City will modify the components of this action that reference zoning changes. The referenced zoning changes have been completed prior to this Housing Element update.
Action H.4.1.6 pg 38	The City has identified sites A-1, A-2, A-3, D-1, and D-2, in the Land Inventory (see Table A-39) as appropriate to meet a portion of the City’s RHNA. These sites are mixed use sites and currently require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	There have been no new applications for development on any of the referenced sites.	The City will continue to consider expedited applications for conditional use permits (CUP) for residential development on these sites. The City will continue to monitor development of these sites and will reassess the potential constraints posed by the CUP process at the initiation of a development application. These sites have been renumbered and re-identified on the new land inventory table.
Policy H.4.2, pg 38	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.2.1 pg 38	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	There were no feasible conversions available. A private developer is in the process of developing a new senior care facility, and the City has proposed the Horizons@ New Rancho senior housing project, to be constructed as soon as funding is available. Neighborhood Services has provided significant support in assisting in the rehabilitation of multi-family housing.	The City will continue to research the feasibility of converting existing multi-family rental housing to senior housing as opportunities arise.
Action H.4.2.2 pg 39	Require single-family developments serving seniors to provide the majority of the homes as one-story units and require multi-family developments to provide elevators.	The City has processed design review for two multi-family senior projects and building permits for one of those projects. The projects meet the requirements for an elevator in a multi-story development.	The City will delete Action H.4.2.2, as it is a function of the design review process and does not need to be reinforced in the Housing Element.
Policy H.4.3. pg 39	Provide density bonuses consistent with the requirements of state law.		
Action H.4.3.1 pg 39	Continue to allow density bonus provisions consistent with the requirements of state law. (Also see H.7.3.1)	The City has allowed density bonus provisions that made possible the development of the affordable large family Crossings @ New Rancho project, as well as the senior multi-family affordable housing project Horizons @ New Rancho, which is currently in pre-development.	The City will delete Action H.4.3.1, as the density bonus provision is supported by state law and providing incentives to developers in addressed though new Action H.5.3.1.
Action H.4.3.2 pg 39	Continue to allow farmworker employee housing (12 or fewer employees) by right in the AG-20 and AG-80 zones.	The City has allowed farmworker employee housing by right in the AG-20 and AG-80 zones.	The City will delete Action H.4.3.2, as farmworker employee housing is allowed by right as per the Zoning Code.
Policy H.4.4. pg 39	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.4.1 pg 39	Provide accessibility in housing for persons with disabilities by implementing state and federal requirements by undertaking the following actions: - Review regulations and procedures for City-funded or City-operated housing programs to ensure that they do not exclude participation by persons with disabilities. - Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.	The City has taken a lead in ensuring accessibility in all City projects. The building department employs an in-house CASp-certified accessibility specialist to review plans for accessibility compliance. Annual funding is allocated to the Public Works Department to provide ADA upgrades to sidewalks and public pathways. The City is also working with a nonprofit developer on two housing projects that will both be 100% accessible, or conversion ready—the Horizons @ New Rancho senior multi-family housing project and the Mather Veterans Village disabled and homeless veterans housing project. The City's proactive approach to accessibility has made it a valuable resource for architects and developers interested in building projects in the area.	The City will continue to take a proactive approach to accessibility by ensuring that City-funded and/or operated programs are accessible to persons with disabilities and by including accessibility as a key component of the City's Capital Improvement Plan.
Action H.4.4.2 pg 40	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee reductions or deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and HDR zones.	The City has been prepared to provide incentives for the development of SRO and supportive housing for special needs groups. No projects have been proposed as of yet. The City is working on a supportive housing proposal with Mercy Housing that should be developed during the upcoming Housing Element cycle.	The City will continue to provide incentives for the development of single-room occupancy (SRO) and supportive housing developments for identified special needs groups. The City will modify the action to remove the RDA as an active participant in this action.
Action H.4.4.3 pg 40	In implementing affordable housing programs, such as Actions H.1.1.1, H.4.1.1, H.4.1.2, H.4.5.1, H.4.8.2, and H.7.2.1, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs.	The City has addresses special housing needs through its first completed multi-family housing community, the Crossings @ New Rancho, which targets large families. It is also working on two additional projects targeted toward residents with special housing needs—the Horizons @ New Rancho, which will provide 48 affordable units for seniors, and the Mather Veterans Village, which will provide 50 new permanent supportive housing units and up to 60 additional dormitory-style transitional housing beds.	The City will delete this action as a duplication of activities and modify the referenced actions to include the implementation clause that ensures affordable housing projects address special housing needs in the applicable Housing Element actions.

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.4.4 pg 40	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities and service providers under the City’s Zoning Code.	The City has made multiple donations to Sacramento Steps Forward, the new nonprofit managing the Sacramento Area Continuum of Care. The City has also provided supporting documents to ensure that Sacramento Steps Forward continues to be eligible for federal and state funding.	The City will continue to support the Continuum of Care support structure, both financially via donation and administratively, to ensure that it is able to apply for funding and work for solutions to the homelessness problem in the greater Sacramento area.
Action H.4.4.5 pg 41	Pursuant to Senate Bill (SB) 2, transitional housing and supportive housing (as defined in the Health and Safety Code) will continue to be allowed as a residential use in all residential zones without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone.	The City has, though its General Plan, allowed supportive and transitional housing in residential zones without conditional use permits.	The City will delete Action H.4.4.5, as it is enforced by state law and is redundant in the Housing Element.
Action H.4.4.6 pg 41	Pursuant to SB 2, emergency shelters will continue to be allowed as a permitted use without a conditional use permit in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. In addition, the City will consider adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: - Lighting - On-site management - Maximum number of beds or persons to be served nightly by the facility - Off-street parking based on demonstrated need - Security during hours that the emergency shelter is in operation	The City did not adopt any emergency shelter–specific standards. Instead the City has decided to ensure that as long as the shelters are consistency with state law and with Government Code Section 65583(a)(4), they will be allowed without requiring a conditional use permit.	The City will delete Action H.4.4.6, as it is enforced by state law and is redundant in the Housing Element.
Action H.4.4.7 pg 41	To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: - Requirements for a management plan outlining policies and procedures and annual review of services by City Planning Department - 24-hour on-site management - Room limitation to single occupancy, with allowance for overnight guests - Requirements for monthly tenancies - Units must be 250–300 square feet in size and include kitchen or bathroom - Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units	No SRO projects were proposed in the City. Without projects, it was not feasible to determine whether or not development standards were a constraint to SRO development.	The City will continue to evaluate whether or not development standards are acting as a constraint on the development of SRO units. The City will merge Action H.4.4.7 with Action H.4.4.2 to consolidate SRO actions into a single program.
Policy H.4.5, pg 42	Ensure that adequate parking is available in multi-family rental properties, condominiums, townhomes, and senior facilities.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.5.1 pg 42	Continue to modify parking needs of affordable multi-family rental properties, condominiums, townhomes, and senior facilities as requested by the project. .(Also see Action H.7.3.1 and Action H.4.4.3)	The City has worked with the developers of multi-family projects—especially special needs projects—to ensure that the projects have adequate parking without risking the viability of the project. The City provided reduced parking requirements for the Crossings @ New Rancho and allowed street parking to be considered as part of the overall parking allocation. The City is also considering reduced parking requirements for both the Horizons @ New Rancho project and the Mather Veterans Village project to help maximize the projects’ financial viability.	The City will delete Action H.4.5.1, as the design review process ensures that parking requirements and parking needs are adequately addressed.
Policy H.4.6, pg 42	Ensure that housing appropriate for empty-nesters and single persons, such as townhomes or small lot, single-family homes, rather than large single-family homes, is developed.		
Policy H.4.7, pg 42	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.		
Action H.4.7.1 pg 42	The City will direct specific fair rights inquiries to the Sacramento Center for Human Rights Law and Advocacy. The City will post newsletters and brochures from the Center for Human Rights Law and Advocacy at the permit counter.	The City has performed a detailed review of the Sacramento Center for Human Rights Law and Advocacy, and its partner JPA, the Sacramento Human Rights and Fair Housing Commission. The review has indicated that the HRFHC is not a good match for the City's fair housing needs. The City has initiated an in-house fair housing plan that includes a multilayered marketing plan, a Fair Housing Representative, extensive fair housing education opportunities, and new relationships with local housing law advocate groups to help meet the City's legal obligations to Fair Housing.	The City will modify this action to incorporate the new Fair Housing Plan and the role of the City's Fair Housing Representative. It will also add CDBG as a funding source.
Action H.4.7.2 pg 43	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	The City has continued to allow requests for reasonable accommodation in regard to relief from various land use or zoning rules to ensure equal access to housing.	The City will continue to allow reasonable accommodation for persons with disabilities and persons with developmental disabilities.
Policy H.4.8. pg 43	Promote improved aesthetics and amenities in residential construction.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.4.8.1 pg 43	Continue to require a richer diversity of front elevations and increased quality of housing plans through design review.	The City has used the design review process to help ensure that housing projects offer a richer diversity of front elevations, both in single-family projects and in multi-family projects, including affordable projects.	The City will delete Action H.4.8.1, as diversity in front elevations is supported via the Design Review process and is redundant in the Housing Element.
Action H.4.8.2 pg 43	Require that affordable housing projects be designed so that there is no discernable exterior difference in style or design between such projects and market-rate housing projects, without requiring a specific design standard that would render an affordable housing project financially infeasible. (Also see Action H.4.4.3.)	The City has worked with affordable housing developers to ensure that the exteriors of affordable projects are comparable to market rate projects. An example is the Crossings @ New Rancho, which was built in a style intended to complement the nearby single-family homes.	The City will delete Action H.4.8.2, as it is supported via the Design Review process and is redundant in the Housing Element.
Goal H.5	SUBSTANTIALLY INCREASE THE RATE OF HOMEOWNERSHIP.		
Policy H.5.1. pg 43	Pursue funding and resources to develop homeownership programs such as first-time homebuyer, down payment assistance, lease-to-own, mortgage credit certificate, and police-fire-teacher programs.		
Action H.5.1.1 pg 43	The City shall collaborate with the Sacramento County Board of Realtors, local financial institutions, nonprofit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. Among the options the City will pursue are: - A City-sponsored homebuyer assistance program funded from state and federal sources such as CDBG and HOME. - A City-sponsored homebuyer assistance program with participation by financial institutions, such as the Federal Home Loan Bank Board’s Affordable Housing Program. - A City-sponsored program to promote the use of mortgage credit certificates and energy efficiency mortgages.	The City has not developed any homebuyer assistance programs for low- and moderate-income households. The volatility of the housing market following the mortgage crisis and the subsequent drop in home prices, combined with dramatically increased restrictions on lending standards, has made homebuyer programs difficult to justify, particularly as funding sources have either been eliminated or severely reduced. The City may consider implementing some sort of homebuyer assistance program in the coming Housing Element cycle.	The City will delete this action, as the housing market has reoriented the owner-to-renter ratio in the City and there are no resources available.
Policy H.5.2. pg 44	Encourage conversion of multi-family complexes to condominiums to provide new and additional homeownership opportunities.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.5.2.1 pg 44	Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate (to be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units. Sufficient investment will be required to ensure physical sustainability of buildings. (Implementation of this action will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.)	Due to changes in the housing market, there was no longer any need or interest in the City in pursuing apartment conversions.	The City will delete this action, as the housing market has reoriented the owner-to-renter ratio in the City and there are no resources available.
Goal H.6	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.		
Policy H.6.1. pg 44	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.		
Action H.6.1.1 pg 45	Incorporate Title 24 requirements into Specific Plans and Development Agreements as appropriate and assess the feasibility of implementing LEED or similar energy saving program requirements. Incentives will be offered (e.g., density bonus, expedited process, fee reduction/waiver) to property owners and developers who exceed California Title 24 energy efficiency standards.	The City has strongly encouraged developers of both Specific Plans and individual housing projects to maximize energy efficiency options. The Crossings @ New Rancho is a LEED Gold project, while the two new housing projects planned by the City offer equal or greater energy efficiency opportunities. The City did not amend the Zoning Code. as the Title 24 requirements are part of the California Building Code.	The City will delete Action H.6.1.1, as Title 24 is law and is a fundamental design principle not open to negotiation. The City will continue to encourage LEED analysis on a project-by-project basis through Design Review.
Action H.6.1.2 pg 45	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	The City partnered with SMUD to assist in weatherization programs and other energy efficiency programs.	The City will continue to partner with SMUD and PG&E to develop model programs for energy efficiency and to market those programs and educate residents about energy efficiency programs available to them.
Action H.6.1.3 pg 45	Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Code, Building Code, and Specific Plans as appropriate. Encourage all new developments to provide bicycle and pedestrian access, thereby facilitating the reduction of automobile air quality impacts in the area.	The City has worked with developers and builders to help encourage high standards regarding energy efficiency. Not only are City Hall and the City's first affordable housing both LEED projects, but a large number of other businesses and projects in the City have achieved LEED certification or ranking.	The City will delete Action H.6.1.3. State requirements are a matter of law and will be enforced through the project approval process.
Goal H.7	PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.		

APPENDIX B – REVIEW OF PREVIOUS
ELEMENT REVIEW DRAFT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Policy H.7.1, pg 46	Partner with private organizations to encourage housing investment in the City. (Also see Action H.4.1.2.)		
Action H.7.1.1, pg 46	Partner with major employers in the community to consider developing a Housing Trust Fund that will be funded by employers. The City will identify incentives for major employers to encourage employees to reside in Rancho Cordova. (Also see Action H.4.1.2 and Action H.1.1.1.)	The City has created a Local Housing Trust Fund that is funded by development impact fees. The City has not yet partnered with any major employers to work on an additional source of income for the Housing Trust.	The City will continue to explore opportunities in partnering with major employers to help fund the Local Housing Trust.
Policy H.7.2, pg 46	Pursue state and federal funding sources needed to achieve the desired range of housing choice.		
Action H.7.2.1 pg 46	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation, and the Sacramento Housing and Redevelopment Agency. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups. (Also see Action H.4.4.3)	The City has successfully obtained funding through the Neighborhood Stabilization Program for both entitlement and competitive grant funds. It has also won grant funding through the CalHOME program and the State's Local Housing Trust Grant. The City is continuing to look for additional grant opportunities to fund affordable and special-needs housing.	The City will continue to pursue state and federal funding sources to support affordable housing development efforts. The City will modify this action to reflect the elimination of the RDA as a funding source and active participant. The City will modify the action to remove the RDA as an active participant in this action.
Action H.7.2.2 pg 47	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with Redevelopment Agency funds and state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	The City has not directly worked with financial institutions to encourage the use of Community Reinvestment Act funds toward the production of low- and moderate-income housing. The loss of the RDA and of RDA funds has negatively impacted the City's ability to access and leverage funding from outside institutions.	The City will continue to look for opportunities to work with financial institutions with CRA funds and obligations with the goal of providing financing for low- and moderate-income housing. The City will modify the action to remove the RDA as an active participant in this action.
Policy H.7.3, pg 47	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.		

APPENDIX B – REVIEW OF PREVIOUS HOUSING ELEMENT

Review of Previous Housing Element		Accomplishments	Continue, Modify, or Delete
Action H.7.3.1, pg 47	To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include: - Financial assistance (based on availability of housing funds); - Expedited development review; - Streamlined processing; - Density bonuses; and - Modification of development standards (i.e., setbacks, lot coverage, floor area ratio, unit size, height requirements, and parking) on a case-by-case basis. Given equal quality of design, priority will be given to projects containing units affordable to extremely low-income households. In addition, the City will consider adopting an Affordable Housing Ordinance (Action 1.5.1) which will require that individual projects include an Affordable Housing Plan as part of the overall project approval.	The City has actively solicited developers interested in the development of affordable housing projects to partner with the City for funding assistance, streamlined processing opportunities, and modified development standards. These efforts have resulting in the completion of one new affordable housing project and two additional projects that are in the pre-development phase. The City has not passed an affordable housing ordinance. However, the City has worked with developers to ensure that qualifying affordable housing projects are viewed as priority projects.	The City will continue to actively promote the development of affordable housing both by offering incentives and partnering opportunities and by giving affordable housing project priority when applicable. The City will modify the action to remove the RDA as an active participant in this action.
Policy H.7.4, pg 48	Require nonresidential development to provide for the affordable housing needs generated or contributed to by their development.		
Action H.7.4.1, pg 48	Update the existing Very Low Income Housing Trust Fund Fee (fee for nonresidential development) to better address the needs and desires of City. The update to the fee program shall include the following: - An updated nexus study addressing both very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; - A fee component to cover administrative costs; - An annual inflationary adjustment; - Exempt uses; and - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	The City has not updated the existing Housing Trust Development Impact Fee. The collapse of the housing market and the subsequent recession slowed all development in the City, and any fee increase has been considered an impediment to development in the constricted economic environment. The City may consider this fee update during the next Housing Element cycle.	The City will continue to explore the option of updating the Housing Trust Development Impact Fee as economic market conditions improve and new development begins to accelerate.
Policy H.7.5, pg 49	Utilize the Redevelopment Area for the generation of redevelopment housing set-aside funds.		
Action H.7.5.1 pg 49	The City will use Redevelopment Set-Aside Funds to support developers interested in building affordable rental and ownership housing projects. As appropriate, the City will prioritize funding for projects that include units affordable to extremely low-, very low-, and low-income households. The City is expected to accrue \$2.5 million in Set-Aside Funds over the five-year planning period and approximately \$750,000 in linkage funds.	The elimination of the RDA has removed the original set-aside funds from the City's control and will not provide for any new funds.	The City will delete this action and policy, as the legislature has eliminated RDAs and traditional redevelopment funding statewide.

ATTACHMENT 2**CITY OF RANCHO CORDOVA****RESOLUTION NO. 119-2013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE 2013-2021 HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY
OF RANCHO CORDOVA AND ADOPTING THE HOUSING ELEMENT UPDATE ADDENDUM
TO THE FINAL EIR FOR THE CITY**

WHEREAS, State law requires California cities to prepare and adopt a General Plan to guide future development of the City, including a Housing Element as one of the mandatory elements in a City's General Plan; and

WHEREAS, State law requires that each City update its Housing Element at least once every eight years to ensure that plans continue to accommodate for future housing demand; and

WHEREAS, the City of Rancho Cordova last updated its Housing Element in 2008; and

WHEREAS, the City prepared and submitted a draft 2013-2021 Housing Element update to the Department of Housing and Community Development (HCD) for review and approval; and

WHEREAS, HCD reviewed the Housing Element and conditionally certified the Housing Element by letter dated September 27, 2013; and

WHEREAS, in accordance with Section 65351 of the California Government Code, the City has facilitated public participation in the Housing Element amendment process through multiple public workshops and hearings which provided opportunities for the involvement of citizens, public agencies, public utilities, and other community groups; and

WHEREAS, since an Environment Impact Report (EIR) has been certified for the General Plan, no further environmental review for proposed changes to the Housing Element are required under the California Environmental Quality Act ("CEQA") unless the conditions for preparation of a subsequent or supplemental EIR under Public Resources Code Section 21166 (Section 21166) and CEQA Guidelines section 15162 and 15163 (Guideline sections 15162 and 15163) are met; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), City staff prepared an addendum to the General Plan Final EIR (Addendum) to determine if further environmental review was required under Section 21166 and Guidelines sections 15162 and 15163. The Addendum determined that the General Plan Final EIR provides sufficient analysis of physical environmental effects and that a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 and 15164; and

WHEREAS, on November 4, 2013, the City Council held a properly noticed public hearing to consider the staff report, public comment, the proposed amendment to the Housing Element and the Addendum.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does resolve, determine, and order as follows:

ATTACHMENT 2

Section 1. Environmental Findings

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and thresholds of significance, the proposed addendum to the General Plan Final Environmental Impact Report for the City's 2013-2021 Housing Element Chapter as incorporated therein, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the City Council hereby finds and determines as follows:

Finding: An addendum to the General Plan Final Environmental Impact Report for the City's 2013-2021 Housing Element Chapter is appropriate and is in compliance with the provisions of CEQA.

Evidence: The Amendments do not constitute substantial changes to the General Plan that will require major revisions to the General Plan Final EIR due to new significant environmental effects or a substantial increase in severity of previously identified significant effects. Pursuant to Section 15164 of CEQA, an addendum is appropriate for minor technical changes or additions to the Rancho Cordova General Plan Final Environmental Impact Report. The proposed 2012-2021 Housing Element Chapter does not make any changes to the existing land designations of the General Plan. Further, the updated Housing Element makes only minor policy changes necessary to ensure the Element remains consistent with state law.

The City is not aware of any new information of substantial importance or substantial changes in circumstances that would result in new or substantially more severe impacts or meet any other standards in Sections 21166 or Guidelines 15162 and 15163. No further environmental review under CEQA is required for the Amendments because there is no substantial evidence in the record as a whole that any of the standards under Public Resources Code section 21166 or CEQA Guidelines Section 15162 and 15163 are met.

Section 2: General Plan Amendment

Pursuant to Section 2.4 of the City General Plan, the City Council makes the following finding pertaining to the proposed 2013-2021 Housing Element Chapter of the Rancho Cordova General Plan:

Finding: The proposed 2013-2021 Housing Element Chapter of the City's General Plan will cause no internal inconsistencies in the General Plan.

Evidence: The proposed 2013-2021 Housing Element Chapter of the Rancho Cordova General Plan does not make changes to the existing land designation of the General Plan. Further, the Housing Element Chapter makes only minor policy changes necessary to ensure the Element remains consistent with state law. Additionally, the Housing Element Chapter has been streamlined and cross referenced with the General Plan to ensure that it remains consistent through General, Specific, and Special Plan updates. The Housing Element Chapter has also been vetted by HCD to ensure that it meets the State's legal requirements for consistency with the General Plan. The updated Housing Element Chapter did not raise any inconsistency issues during the vetting process.

ATTACHMENT 2

Therefore, the proposed 2013-2021 Housing Element Chapter is consistent with the General Plan.

Section 3. Based upon the findings outlined in Sections 1 and 2 above, the City Council of the City of Rancho Cordova hereby takes the following actions:

- A. Adopt an addendum to the Rancho Cordova General Plan Final Environmental Impact Report for the City's 2013-2021 Housing Element update.
- B. Direct the Planning Director to file a Notice of Determination with the County of Sacramento Clerk of the Board of Supervisors along with the County Clerk and California Department of Fish & Wildlife filing fee within five days of the adoption.
- C. Adopt the 2013-2021 Housing Element Chapter of the City General Plan.
- D. The City Council finds that the Housing Element complies with the requirements of Government Code section 65580 et. seq.
- E. The addendum to the City General Plan Final Environmental Impact Report for the City of Rancho Cordova 2013-2021 Housing Element update, the 2013-2021 Housing Element Chapter of the Rancho Cordova General Plan, and all special studies and documents incorporated therein and forming the record of decision therefore, shall be filed with the Rancho Cordova Planning Department at Rancho Cordova City Hall, and shall be made available for public review upon request.

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

HOUSING ELEMENT UPDATE

Addendum to the Final EIR



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

September 2013

ADDENDUM TO THE FINAL EIR
FOR THE
HOUSING ELEMENT UPDATE
CITY OF RANCHO CORDOVA, CALIFORNIA



Prepared by:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone 916.851.8750
Fax 916.851.8762

September 2013

TABLE OF CONTENTS**1.0 INTRODUCTION**

1.1	Background and Purpose of the EIR Addendum.....	1-1
1.2	Basis for Decision to Prepare Addendum	1-1
1.3	Organization and Scope	1-3

2.0 PROJECT DESCRIPTION

2.1	Project Location and Setting	2-1
2.2	Overview of the Rancho Cordova General Plan and its Associated EIR	2-2
2.3	Proposed Housing Element Update Project.....	2-2

3.0 ENVIRONMENTAL ANALYSIS

- -	Introduction.....	3-1
3.1	Land Use	3-2
3.2	Agriculture	3-3
3.3	Population/Housing/Employment	3-4
3.4	Hazards and Human Health.....	3-4
3.5	Transportation and Circulation	3-5
3.6	Air Quality	3-6
3.7	Noise	3-8
3.8	Geology and Soils.....	3-9
3.9	Hydrology and Water Quality	3-10
3.10	Biological Resources	3-11
3.11	Cultural and Paleontological Resources.....	3-13
3.12	Public Services and Utilities	3-14
3.13	Visual Resources/Light and Glare.....	3-16
- -	References	3-18

SECTION 1.0 INTRODUCTION

1.0 INTRODUCTION

This addendum was prepared in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This document has been prepared to serve as an addendum to the previously certified Rancho Cordova General Plan Final Environmental Impact Report (FEIR), which consists of the Draft EIR and the Final EIR. The City of Rancho Cordova (City) is the lead agency for the environmental review of the proposed Housing Element update (the project).

1.1 BACKGROUND AND PURPOSE OF THE EIR ADDENDUM

The Rancho Cordova General Plan FEIR (State Clearinghouse No. 2005022137) was certified in June 2006 by the Rancho Cordova City Council. The General Plan EIR is a program EIR (CEQA Guidelines Section 15168). Subsequently, the City prepared an addendum to the FEIR in November 2009 to process a Housing Element update. The adoption of an updated Housing Element is in keeping with the state law requirement that each city and county update the housing element of its general plan every five years in order to establish and update housing and land use strategies reflective of changing needs, resources, and conditions. Minor text changes are proposed to the City's adopted General Plan Housing Element. The proposed changes necessitate the need to determine if further environmental review is required under CEQA. Please refer to Section 2.0, Project Description, for a detailed description of the proposed changes.

In determining whether an addendum is the appropriate document to analyze the modifications to the project and its approval, State CEQA Guidelines Section 15164 (Addendum to an EIR or Negative Declaration) states:

- (a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

1.2 BASIS FOR DECISION TO PREPARE ADDENDUM

Since the General Plan Program EIR has been certified, the environmental impacts of subsequent activities must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that apply

1.0 INTRODUCTION

is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds which require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met.

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis provided in Section 3.0, Environmental Analysis, of the addendum to the Rancho Cordova General Plan Final EIR (addendum), the proposed changes do not meet the criteria for preparing a subsequent or supplemental EIR. The project may be approved as an activity covered within the scope of the program EIR. An addendum is appropriate here because, as explained in Section 3.0, none of the conditions calling for preparation of a subsequent EIR have occurred.

1.0 INTRODUCTION

1.3 ORGANIZATION AND SCOPE**SECTION 1.0 – INTRODUCTION**

Section 1.0 provides an introduction and overview describing the intended use of the EIR Addendum.

SECTION 2.0 – PROJECT DESCRIPTION

This section provides a detailed description of the proposed project.

SECTION 3.0 – ENVIRONMENTAL ANALYSIS

This section contains an analysis of environmental topic areas that were addressed in the Rancho Cordova General Plan Final EIR.

SECTION 2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

This section provides a detailed description of the proposed changes to the Rancho Cordova General Plan Housing Element. The reader is referred to Section 3.0, Environmental Analysis, for the analysis of environmental effects of this project in relation to the previous analysis provided in the Rancho Cordova General Plan Final EIR (State Clearinghouse No. 2005022137).

2.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION

The project location consists of all areas within the incorporated boundaries of the City of Rancho Cordova.

PROJECT SETTING

The City of Rancho Cordova and its General Plan Planning Area are located in Sacramento County in the north-central portion of California. The city is located entirely within the eastern portion of Sacramento County and covers approximately 20,000 acres. The Planning Area consists of the existing incorporated city and a larger study area (combined area of approximately 58,190 acres). The northern boundary of the Planning Area is the American River, and the eastern edge of the Planning Area is the Cosumnes floodplain and the Urban Services Boundary for Sacramento County. The Planning Area ends at Prairie City Road, which is the western boundary of the Folsom Sphere of Influence. The communities of Rosemont and Gold River were included in the Planning Area because of their close proximity to Rancho Cordova and the interaction between these communities and future land uses in the city. The Planning Area boundary extends west to Watt Avenue (to include Rosemont) and extends south of Jackson Highway by at least 1 mile to include entire parcels.

The Planning Area is predominantly flat, with undulating topography near the Cosumnes River floodplain to the south and the American River to the north. The American River Parkway is located on the northern boundary of the Planning Area. Other waterways in the Planning Area include Morrison Creek, Laguna Creek, Elder Creek, Buffalo Creek, Frye Creek, Rebel Hill Ditch, and the Folsom South Canal. The southern portion of the Planning Area includes one of the largest complexes of vernal pools in California. Other natural features in the Planning Area include riparian habitat (primarily located along the American River), oak trees and oak woodlands, grasslands, and land areas substantially disturbed from historic gold dredging activities (specifically in the northern and eastern portions of the Planning Area).

US Highway 50 traverses east to west through the northern portion of the Planning Area, while State Route 16 passes through the southern portion of the Planning Area. Sunrise Boulevard, a major thoroughfare running north and south, bisects the Planning Area. Folsom Boulevard, running northeast to southwest, is located in the Planning Area's northern portion.

The Planning Area currently comprises, but is not limited to, land uses such as residential, commercial, office, industrial, and agricultural. The majority of developed area is located in the northern portion of the Planning Area, with approved and proposed urban development south of Highway 50 and east of Sunrise Boulevard in the south-central portion of the Planning Area. While the northern portion of the Planning Area is developed, vast regions to the south and east are primarily undeveloped. The reader is referred to Rancho Cordova General Plan Draft EIR Section 4.1, Land Use, for a description of land use and applicable land use plans throughout the Planning Area.

2.0 PROJECT DESCRIPTION

Located in the Planning Area, but outside of the existing city limits, is the site of the existing Aerojet/GenCorp operations. This area has been used for rocket testing and development operations since the 1950s that resulted in soil and groundwater contamination through much of the area. Also located within the Planning Area, but outside of current city limits, is the former site of Mather Field Air Force Base. The former air base includes the still operational Mather Field Airport.

2.2 OVERVIEW OF THE RANCHO CORDOVA GENERAL PLAN AND ITS ASSOCIATED EIR

PURPOSE OF A GENERAL PLAN

California law requires each city to adopt a comprehensive, long-term general plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The general plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision-makers with a solid foundation for land use and development decisions. The Rancho Cordova General Plan organizes the desires of city residents with respect to the physical, social, economic, and environmental character of the city.

In accordance with California Government Code Section 65302, a general plan must address the issues of land use, circulation, housing, noise, safety, conservation, and open space. The general plan can also address topics of special and unique interest, including urban design, economic development, air quality, historic and cultural resources, infrastructure, services, and finance. These topics are optional but often reflect issues that are important to the community. California Government Code Section 65300.5 specifically requires that the elements and associated policy provisions are internally consistent and that no one element or provision of a general plan carries greater weight than another.

According to state law, the General Plan is the primary document the City of Rancho Cordova utilizes to regulate land use. Consequently, the Zoning Ordinance, specific plans, and individual public and private development proposals must be consistent with General Plan goals, policies, and action items. The General Plan is the policy guide for the development (both public and private) of Rancho Cordova. It is the basis for all land use decisions, including subdivisions, capital improvements, development agreements, and many other actions that must be consistent with the General Plan. The General Plan identifies the City's land use, circulation, environmental, economic, and social goals and policies. It provides a basis for local government decision-making. Additionally, it informs citizens, developers, and decision-makers, as well as other jurisdictions and public agencies, of the ground rules that guide development within the city.

BACKGROUND OF THE RANCHO CORDOVA GENERAL PLAN AND ITS EIR

The City of Rancho Cordova commenced preparation of the General Plan in May 2004. Preparation of the General Plan included development of technical reports on land use, circulation and services, demographics, economic conditions, and natural resource conditions of the Planning Area. The City developed the General Plan vision, policies, and land use map through several public workshops and meetings held before the General Plan Advisory Committee, Planning Commission, and City Council. The General Plan was adopted by the City Council at a public hearing held June 26, 2006. The adopted General Plan includes the State-required elements (Land Use, Housing, Circulation, Conservation, Open Space, Safety, and Noise) as well as five optional elements (Agriculture, Air Quality, Hydrology and Water Quality,

2.0 PROJECT DESCRIPTION

Cultural and Paleontological Resources, and Visual Resources/Light and Glare). The long-term vision for the development of Rancho Cordova is illustrated by the General Plan Land Use Map (see General Plan Land Use Element pages 15 and 16) and the associated 16 Planning Area conceptual land plans (see General Plan Land Use Element pages 49 through 94) as well as the Roadway System and Sizing Map (see General Plan Circulation Element page 11) for roadway improvements, the Bikeways and Trails Plan (see General Plan Circulation Element page 15) and the Transit System Map (see General Plan Circulation Element page 19).

The environmental effects of the adoption and implementation of the General Plan were disclosed and analyzed in the Rancho Cordova General Plan Draft and Final EIR (State Clearinghouse No. 2005022137). The Draft EIR identified General Plan policies and action items that provide mitigation of identified significant environmental impacts and included mitigation measures in the form of additional policies and action items for significant environmental impacts (see Draft EIR pages 2.0-7 through -52). Some General Plan policies, action items, and mitigation measures were refined as a result of input during public review as identified in the Final EIR (see Final EIR pages 2.0-8 through -57). However, several significant environmental effects were identified in the Final EIR as significant and unavoidable in the areas of land use, agriculture, population/housing/employment, traffic, air quality, noise, aggregate resources, water supply, biological resources, cultural resources, wastewater, and visual resources. Consequently, the Rancho Cordova City Council adopted a Statement of Overriding Considerations with the adoption of the General Plan, which identified specific benefits that outweighed these significant impacts, including the following (see City of Rancho Cordova Resolution No. 116-2006):

- Provision of needed residential dwelling units to meet regional housing needs and provide diverse housing opportunities.
- General Plan provides comprehensive land use and transportation planning that maintains a compact urban form inside the Planning Area and implements Smart Growth principles.
- Economic benefits from the implementation of the General Plan through retention of existing businesses and jobs as well as attracting new jobs and businesses.
- The General Plan would accommodate regional growth by proposing a concentrated development pattern that balances employment, residential, retail, and recreational uses, linked to transportation system improvements. Benefits include reduction in vehicle miles traveled in the region.
- Provision of significant park acreage as well as establishment of open space for mitigation of impacts to natural resources.

2.3 PROPOSED HOUSING ELEMENT UPDATE PROJECT

A housing element does not propose development of any residential uses, nor does it require that any residential uses be constructed. The purpose of the Rancho Cordova General Plan Housing Element is to establish local goals, policies, and actions (programs) the City will implement and/or facilitate to solve identified housing issues. As mandated by state law, the Housing Element must be updated every five years in order to establish and update housing and land use strategies reflective of changing needs, resources, and conditions, including strategies to address climate change and the reduction of greenhouse gas emissions.

2.0 PROJECT DESCRIPTION

As part of the Housing Element update process, the City has reviewed the goals and policies contained in the current Housing Element and analyzed the need for any changes. Other components of the Housing Element update have included an assessment of existing and future housing needs, constraints on housing, housing programs, and quantified objectives. The Housing Element also provides the framework for the City to meet its obligation to demonstrate the ability to accommodate Rancho Cordova's share of the regional housing needs, known as the Regional Housing Needs Allocation (RHNA).

The proposed project consists of the following key elements:

HOUSING ELEMENT NEEDS ASSESSMENT

Appendix A of the Housing Element update includes a Housing Element Needs Assessment. This assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents. According to the City's projections, there will be surplus capacity of 280 units affordable to very low- and low-income households. The City also expects to have surplus capacity of 1,169 units affordable to moderate-income households and 9 surplus units affordable to above moderate-income households. Therefore, the City has the ability to meet the RHNA requirements, and no changes to the City's Land Use Map and/or Zoning Map are required.

HOUSING ELEMENT TEXT UPDATE

Appendix B of the Housing Element update contains a review of the previous Housing Element, how that Housing Element is meeting its goals and policies, and any changes and or modifications that should be implemented via the Housing Element update. Based on City review of the goals and policies contained in the current Housing Element, various text modifications/additions/deletions have been proposed in order to establish and update housing and land use strategies reflective of changing needs, resources, and conditions present in the city and the region.

SECTION 3.0

ENVIRONMENTAL ANALYSIS

3.0 ENVIRONMENTAL ANALYSIS

INTRODUCTION

This section of the addendum provides analysis and cites substantial evidence that supports the City's determination that the proposed Housing Element update project is covered by the General Plan EIR and no further CEQA environmental review is required. The adoption of an updated Housing Element is in keeping with the state law requirement that each city and county update the housing element of its general plan every five years. The Rancho Cordova Housing Element update is an activity within the scope of the General Plan Program EIR. No further environmental review is required because the proposed project does not meet the criteria for preparing a subsequent or supplemental EIR under State CEQA Guidelines Section 15162. The analysis in this chapter focuses on the criteria under Section 15162.

First, as addressed in the analysis below, the proposed project does not constitute substantial changes to the existing policies and actions in the General Plan. The Housing Element update is consistent with the General Plan. Overall, the project would not cause a new significant impact or substantially increase the severity of a previously identified significant impact from the General Plan Final EIR (State CEQA Guidelines Section 15162[a][1]) that would require major revisions to the General Plan Final EIR. All impacts would be equivalent to the impacts previously analyzed in the General Plan Final EIR.

Second, there are no substantial changes in the circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact requiring major revisions to the General Plan EIR (State CEQA Guidelines Section 15162[a][2]). There have been no changes in the environmental conditions in the City of Rancho Cordova Planning Area not contemplated and analyzed in the General Plan EIR that would result in new or substantially more severe environmental impacts.

Third, as documented below, there is no new information of substantial importance (which was not known or could not have been known at the time of the General Plan adoption in June 2006) that identifies a new significant impact (condition "A" under State CEQA Guidelines Section 15162[a][3]); a substantial increase in the severity of a previously identified significant impact (condition "B" State CEQA Guidelines Section 15162[a][3]); mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives which are considerably different from those analyzed in the General Plan EIR which would substantially reduce one or more significant effects on the environment (conditions "C" and "D" State CEQA Guidelines Section 15162[a][3]). The reader is referred to City Resolution No. 116-2006 regarding findings on the feasibility of alternatives evaluated in the Draft EIR. None of the "new information" conditions listed in State CEQA Guidelines Section 15162[a][3] are present here to trigger the need for a subsequent or supplemental EIR.

State CEQA Guidelines Section 15164 states, "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." An addendum is appropriate here because, as explained above, none of the conditions calling for preparation of a subsequent EIR have occurred.

3.0 ENVIRONMENTAL ANALYSIS

3.1 LAND USE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.1.1 Implementation of the Rancho Cordova General Plan would not result in the physical division of established communities because the General Plan was designed to focus on redevelopment of existing urbanized areas and siting new development in vacant portions of the Planning Area, rather than developing in a way that might divide established communities. The “building block” concept in the proposed General Plan, and relevant policies and action items, would ensure that such division does not occur. Accordingly, adoption of the General Plan is considered a less than significant impact.
- Impact 4.1.2 Implementation of the General Plan could result in incompatibilities or conflicts between existing and future land uses in the Planning Area, including land located outside of the Rancho Cordova city limits. However, implementation of policy provisions of the General Plan would reduce this potential impact to less than significant.
- Impact 4.1.3 Implementation of the proposed General Plan has the potential to conflict with applicable land use plans, policies or regulations of agencies with jurisdiction over parts of the Planning Area that provide for environmental protection. This is considered a significant and unavoidable impact.
- Impact 4.1.4 The Rancho Cordova General Plan has the potential to conflict with the South Sacramento Habitat Conservation Plan, which is the only applicable habitat conservation plan in the Planning Area. This is considered a less than significant impact.
- Impact 4.1.5 When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan has the potential to contribute to cumulative land use conditions in the region that result in significant impacts to the physical environment. This is considered a cumulatively considerable and significant and unavoidable impact.

These impacts were addressed on Draft EIR pages 4.1-36 through -64 (division of established communities, incompatibilities between land uses, conflicts with relevant land use plans, policies or regulations, conflicts with an applicable habitat conservation plan, and cumulative impacts) with minor refinements to the impact analysis made in the Final EIR (Final EIR page 4.0-4).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant land use impacts beyond what was addressed in the General Plan Final EIR. The minor modifications to the Housing Element are consistent with the development assumptions under the General Plan. The proposed project does not include any rezoning of properties that would result in increased development potential over what is currently shown on the City’s Zoning Map. All potential residential sites identified in the proposed Housing Element were considered in the General Plan EIR, so there would be no change from the General Plan EIR regarding land use incompatibilities or conflicts. While there are no physical improvements proposed as part of the

3.0 ENVIRONMENTAL ANALYSIS

proposed project, all future development projects would be subject to applicable City requirements pertaining to land use, as well as to further CEQA analysis of project-specific impacts.

3.2 AGRICULTURE**PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR**

- Impact 4.2.1 Implementation of the proposed General Plan would result in the loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, etc) as designated by the Farmland Mapping and Monitoring Program. This is considered a significant and unavoidable impact.
- Impact 4.2.2 Implementation of the proposed General Plan could result in the placement of urban uses adjacent to agricultural uses within and adjacent to the City. This is considered a significant and unavoidable impact.
- Impact 4.2.3 Implementation of the proposed General Plan could result in a conflict with existing Williamson Act contracts. This is considered a significant and unavoidable impact.
- Impact 4.2.4 Implementation of the General Plan Land Use Map Book along, with other proposed development in Sacramento County, would contribute to the additional conversion of important farmlands to other uses and may increase agriculture/urban interface conflicts. This is a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail on Draft EIR pages 4.2-17 through -26 (loss and conversion of agricultural land, agricultural/urban interface conflicts, Williamson Act contracts, and cumulative agricultural resource impacts).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant agricultural resource impacts beyond what was addressed in the General Plan Final EIR. The minor modifications proposed by the Housing Element update are consistent with the development under the General Plan. All potential residential sites identified in the proposed Housing Element were considered in the General Plan EIR, so there would be no change from the General Plan EIR regarding the loss and/or conversion of agricultural land; agricultural/urban interface conflicts; Williamson Act contract conflicts; or cumulative agricultural resource impacts. As such, the potential impacts to agricultural resources associated with the proposed project would not be greater than those analyzed in the General Plan EIR, nor would the proposed project result in any agricultural resource impacts not identified in the EIR.

While there are no physical improvements proposed as part of these changes to the Housing Element, all future development projects would be subject to applicable City requirements pertaining to agricultural resources, as well as to further CEQA analysis of project-specific impacts.

3.0 ENVIRONMENTAL ANALYSIS

3.3 POPULATION/HOUSING/EMPLOYMENT

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.3.1 Implementation of the proposed General Plan Land Use Map would include land uses that promote the increase in population, housing, and employment to the area, and thus include substantial growth. This is a significant and unavoidable impact.
- Impact 4.3.2 Implementation of the General Plan may result in the displacement of housing and/or persons due to the construction of infrastructure necessary to serve new development or revitalization efforts. This is considered a less than significant impact.
- Impact 4.3.3 Buildout in the planning area, under the proposed General Plan Land Use Map, would include substantial population, housing unit and employment increases. This is considered a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail on Draft EIR pages 4.3-10 through -20 (population, housing and employment increases, the displacement of a substantial number of persons or housing, and cumulative impacts).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant population/housing/employment impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development under the General Plan. While there are no physical improvements proposed as part of these changes to the Housing Element, all future development projects would be subject to applicable City requirements pertaining to population/housing/employment, as well as to further CEQA analysis of project-specific impacts.

3.4 HAZARDS AND HUMAN HEALTH

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.4.1 Implementation of the General Plan would include the routine transportation of hazardous materials on Planning Area roadways. Implementation of proposed General Plan policies and action items would result in a less than significant impact.
- Impact 4.4.2 The Planning Area consists of land uses having the potential to result in an increased risk of release of hazardous materials. This is considered a potentially significant impact, but mitigated to less than significant.
- Impact 4.4.3 Implementation of the proposed General Plan would locate development within an airport land use plan, potentially resulting in a safety hazard for people residing or working in the area. This impact is considered less than significant.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.4.4 Implementation of the proposed General Plan could impair implementation or physically interfere with the Sacramento County Multi-Hazard Disaster Plan (SCMDP). This is considered a less than significant impact.
- Impact 4.4.5 Persons could be exposed to contaminated soil or groundwater during development of previously contaminated sites or sites undergoing remediation. Implementation of the General Plan policies and action items as well as existing regulatory requirements and standards would reduce impacts so that they are considered less than cumulatively considerable.

These impacts were addressed in detail in Draft EIR pages 4.4-22 through -32 (transportation of hazardous materials, release and exposure to hazardous materials, airport safety hazards, conflicts with emergency response plans, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-4 and -5).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant hazard and human health impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. The potential residential sites identified in the proposed Housing Element were considered in the General Plan EIR, so there would be no change from the General Plan EIR regarding generation of hazardous materials or exposure to existing or new sources of hazardous materials or other hazards. While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to all applicable local, state, and federal regulations regarding the transportation, use, and disposal of hazardous materials, and to regulations regarding sites with contaminated soil or groundwater, as well as to further CEQA analysis of project-specific impacts. Thus, no new or increased severity of significant hazard impacts would occur beyond what was addressed in the General Plan Final EIR.

3.5 TRANSPORTATION AND CIRCULATION

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.5.1 Implementation of the proposed General Plan would result in an increase in traffic volumes that would result in deficient level of service conditions in year 2030. This would be a significant and unavoidable impact.
- Impact 4.5.2 Implementation of the proposed General Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours. This is considered a significant and unavoidable impact.
- Impact 4.5.3 Implementation of the proposed General Plan would result in an increase in traffic volumes, which could increase the potential opportunities for safety conflicts as well as potential conflicts with emergency access. This is considered a less than significant impact.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.5.4 Implementation of the proposed General Plan would result in an increase in the demand for public transit service (e.g., bus and light rail service). This is considered a less than significant impact.
- Impact 4.5.5 Implementation of the proposed General Plan would result in an increase in the demand for pedestrian and bicycle infrastructure. This is considered a less than significant impact.
- Impact 4.5.6 When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations. This is considered a cumulatively considerable and a significant and unavoidable impact.
- Impact 4.5.7 Implementation of the proposed General Plan would contribute to the cumulative demand for public transit service (e.g., bus and light rail service). The General Plan's contribution is considered less than cumulatively considerable.
- Impact 4.5.8 Implementation of the proposed General Plan would contribute to cumulative demands for pedestrian and bicycle infrastructure. The General Plan's contribution is considered less than cumulatively considerable.

These impacts were addressed in detail on Draft EIR pages 4.5-22 through -76 (study roadway segments, study freeway segments, roadway safety and emergency access, transit system, bicycle and pedestrian system, and cumulative impacts) with minor refinements made in the Final EIR on page 4.0-5.

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant traffic impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. The Housing Element update identifies potential sites for residential development at the same densities as previously considered in the General Plan EIR. Therefore, there would be no change with respect to overall traffic generation or local traffic impacts.

While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable City requirements pertaining to transportation and circulation, as well as to further CEQA analysis of project-specific impacts.

3.6 AIR QUALITY**PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR**

- Impact 4.6.1 Implementation of the proposed City of Rancho Cordova General Plan land uses would conflict with the land use assumptions used 1994 SMAQMD Regional Ozone Attainment Plan. This is considered a significant and unavoidable impact to air quality.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.6.2 Implementation of the proposed General Plan would result in short-term emissions generated by construction and demolition activities that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts. This is considered a significant and unavoidable impact to air quality.
- Impact 4.6.3 Implementation of the proposed General Plan would increase air pollutant emissions from operational activities of land uses within the Planning Area and will exceed thresholds for ROG and NOx, and other federal or state emissions standards. This is considered a significant and unavoidable impact.
- Impact 4.6.4 Implementation of the proposed General Plan would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants. This impact is considered significant and unavoidable.
- Impact 4.6.5 Implementation of the proposed General Plan would include sources that may expose sensitive receptors to construction and long-term odorous emissions. This impact is considered a potentially significant impact, but mitigated to less than significant.
- Impact 4.6.6 Implementation of the proposed General Plan along with potential development of the Planning Area would exacerbate existing regional problems with ozone and particulate matter. The proposed General Plan's contribution to these conditions is considered cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.6-14 through -38 (conflicts with attainment plan, construction air pollutants, operational air pollutants, toxic air contaminants, odor impacts, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-5 through -7).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or substantially increased severity of significant air quality impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. Because there would be no additional housing or other development associated with the proposed Housing Element update, no new or substantially increased severity of air quality impacts would occur beyond what was addressed in the General Plan Final EIR.

While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable local, state, and federal regulations pertaining to air quality, as well as to further CEQA analysis of project-specific impacts.

3.0 ENVIRONMENTAL ANALYSIS

3.7 NOISE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.7.1 Implementation of the proposed General Plan would result in subsequent development projects and cause an increase in construction noise levels that would exceed City of Rancho Cordova noise standards. This is considered a significant and unavoidable impact.
- Impact 4.7.2 Implementation of the proposed General Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards. This is considered a significant and unavoidable impact.
- Impact 4.7.3 Implementation of the proposed General Plan could result in future stationary noise sources that generate noise levels in excess of applicable noise standards for non-transportation noise sources. This is considered a significant and unavoidable impact.
- Impact 4.7.4 Implementation of the proposed General Plan would result in the creation of new noise-sensitive land uses within the 65 dB CNEL noise contours contained within the Mather Airport CLUP. Additionally, the implementation of the General Plan would result in the creation of new noise-sensitive land uses within over-flight areas of Mather Airport, thereby presenting the potential for annoyance from single event noise. This is considered a significant and unavoidable impact.
- Impact 4.7.5 Implementation of the General Plan could expose future land uses and residents to light rail and public transit related noise. This is considered a less than significant impact.
- Impact 4.7.6 Implementation of the proposed General Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along area roadways. This would be a cumulatively considerable and a significant and unavoidable impact.
- Impact 4.7.7 Implementation of the proposed General Plan, in combination with regional growth in surrounding communities outside of the Planning Area, would increase stationary noise. This is considered a cumulatively considerable and a significant and unavoidable impact.
- Impact 4.7.8 Implementation of the proposed General Plan in combination with regional growth in the Planning Area and surrounding communities would subject more noise-sensitive land uses to airport noise. This is considered a less than cumulatively considerable impact.

These impacts were addressed in detail in Draft EIR pages 4.7-18 through -41 (construction noise, traffic noise, stationary noise, airport noise, light rail and transit noise, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR page 4.0-7).

3.0 ENVIRONMENTAL ANALYSIS

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant noise impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. The amount and location of residential uses would be the same as that analyzed in the General Plan EIR, so there would be no change with regard to noise generation or location of noise-sensitive land uses.

While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable City noise standards, as well as to further CEQA analysis of project-specific impacts.

3.8 GEOLOGY AND SOILS**PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR**

- | | |
|--------------|--|
| Impact 4.8.1 | Implementation of the proposed General Plan, and the resulting increase in population, employment, and development activity within the Planning Area, may expose people, structures, and development to ground shaking and seismic hazards as a result of fault activity. This is considered a less than significant impact. |
| Impact 4.8.2 | Implementation of the proposed General Plan would include substantial construction and site preparative activities. These activities increase soil erosion, especially from wind and water, and siltation of local drainages during construction, excavation and grading activities. Implementation of the proposed General Plan policies and future development's compliance with the City's NPDES Permit and the City's Erosion Control Ordinance would reduce these impacts to less than significant. |
| Impact 4.8.3 | Implementation of the proposed General Plan may place development in areas with unstable soils. This impact is considered a less than significant impact. |
| Impact 4.8.4 | Implementation of the proposed General Plan could impact areas where soils may be incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. This would be a less than significant impact. |
| Impact 4.8.5 | Implementation of the proposed General Plan would result in the loss of availability of aggregate resources, which are locally important due to their use by the construction community in development of the area. This is considered to be a significant and unavoidable impact. |
| Impact 4.8.6 | Implementation of the proposed General Plan, in combination with existing, planned, proposed and reasonably foreseeable development, would not contribute to cumulative geologic and soil impacts, as the impacts would be site-specific and not additive in character. Thus, the General Plan's contribution would be less than cumulatively considerable. |

3.0 ENVIRONMENTAL ANALYSIS

Impact 4.8.7 Implementation of the proposed General Plan, together with past, present, and probable future projects in the area, would result in a cumulatively significant loss of mineral resources in the region. The General Plan's incremental contribution to the loss of mineral resources is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.8-18 through -30 (seismic events, soil erosion, soil stability, septic system operation, mineral resources, and cumulative impacts).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant geology and soils impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. All future development projects would be subject to applicable City requirements, including, but not limited to, the requirements of the City's National Pollutant Discharge Elimination System (NPDES) permit and the City's Erosion Control Ordinance. As such, the potential impacts to geology and soils associated with the amendments would not be greater than those analyzed in the General Plan EIR, nor would the proposed project result in any geology and soils impacts not identified in the EIR.

3.9 HYDROLOGY AND WATER QUALITY**PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR**

- Impact 4.9.1 Implementation of the proposed General Plan could result in the discharge of polluted runoff, discharge that could cause harm to the biological integrity of waterways, adversely impact water quality standards, or otherwise substantially degrade surface water quality. This is considered a potentially significant impact, but was mitigated to less than significant.
- Impact 4.9.2 Implementation of the proposed General Plan could result in the degradation of groundwater quality resulting from future land uses. This is considered a potentially significant impact, but was mitigated to less than significant.
- Impact 4.9.3 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and storm water runoff rates throughout the Planning Area, which could result in potential flooding impacts. However, the General Plan contains adequate General Plan policies and action items that address drainage and flooding issues. This is considered a less than significant impact.
- Impact 4.9.4 Implementation of the proposed General Plan would increase demand for water supply and require increased groundwater production and the use of surface water supplies. This additional water supply demand would result in significant effects on the physical environment. This is considered a significant and unavoidable impact.
- Impact 4.9.5 Implementation of the proposed General Plan and potential development of the Planning Area would include substantial grading, site preparation, and an increase in urbanized development. Increased development would contribute

3.0 ENVIRONMENTAL ANALYSIS

to cumulative water quality impacts and is considered cumulatively considerable, but was mitigated to less than significant.

Impact 4.9.6 Implementation of the proposed General Plan would increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions along the American River, Sacramento River, Cosumnes River, and local waterways. However, the General Plan contains adequate General Plan policies and action items that address drainage and flooding issues. This is considered a less than cumulatively considerable impact.

Impact 4.9.7 Implementation of the proposed General Plan would contribute to an increased demand for water supply requiring increased groundwater production and the use of surface water supplies that could result in significant environmental impacts. This is considered a cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in Draft EIR pages 4.9-33 through -66 (surface water quality, groundwater quality, flooding, increased water supply demand, and cumulative impacts) with minor refinements made in the Final EIR (see Final EIR pages 4.0-7 through -11).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant hydrology and water quality impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan, and the proposed Housing Element update does not assume development in locations not previously considered for development in the General Plan EIR. While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable City requirements pertaining to hydrology and water quality. As such, the potential impacts to hydrology and water quality associated with these amendments would not be greater than those analyzed in the General Plan EIR, nor would the proposed project result in any hydrology and water quality impacts not identified in the General Plan EIR.

3.10 BIOLOGICAL RESOURCES

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Impact 4.10.1 Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of List 1B (i.e. rare, threatened or endangered plants). This would be a significant and unavoidable impact.

Impact 4.10.2 Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special status species. This would be a significant and unavoidable impact.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.10.3 Implementation of the proposed General Plan would result in the loss of foraging habitat for raptors, migratory birds, and other wildlife. This would be a significant and unavoidable impact.
- Impact 4.10.4 Implementation of the proposed General Plan would result in substantial adverse impacts to and the potential loss of jurisdictional waters of the U.S. This would be a significant and unavoidable impact.
- Impact 4.10.5 Implementation of the proposed General Plan would interfere substantially with the movement of several special status and common wildlife species. This would be a significant and unavoidable impact.
- Impact 4.10.6 Implementation of the proposed General Plan would result in the loss of native and landmark trees. This would be a significant and unavoidable impact.
- Impact 4.10.7 Implementation of the proposed General Plan would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any adopted biological resources recovery or conservation plan of any Federal or State agency. This would result in no impact.
- Impact 4.10.8 Implementation of the proposed General Plan, together with past, present, and probable future projects in the Planning Area and larger regional context would result in a cumulatively significant loss of biological resources in the region. The General Plan's incremental contribution to this cumulative impact is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in detail in Draft EIR pages 4.10-32 through -68 (endangered species, threatened species, other listed species, species of concern, non-listed special-status species, loss of habitat, jurisdictional waters, wildlife movement corridors, trees, adopted federal and state conservation and recovery plans, and cumulative impacts) with refinements made in the Final EIR on pages 4.0-11 through -13.

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant biological resource impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. The proposed project would not result in the new land disturbance compared to that analyzed in the General Plan EIR, so impacts to biological resources would not differ from those analyzed in the General Plan EIR. No additional conversion of open space lands (that could support protected species) or resource disturbance would result. Thus, no new or increased severity of significant biological impacts would occur beyond what was addressed in the General Plan Final EIR.

While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable local, state, and federal regulations pertaining to biological resources, as well as to further CEQA analysis of project-specific impacts.

3.0 ENVIRONMENTAL ANALYSIS

3.11 CULTURAL AND PALEONTOLOGICAL RESOURCES**PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR**

- Impact 4.11.1 Adoption of the City of Rancho Cordova General Plan could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated prehistoric/historic artifacts and features) and human remains. This is considered a significant and unavoidable impact.
- Impact 4.11.2 Adoption of the Rancho Cordova General Plan could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). This is considered a potentially significant impact, but was mitigated to less than significant.
- Impact 4.11.3 Adoption of the Rancho Cordova General Plan along with foreseeable development in the region could result in the disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains. This contribution is considered cumulatively considerable and a significant and unavoidable impact.
- Impact 4.11.4 Adoption of the Rancho Cordova General Plan along with any foreseeable development in the region could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations). This is considered a less than cumulatively considerable impact.

These impacts were addressed in detail on Draft EIR pages 4.11-8 through -19 (prehistoric resources, historic resources, human remains, paleontological resources, and cumulative impacts) with minor refinements in the Final EIR on page 4.0-13.

PROPOSED HOUSING ELEMENT UPDATE

Overall, the proposed project would not result in new or increased severity of significant cultural and paleontological impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. No additional conversion of open space lands (that could contain cultural or paleontological resources) is proposed. The proposed project would not result in the new land disturbance compared to that analyzed in the General Plan EIR, so impacts to cultural resources would not differ from those analyzed in the General Plan EIR. Thus, no new or increased severity of significant cultural or paleontological impacts would occur beyond what was addressed in the General Plan Final EIR.

While there are no physical improvements proposed as part of the changes to the Housing Element, all future development projects would be subject to applicable local, state, and federal regulations pertaining to cultural and paleontological resources, as well as to further CEQA analysis of project-specific impacts.

3.0 ENVIRONMENTAL ANALYSIS

3.12 PUBLIC SERVICES AND UTILITIES

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

Fire Protection and Emergency Medical Services

- Impact 4.12.1.1 Implementation of the General Plan would result in the need for additional fire protection and emergency medical equipment and facilities that could result in physical environmental impacts. This would be a less than significant impact.
- Impact 4.12.1.2 Implementation of the proposed General Plan could result in safety hazards associated with wildland fires in residential areas adjacent to open space and natural areas. This is considered a less than significant impact.
- Impact 4.12.1.3 Implementation of the General Plan in combination with other reasonably foreseeable development (based on Sacramento County, and the cities of Folsom, Elk Grove, Citrus Heights, Galt, Lodi, and Sacramento General Plans land use projections), would increase the population within the SMFD service area, requiring additional fire and emergency medical services and related facilities. The City's contribution to the need for expanded fire protection services is considered less than cumulatively considerable.

Law Enforcement

- Impact 4.12.2.1 Implementation of the General Plan would increase the Planning Area population and would result in additional commercial, industrial and recreational uses in the Planning Area uses, which may result in additional law enforcement protection facilities that could result in physical environmental impacts. This would be a less than significant impact.
- Impact 4.12.2.2 The neighborhood design, home design, street design, and other features associated with implementation of the General Plan could reduce the ability of the City of Rancho Cordova Police Department to enforce the law and respond to crime and other emergencies in the project area. This is a less than significant impact.
- Impact 4.12.2.3 Implementation of the General Plan and other reasonably foreseeable development in southeastern Sacramento County (based on Sacramento County land use projections) would increase the population within the Planning Area and surrounding area and would require additional law enforcement services and related facilities under cumulative conditions. This is a less than cumulatively considerable impact.

Water Service

- Impact 4.12.3.1 Implementation of the General Plan would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands. This is considered a significant and unavoidable impact.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.12.3.2 Implementation of the General Plan would contribute to the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet cumulative water demands with SCWA, GSWC and Cal-Am. The General Plan's contribution would be cumulatively considerable and a significant and unavoidable impact.

Wastewater Service

- Impact 4.12.4.1 Implementation of the Rancho Cordova General Plan would substantially increase wastewater flows and require additional infrastructure and may require additional treatment capacity to accommodate anticipated demands that would result in a physical effect on the environment. This impact is considered significant and unavoidable.
- Impact 4.12.4.2 Implementation of the proposed General Plan, in addition to other reasonably foreseeable development in the eastern Sacramento County (based on the land use projections established in the Sacramento County General Plan), would substantially increase in wastewater flows and require additional infrastructure and treatment capacity that would result in a physical effect on the environment. This is considered cumulatively considerable and a significant and unavoidable impact.

Solid Waste

- Impact 4.12.5.1 Implementation of the General Plan would increase solid waste generation and the demand for related services. This is considered a significant impact, but was mitigated to less than significant.
- Impact 4.12.5.2 The proposed project, in addition to proposed and approved projects in the region area, would generate solid waste that would require expanded collection and disposal services. The project's contribution would be less than cumulatively considerable.

Public Schools

- Impact 4.12.6.1 Implementation of the project would increase student enrollment in the Planning Area and require the construction of new schools and related facilities to serve the anticipated demand. This impact is considered less than significant.
- Impact 4.12.6.2 Implementation of the General Plan in combination with other reasonably foreseeable development (based on General Plan land use projections for Sacramento County, Folsom, and Elk Grove) proposed in eastern Sacramento County would result in a cumulative increase in student enrollment and require additional schools and related facilities to accommodate the growth. This is a less than cumulatively considerable impact.

3.0 ENVIRONMENTAL ANALYSIS

Parks and Recreation

- Impact 4.12.7.1 Implementation of the General Plan would increase the demand for existing facilities and require additional parks and recreational facilities to accommodate the anticipated growth associated with the General Plan. This would be a less than significant impact.
- Impact 4.12.7.2 Implementation of the General Plan in combination with other reasonably foreseeable development would require additional park and recreation facilities within the Planning Area boundaries and CRPD's service area boundaries. This would be a less than cumulatively considerable impact.

Electrical, Natural Gas, and Telephone Services

- Impact 4.12.8.1 Implementation of the General Plan would substantially increase demand for electrical, natural gas, telephone and related infrastructure. This is considered a less than significant impact.
- Impact 4.12.8.2 Implementation of the proposed project as well as potential development in the surrounding areas (based on Sacramento County General Plan land use projections) would result in cumulative utility service impacts. The project's contribution would be less than cumulatively considerable.

These impacts were addressed in detail in Draft EIR pages 4.12-5 through -105 (fire protection, emergency medical services, law enforcement, water service, wastewater service, solid waste, public schools, parks and recreation, electrical service, natural gas service, telephone service, and cumulative impacts) with refinements made in the Final EIR on pages 4.0-13 through -21.

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant public services and utilities impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. Therefore, demand for services and utilities would not change from that analyzed in the General Plan EIR.

While there are no physical improvements proposed as part of these changes to the Housing Element, all future development projects would be subject to applicable City requirements pertaining to public services and utilities, as well as to further CEQA analysis of project-specific impacts.

3.13 VISUAL RESOURCES/LIGHT AND GLARE

PREVIOUSLY IDENTIFIED IMPACTS IN THE RANCHO CORDOVA GENERAL PLAN FINAL EIR

- Impact 4.13.1 Implementation of the proposed General Plan Land Use Map will not result in substantial damage to scenic resources within a state scenic highway. There is no impact.

3.0 ENVIRONMENTAL ANALYSIS

- Impact 4.13.2 Implementation of the General Plan will encourage new development and redevelopment activities that could potentially degrade existing scenic vistas. This is considered a less than significant impact.
- Impact 4.13.3 Implementation of the General Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the Planning Area. This is considered a significant and unavoidable impact.
- Impact 4.13.4 Implementation of the General Plan Land Use Map would create new sources of daytime glare, and substantially change nighttime lighting and illumination levels in the Planning Area, associated with new and redevelopment activities. This is considered a less than significant impact.
- Impact 4.13.5 Implementation of the General Plan will encourage new development and redevelopment activities that would contribute to the cumulative alteration of existing landscape characteristics of the region. This impact is cumulatively considerable and a significant and unavoidable impact.

These impacts were addressed in Draft EIR pages 4.13-5 through -18 (alteration of scenic resources within a scenic highway, degradation of a scenic vista, alteration of visual character, daytime glare and nighttime lighting, and cumulative impacts).

PROPOSED HOUSING ELEMENT UPDATE

The proposed project would not result in new or increased severity of significant visual and light and glare impacts beyond what was addressed in the General Plan Final EIR. The amendments to the Housing Element are consistent with the development assumptions under the General Plan. Housing would be developed in the same locations and at the same densities as assumed in the General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analysis of project-specific impacts.

3.0 ENVIRONMENTAL ANALYSIS

REFERENCES

City of Rancho Cordova. 2006a. *City of Rancho Cordova General Plan*.

City of Rancho Cordova. 2006b. *City of Rancho Cordova General Plan Draft EIR (SCH #2005122037)*.

City of Rancho Cordova. 2006c. *City of Rancho Cordova General Plan Final EIR (SCH #2005122037)*.

City of Rancho Cordova, 2009. *City of Rancho Cordova General Plan Draft Housing Element Update*.

Sacramento County. 2007. *Sacramento County Draft General Plan Update*.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 27, 2013

Mr. Reed Flory
Housing Services Administrator
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Mr. Flory:

RE: Review of the City of Rancho Cordova's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Rancho Cordova's draft housing element update received for review on July 30, 2013, along with additional revisions received on September 24 and 26, 2013. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. A telephone conversation on September 5, 2013 with you, Ms. Jessica Hayes, of your Staff, and Ms. Cynthia Walsh and Ms. Jennifer Gastelum, the City consultants, facilitated the review.

The revised draft element meets the statutory requirements of State housing element law. The revised element will comply with State housing element law (Article 10.6 of the GC) when adopted and submitted to the Department, pursuant to GC Section 65585(g). The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (GC Section 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Mr. Reed Flory
Page 2

The Department is pleased to inform the City that prior 4th cycle housing element compliance meets one of the threshold requirements of the Housing-Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. Specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department looks forward to receiving Rancho Cordova's adopted housing element. If you have any questions or need additional technical assistance, please contact Melinda Coy, of our staff, at (916) 263-7425.

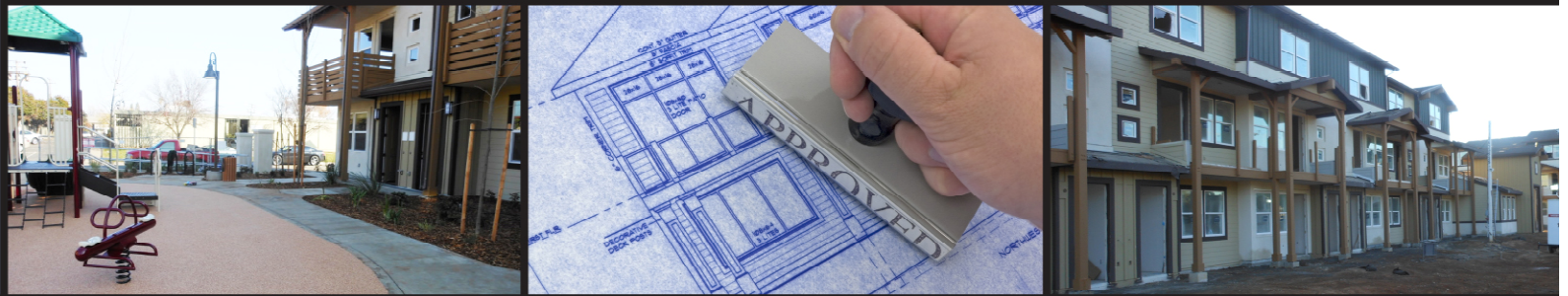
Sincerely,



Glen A. Campora
Assistant Deputy Director

City of Rancho Cordova 2013-2021 Housing Element Update

Public Hearing



November 4, 2013

1

PMC

Streamline Housing Element Process

- Technical update submitted to HCD and approved
- Conditional Letter of Certification dated Sept. 27, 2013
- 120 days from October 31 for Council Approval



Legal Requirements Successfully Met

- RHNA requirements
 - Land inventory identifies sufficient sites to meet a range of housing needs
- Consistent with General Plan
- Assist with development of affordable housing
 - Removes barriers and provides incentives
- Comply with Fair Housing Law



Additional Changes Requested by HCD

- HCD requested 11 minor text changes to the submitted document (no policy changes were requested)
- Staff and consultant made corrections and re-submitted (two week turn-around)
- Document approved and conditional letter of certification provided by HCD



Final Steps!

- City Council Approval
- Final Submittal to HCD



MEMORANDUM



DATE: November 4, 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:	Residential Hen Ordinance
LOCATION:	Citywide
PLANNER:	Paul Junker

RECOMMENDATION

Introduce and waive first reading Ordinance 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.

BACKGROUND

The City Council held a duly noticed public hearing on October 7, 2013 to consider the draft hen ordinance. Following discussion of the Council and the opportunity for the public to offer comments, the Council provided direction for minor revisions to the draft ordinance. Council direction included:

- Clearly define the term “coop”
- Remove stipulations on the allowed height and size of coops

These changes have been incorporated into the attached draft ordinance. Additionally, staff has reordered certain provisions but made no substantive changes beyond Council direction.

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 No. 30-2013, thereby amending Sections 8.11 and 23.310 of the Rancho Code Municipal Code.

ATTACHMENT

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

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, 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.

E. “Coop” shall mean the physical structure in which hens are kept at night. The coop is exclusive of any additional pen or run that may surround the coop.

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. Hens shall not be kept for commercial purposes.

4. No slaughter of hens or roosters is allowed.

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

6. All hens must be confined in a coop from sunset to sunrise. Hens may roam free within a fully fenced rear or side yard area during daylight hours.

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

8. Hen coops must meet the following requirements:

- a. Be properly ventilated and have a roof.
- b. Be constructed of adequate strength to protect hens from predators and to prevent hens from escaping.
- c. Be constructed in a manner to ensure that hens are not overcrowded and have ample space for movement.
- d. Provide sufficient shade to prevent overheating.
- e. Be maintained in a clean and sanitary condition and cleaned regularly to prevent buildup of feces, food particles, and offensive odors.

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:

1. The number of hens desired;

2. A description of the hen coop, including height and square footage;
3. A description of the planned location of the hen coop;
4. The distance from hen coop 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.

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

2183161.1

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	P	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	
Animal Husbandry	P	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 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.

MEMORANDUM



DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner

SUBJECT: **AT&T TELECOMMUNICATIONS FACILITY LIMITED USE PERMIT; PROJECT NO. DD8085 – LOCATED AT 12303 FOLSOM BOULEVARD.**

PROPERTY OWNER: Steve and Julie Ryan Trustees Mr. Steve Ryan 12303 Folsom Boulevard Rancho Cordova, CA 95742	APPLICANT/DEVELOPER: Allen Fink DIS/Ericsson for AT&T Wireless 1428 Live Oak Lane Auburn, CA 95603
---	---

PROJECT: AT&T Telecommunication mono-pole FILE: DD8085 LOCATION: 12303 Folsom Boulevard APN: 069-0160-014 PLANNER: William Campbell
--

RECOMMENDATION

Staff recommends the City Council review the submitted materials and either affirm the original approval, approve with amended conditions or deny.

RESULT OF RECOMMENDED ACTION

Council direction will allow staff to prepare a resolution reflecting the Council's action and present such resolution for final action at the following City Council meeting. Approval of the Limited Use Permit, either as proposed or with amended conditions of approval, would increase the service coverage of the AT&T system in an area that is currently underserved. Denial of the Limited Use Permit would cause AT&T to seek an alternate cell tower location.

Should the City Council choose to deny the applicant's request, staff would ask that the City Council articulate the reasons for denial.

BACKGROUND

Required Permits and Regulatory Basis

City Council has requested a de novo review of the administrative approval. Under such a review the Council may reconsider any and all aspects of the project application and the previous Administrative Approval of this project. The Zoning Code requires telecommunication operators to obtain a Limited Use Permit for their facilities in the General Commercial Zone and

subject to the development standards within Section 23.907.020 of the Zoning Code. A Limited Use Permit may be approved or conditionally approved by the Planning Director, if the project is 1) exempt from the California Environmental Quality Act (CEQA), and 2) found consistent with the approval findings outlined in the Rancho Cordova Zoning Code (Zoning Code).

Project Information

The applicant requested a Limited Use Permit that would allow the installation of a 93 foot tall monopole with 12 panel antennas at two levels, 2 future microwave dishes and a 11 ½ foot by 28 foot prefabricated shelter with propane tank and generator, enclosed by a solid redwood fence. The location of the mono-pole and supporting equipment is behind Rudy's Hideaway, located at 12303 Folsom Boulevard.



On September 30, 2013 staff conducted the required administrative public hearing to consider the project. Several factors were considered in the deliberations to approve the project:

1. Within the application materials, staff had requested the preparation of photo simulations of two different pole concepts in order to hide or camouflage its appearance. Due to the lack of substantial tall landscaping in the immediate area of the site, the mono-pole style design was considered less appropriate than the customary mono-pole (see **Attachment 3** and **Attachment 4**).
2. Staff was aware that Caltrans has plans for the reconstruction of the Hazel Avenue and Highway 50 intersection, which will be close to the proposed telecommunications site and that any significant tree planting along that right of way could be damaged during construction.
3. Similarly, the parking count for the restaurant would be reduced if additional tree planting occurred along the highway right of way.
4. There were no identified existing mono-pole facilities to collocate upon and meet the required search parameters for coverage.
5. Metro Fire was not approached to locate the tower on their site, because of the possible highway expansion and its close proximity to the intersections. It was AT&T's belief that the Highway expansion will highly impact the fire station site and eliminate the gas station, based on their conversations with Caltrans.
6. The goal of the coverage area was to provide wireless coverage to the intersection and along Highway 50. Alternative sites were reviewed on the north side of the Highway, at Hazel Avenue; however that site was in the process of being sold at the time. Aerojet had an area that was too far away from Folsom Blvd. which did not meet the wireless coverage area.

Required Findings and Evidence

The staff generated approval letter contained the following supporting evidence to meet the required findings according to Section 23.907.020, as follows:

- 1.) The project is exempt from CEQA analysis by Sections 15303 of the CEQA Guidelines.

Finding: *The project is exempt from the CEQA Guidelines under Sections 15301 (New Construction of Small Structures).*

Evidence: The proposed project involves the installation of a mono-pole and ground mounted equipment shelter that is approximately 11'x28' within a fenced enclosure. No dangerous or hazardous materials will be stored on site. The facility would be located behind the existing building and not visible from the public right of way.

- 2.) The project is consistent with all findings outlined in Chapter 23.125.030 of the Zoning Code, as follows:

A. *Finding:* *The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code, Municipal Code, General Plan, and any applicable Specific Plans or City regulations/standards.*

Evidence: The proposed use is allowed in the GC Zone upon issuance of a Limited Use Permit. The proposed project was reviewed by all interested City departments and service providers. Conditions of approval are included to ensure the compatibility of the

use with the site's other users. The project is consistent with the General Plan and the applicable provisions of the Zoning Code.

- B. *Finding: The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of any physical constraints and can be conditioned to meet all related performance criteria and development standards.*

Evidence: The proposed mono-pole and support equipment would be located behind the existing building fronting on Folsom Boulevard. The pad would not impact the circulation pattern of the parking lot, nor reduce the required parking for the restaurant. Existing utilities to support the telecommunication facility are currently located on site, without the need to expand over-head power in lines. The system does not require any other utility to operate. The ground mounted support equipment would be screened by a solid wood fence to hide the equipment cabinets.

- C. *Finding: Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.*

Evidence: The granting of the permit would expand the coverage of the AT&T system, which is currently impacted by the lack of coverage in this area. The system coverage maps show the need for the new equipment in order to improve wireless communication and there are no other similar facilities in the area that AT&T can collocate on which will accommodate the coverage objectives of AT&T. As previously mentioned, the ground mounted equipment would not be visually impacting, due to the screening fence and its location behind the existing building away from the public right of way. The mono-pole would be painted a complementary color selected by the Planning Director in order to mask the tower to the greatest extent, along with the mounting of antenna as close to the pole as demonstrated in the approved plans.

ATTACHMENTS

1. Project Description.
2. Design Package.
3. Mono-pole Photo Simulations.
4. Mono-pine Photo Simulations.
5. Compliance Report.
6. Coverage Maps.
7. Draft Conditions of Approval.

AT&T Wireless CVU3070 – Nimbus Project Description / Justification Statement

Location & Zoning Designation:

The property is located at 12303 Folsom Blvd., Rancho Cordova, CA 58742. APN: 069-0160-014

The property is currently zoned Commercial, and consists of approximately 2.2 acre. Zoning to the North, West and East of the property is the same. The property is owned by Steve & Julie Trustees, at the same address.

Project Description:

AT&T Wireless proposes the installation of a new wireless communication site 12303 Folsom Blvd., Rancho Cordova, CA 58742. APN: 069-0160-014. The site will compose of a 93' monopole. Twelve antennas will be located at 90' and 82' centerlines.

The installation will include radio equipment and a backup generator located within a new prefabricated shelter.

Other possible candidates were reviewed: Aerojet, whose available property sits to far back away from Hwy 50, and the property at 12401 Folsom Ave., Rancho Cordova. This property is in the process of being sold and is not available. The Fire Station was also considered, however, because of the future Hwy 50 expansion the property was not considered.

Site Selection Analysis:

Wireless systems are expanded or introduced in a given area to improve service to customers. There are several reasons to add a new facility. It may extend the coverage to new areas, increase the capacity of the system within the current service area, or improve quality; some wireless facilities accomplish all three improvements.

This location was also selected due to its proximity to the existing AT&T sites. The site will provide favorable site geometry for federally mandated E911 location accuracy requirement and efficient frequency reuse. Since 40 percent of 911 calls are from mobile phones, effective site geometry within the overall network is needed to achieve accurate location information of mobile users, through triangulation with active wireless facilities.

Coverage:

Coverage can be defined as having a certain minimum level of signal strength in a particular area. AT&T's target is to provide "in building" signal strength to our customers' areas across the network. This level of service guarantees reliable signal strength inside buildings providing excellent voice quality in residential neighborhoods and commercial areas. In today's competitive marketplace, AT&T requires high quality coverage to be competitive and will fulfill our responsibilities under our FCC license.

Capacity:

Capacity is the number of calls that can be handled by a particular wireless facility. When we make phone calls, our mobile phones communicate with a nearby antenna site that can handle a limited number of calls. It then connects to land based phone lines. When a particular site is handling a sufficient number of calls, the available Radio Frequency channels assigned to that site are at maximum

capacity. When this occurs, the wireless phone user will hear a busy signal on his or her phone. The call traffic at the facility is continually monitored and analyzed so that overloading of sites is prevented. The objective for a capacity site is to handle increased call volume rather than expand a coverage area.

Safety and Compliance:

The proposed wireless communications facility will not create any nuisance or be detrimental to the health, safety or general welfare, of persons residing or working in the neighborhood. AT&T Wireless technology does not interfere with any other forms of private or public communications systems, operating under FCC regulations.

After construction of the facility, the site will be serviced once or twice a month, during a routine scheduled maintenance window by a service technician. The site is unmanned and is a self-monitored facility. There will be no impact on parking or traffic in the area.

Conclusion:

AT&T Wireless has identified this location for a proposed wireless telecomm facility for several reasons. The property provides an excellent location from which wireless coverage can be enhanced along Hwy 50, and to the residents residing in the area.

Statement of operations:

No nuisances will be generated by the proposed wireless facility, nor will the facility injure the public health, safety, morals or general welfare. With proper care and separation, AT&T Wireless technology does not interfere with any other forms of communication whether public or private. To the contrary, AT&T Wireless technology will provide vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare.

Once the construction of the wireless facility is complete and the telephone switching equipment is fined-tuned – visitation to the site by service personnel for routine maintenance typically occurs an average of once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impact to existing local traffic patterns. No water or sanitation services will be required.

AT&T Wireless will comply with all FCC rules governing construction requirements, technical standards, interference protection, power and height limitations and radio frequency standards. In addition, AT&T Wireless will comply with all FAA rules on site location and operation.

Relation to Larger Projects:

The new AT&T Wireless telecommunication facility # CCU3070, Hwy 50 will continue to be an important and critical upgrade link for serving the growing commercial, business, industrial, medical, governmental and public users of AT&T Wireless's telecommunication services in the Rancho Cordova area. The facility will continue

working within the larger all digital network servicing the Sacramento County area along with much of the United States and the World.

Community Benefits:

Since its inception, wireless communications have provided services to communities far beyond mere convenience. Many businesses and Public Safety Agencies rely on these services in order to conduct important civic and commercial duties on a daily basis. Schools rely on an ability to reach parents quickly. Commercial Wireless companies have been at the forefront of critical communications services in recent events, such as earthquakes and fires in Nevada. Traffic issues, weather and community events, are a few of the many services now available over these same communications devices. Wireless communication is an integral part of our national telecommunications infrastructure, and each community deserves the benefit of the best and most competitive service available.

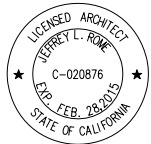


Jeffrey Rome | ASSOCIATES
architecture | telecommunications
1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

SHEET TITLE

TITLE SHEET

T-1

ECT NUMBER: 131025
466



at&t

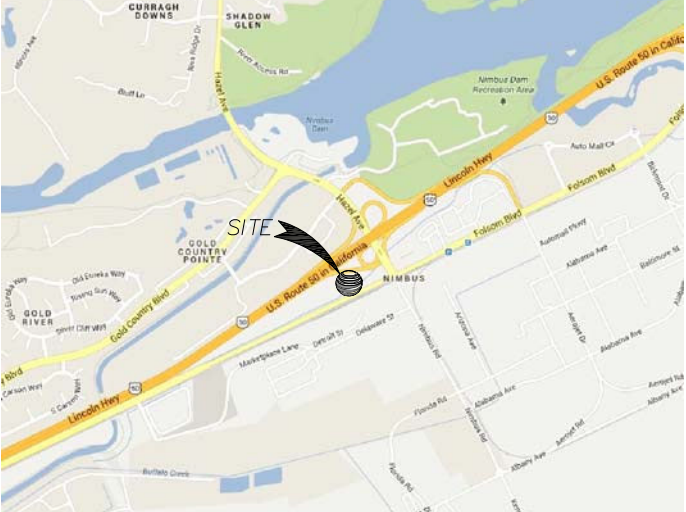
CVU3070
NIMBUS
12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742

SPECIAL INSPECTIONS

1	CONCRETE	13.1	VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT
2	BOLTS INSTALLED IN CONCRETE	13.2	VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA
3	CONCRETE MOMENT-RESISTING SPACE FRAME	13.3	PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES
4	REINFORCING STEEL AND PRESTRESSING STEEL	13.4	PROVIDE SOIL EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON-GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE
5.1	ALL STRUCTURAL WELDING	14	SMOKE CONTROL SYSTEM
5.2	WELD TESTING DUCTILE MOMENT-RESISTING STEEL FRAME	15	SPECIAL CASES (DESCRIBE)
5.3	WELDING REINFORCING STEEL	16	OFF-SITE FABRICATION OF BUILDING COMPONENTS
6	HIGH-STRENGTH BOLTING	17	OTHER SPECIAL INSPECTIONS AS REQUIRED BY DESIGNER
7	STRUCTURAL MASONRY		
8	REINFORCED GYPSUM CONCRETE		
9	INSULATING CONCRETE FILL		
10	SPRAY-APPLIED FIREPROOFING		
11	DEEP FOUNDATIONS (PILING, DRILLED & CAISSONS)		
12	SHOTCRETE		

NO.	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS.

VICINITY MAP



DRIVING DIRECTIONS: FROM AT&T OFFICE @ 4430 ROSEWOOD DRIVE, PLEASANTON, CA. HEAD EAST ON ROSEWOOD DRIVE. TURN RIGHT ONTO OWENS DRIVE. TURN RIGHT ONTO HACIENDA DRIVE. MERGE ONTO I-580 WEST VIA THE RAMP TO OAKLAND. TAKE EXIT 44B TOWARD SACRAMENTO. MERGE ONTO I-680 NORTH. TAKE EXIT 71A TOWARD I-80 EAST/SACRAMENTO. MERGE ONTO I-80 EAST. CONTINUE ONTO US-50 EAST. TAKE HAZEL AVENUE/NIMBUS ROAD EXIT. TURN RIGHT ONTO HAZEL AVENUE. TURN RIGHT ONTO FOLSOM BOULEVARD. DESTINATION IS ON RIGHT.

CONSULTANT TEAM

CLIENTS REPRESENTATIVE:

ERICSSON INC.

6140 STONERIDGE MALL ROAD
SUITE 365
PLEASANTON, CALIFORNIA 94588

CONSTRUCTION MANAGER:

RAY KIKEL
PHONE: (916) 870-9483

DEVELOPMENT SYSTEMS INC.

231 CHERRY AVENUE
SUITE 102
AUBURN, CALIFORNIA 95603
PHONE: (530) 885-3500

SITE ACQUISITION & ZONING:

ALLEN FINK
PHONE: (916) 899-9268

RF ENGINEER:

JAMES TEMPLE (AT&T)
PHONE: (916) 285-4147

ARCHITECT:

JEFFREY ROME AND ASSOCIATES

1 SAN JOAQUIN PLAZA
SUITE: 250
NEWPORT BEACH, CALIFORNIA 92660
PHONE: (702) 324-4338
FAX: (949) 760-3931
CONTACT: ROBIN NELSON

LAND SURVEYOR:

CAL VADA SURVEYING, INC.

411 JENKINS CIRCLE, SUITE 205
CORONA, CALIFORNIA 92880
PHONE: (951) 280-9960
FAX: (951) 280-9746
CONTACT: RAMON GONZALEZ

DEVELOPMENT SUMMARY

APPLICANT:	AT&T MOBILITY 4430 ROSEWOOD DRIVE PLEASANTON, CALIFORNIA 94588
PROPERTY OWNER:	STEVE & JULIE RYAN FAMILY REVOCABLE TRUST 12303 FOLSOM BOULEVARD RANCHO CORDOVA, CALIFORNIA 95742 CONTACT: STEVE RYAN PHONE: (530) 417-4728
PROJECT ADDRESS:	12303 FOLSOM BOULEVARD RANCHO CORDOVA, CALIFORNIA 95742
OTHER ON-SITE TELECOM FACILITIES:	NONE
ASSESSORS PARCEL NUMBER:	069-0160-014
LATITUDE:	38° 37' 45.18" N
LONGITUDE:	121° 13' 02.74" W
LAT/LONG TYPE:	NAD-83
GROUND ELEVATION:	147' AMSL
EXISTING ZONING:	GENERAL COMMERCIAL
PROPOSED PROJECT AREA:	EQUIPMENT LEASE AREA: 994 SQ. FT.
PROPOSED TYPE OF CONSTRUCTION:	TYPE V-B
PROPOSED OCCUPANCY:	S-2
JURISDICTION:	CITY OF RANCHO CORDOVA
COUNTY:	SACRAMENTO

PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES TO CONSTRUCT, OPERATE AND MAINTAIN AN UNMANNED WIRELESS COMMUNICATIONS FACILITY. THIS FACILITY WILL CONSIST OF THE FOLLOWING:

- INSTALL (12) PROPOSED AT&T ANTENNAS MOUNTED ON PROPOSED 93'-0" TALL MONOPOLE. (6) ANTENNAS AT 90°-0" RAD CENTER AND (6) ANTENNAS AT 82°-0" RAD CENTER.
- INSTALL (2) FUTURE MICROWAVE ANTENNAS.
- INSTALL (3) FIBER OPTIC RUNS, (3) DC POWER RUNS, (6) LTE RRUS-11 AND (1) SURGE SUPPRESSOR BEHIND ANTENNAS.
- INSTALL PROPOSED AT&T INDOOR EQUIPMENT IN A 11'-5" X 28'-0" SHELTER.
- INSTALL (9) PROPOSED UMTS RRUS-11 OUTSIDE AT GRADE.
- INSTALL 8'-0" TALL REDWOOD FENCE ENCLOSURE.
- INSTALL 500 GALLON PROPANE TANK ON CONCRETE PAD WITHIN REDWOOD FENCE ENCLOSURE.
- UNDERGROUND UTILITY RUNS FOR ELECTRICAL AND TELEPHONE TO LEASE AREA.

LEGAL DESCRIPTION

PARCEL A AS SAID PARCEL IS SHOWN ON THE PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 19, 1975, IN BOOK 22 OF PARCEL MAPS, AT PAGE 15. PARCEL 9 AS SHOWN ON THE PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON FEBRUARY 8, 1977, IN BOOK 30 OF PARCEL MAPS, AT PAGE 20. EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL 9 DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 9; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 9, NORTH 63 DEG. 52'45" EAST 872.54 FEET; THENCE NORTH 26 DEG. 07'15" WEST 340.38 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 9; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 9 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 81 DEG. 28'00" WEST 5014 FEET; (2) THENCE ALONG THE ARC TO THE LEFT HAVING A RADIUS OF 550.00 FEET, SUBTENDED BY A CHORD BEARING SOUTH 70 DEG. 37'54" WEST 206.78 FEET; AND (3) SOUTH 59 DEG. 47'48" WEST 591.19 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 9; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 9, SOUTH 26 DEG. 07'15" EAST 133.32 FEET TO THE POINT OF BEGINNING. SAID PROPERTY IS DESCRIBED IN THE LOT LINE ADJUSTMENT RECORDED MARCH 24, 1976, IN BOOK 28 OF PARCEL MAPS, AT PAGE 319.



JeffreyRome | ASSOCIATES

architecture | telecommunications

1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

CONSULTANT

CAL VADA

SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 92680
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 13448

PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER DATE

SITE ACQ AND ZONING DATE

CM DATE

AT&T CONSTRUCTION MANAGER DATE

OWNER APPROVAL DATE

PROJECT NAME

CVU3070

PROJECT NUMBER

NIMBUS

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CA 95742
SACRAMENTO COUNTY

PROJECT TYPE:

DRAWING DATES

DRAWN BY:	HP	
CHECKED BY:	RG	
DATE	DESCRIPTION	REV.
06/28/13	SUBMITTAL	0
07/24/13	TITLE REPORT/FINAL SURVEY	1

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1

Title Report

PREPARED BY: STEWART TITLE OF SACRAMENTO.
ORDER NO.: 06-017085 DH
DATE: JUNE 5, 2013.

Legal Description

ALL THAT PORTION OF PARCEL A, AS SHOWN ON PARCEL MAP RECORDED IN BOOK 22 OF PARCEL MAPS, PAGE 15, AND PARCEL 9, AS SHOWN ON PARCEL MAP RECORDED IN BOOK 30 OF PARCEL MAPS, PAGE 20, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE SOUTHERLY LINE THEREOF SOUTH 63°52'45" WEST 354.79 FEET; THENCE NORTH 28°07'15" WEST 340.38 FEET; THENCE NORTH 81°28'00" EAST 358.55 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE EASTERLY LINE THEREOF SOUTH 29°19'45" EAST 232.40 FEET TO THE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL B ON THAT CERTAIN LOT BRIE ADJUSTMENT RECORDED IN BOOK 780324, PAGE 519, OFFICIAL RECORDS.

Assessor's Parcel No.

069-0160-014

Easements

2- AN EASEMENT FOR POLE AND WIRE LINES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 200 OF DEEDS, PAGE 34 (THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD).

3- AN EASEMENT FOR A SINGLE OF POLES AND INCIDENTAL PURPOSES AS GRANTED TO GREAT WESTERN POWER COMPANY, IN DEED RECORDED IN BOOK 553 OF DEEDS, PAGE 249 (NOT PLOTTABLE FROM RECORD).

4- LACK OF ADJUTTER'S RIGHT IN AND TO THE FREEWAY ADJACENT TO PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 1544, PAGE 279, OFFICIAL RECORDS (PLOTTED HEREON).

8- AN EASEMENT FOR IRRIGATION CANAL OF NATOMA'S WATER COMPANY AND INCIDENTAL PURPOSES AS RESERVED BY AERDAET GENERAL CORPORATION, IN DEED RECORDED IN BOOK 3119, PAGE 536, O.R. AND RE-RECORDED IN BOOK 3319, PAGE 334, OFFICIAL RECORDS (PLOTTED HEREON, APPROXIMATE LOCATION).

8- AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES AS PER SET FORTH ON PARCEL MAP FILED MAY 19, 1975, IN BOOK 22, PAGE 15 OF PARCEL MAPS (PLOTTED HEREON).

9- AN EASEMENT OVER SAID LAND FOR A PUBLIC OR ROAD AND ALL NECESSARY UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED IN BOOK 750519, PAGE 820, OFFICIAL RECORDS (PLOTTED HEREON).

10- AN EASEMENT OVER SAID LAND FOR A PUBLIC OR ROAD AND ALL NECESSARY UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED IN BOOK 770207, PAGE 903, OFFICIAL RECORDS (PLOTTED HEREON).

11- AN EASEMENT OVER SAID LAND FOR A PUBLIC OR ROAD AND ALL NECESSARY UTILITIES AND INCIDENTAL PURPOSES AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED IN BOOK 770207, PAGE 903, OFFICIAL RECORDS (PLOTTED HEREON).

13- AN EASEMENT FOR ELECTRICAL FACILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 840824, PAGE 971, OFFICIAL RECORDS (PLOTTED HEREON).

16- AND EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED IN BOOK 20030411, PAGE 75, OFFICIAL RECORDS (PLOTTED HEREON).

17- TERMS, CONDITIONS AND PROVISIONS RECORDED FEBRUARY 2, 2007 IN BOOK 20070202 PAGE 1859 OFFICIAL RECORDS (PLOTTED HEREON).

Access Route/Lease Area/Utility Routes

BEING A PORTION OF PARCEL "A" AS SHOWN ON PARCEL MAP RECORDED IN BOOK 22 OF PARCEL MAPS, PAGE 15, AND PARCEL 9, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ACCESS ROUTE:

BEING A STRIP OF LAND 12.00 FEET IN WIDTH, LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING ON THE NORTHEASTERLY LINE OF SAID PARCEL A, ON A POINT DISTANT S29°16'11"E, 222.38 FEET FROM THE NORTHEASTERLY CORNER THEREOF; THENCE PARALLEL WITH THE CENTERLINE OF FOLSOM BOULEVARD S63°56'19"W, 180.94 FEET TO THE POINT OF BEGINNING; THENCE N26°03'41"W, 106.63 FEET; THENCE N63°56'19"E, 117.09 FEET; THENCE N26°03'41"W, 63.13 FEET; THENCE N63°56'19"E, 10.68 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND TO THE END OF SAID STRIP.

LEASE AREA:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N13°41'28"W, 10.47 FEET; THENCE N60°55'49"E, 15.27 FEET; THENCE S29°16'11"E, 52.39 FEET; THENCE S60°39'03"W, 11.60 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING S60°39'03"W, 9.90 FEET; THENCE N29°20'57"W, 29.99 FEET; THENCE N13°41'28"W, 12.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,059 SQUARE FEET OF LAND, MORE OR LESS.

UTILITY ROUTES:

BEING 2 STRIPS OF LAND 5.00 FEET IN WIDTH, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

STRIP 1:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE S26°03'41"E, 17.68 FEET; THENCE S63°56'19"W, 140.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE S26°03'41"E, 44.02 FEET; THENCE N63°56'19"E, 36.47 FEET TO THE END OF SAID STRIP.

STRIP 2:

BEGINNING AT POINT "C" AS DESCRIBED ABOVE; THENCE S40°01'21"W, 180.27 FEET TO THE END OF SAID STRIP.

Basis of Bearings

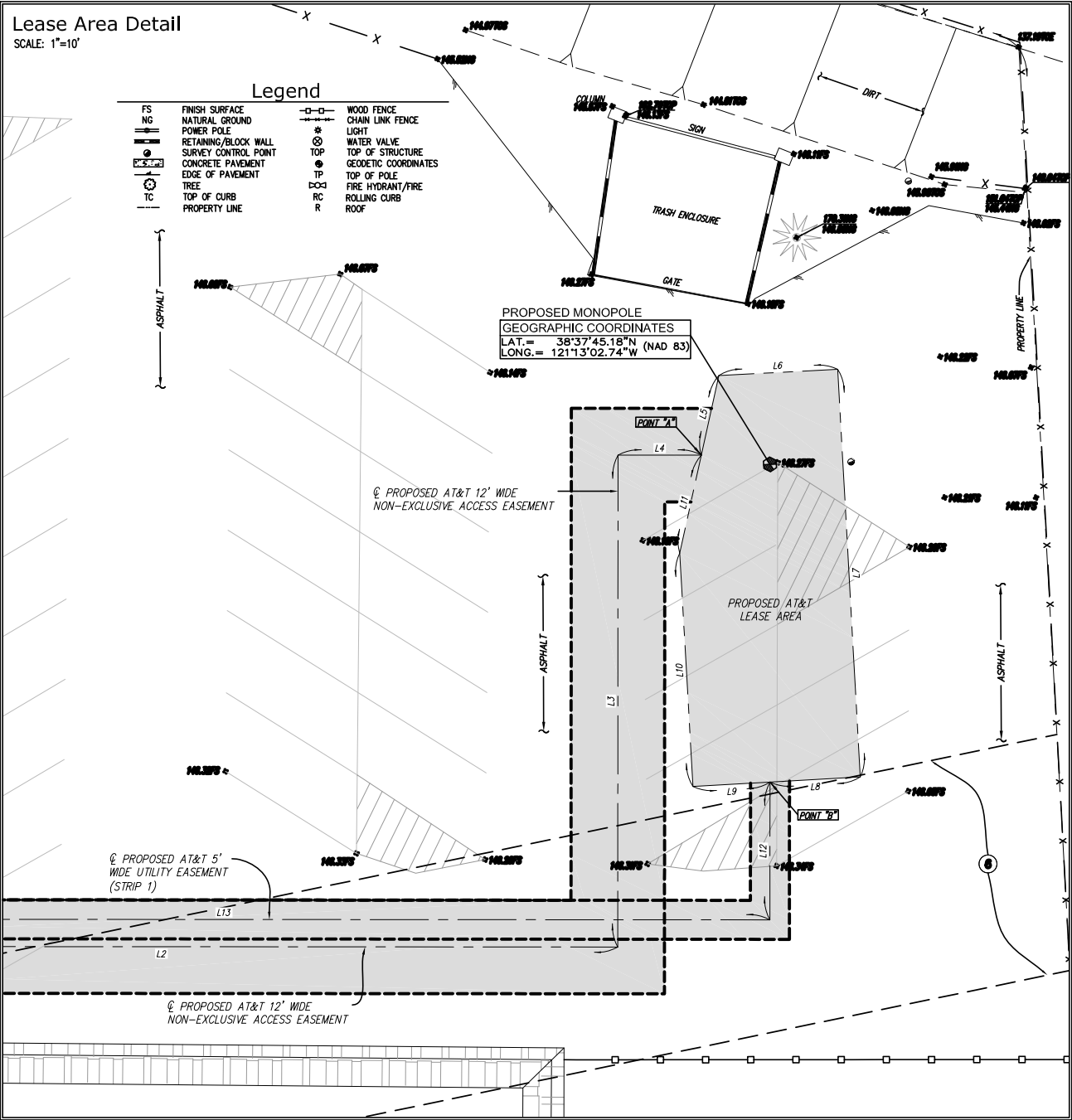
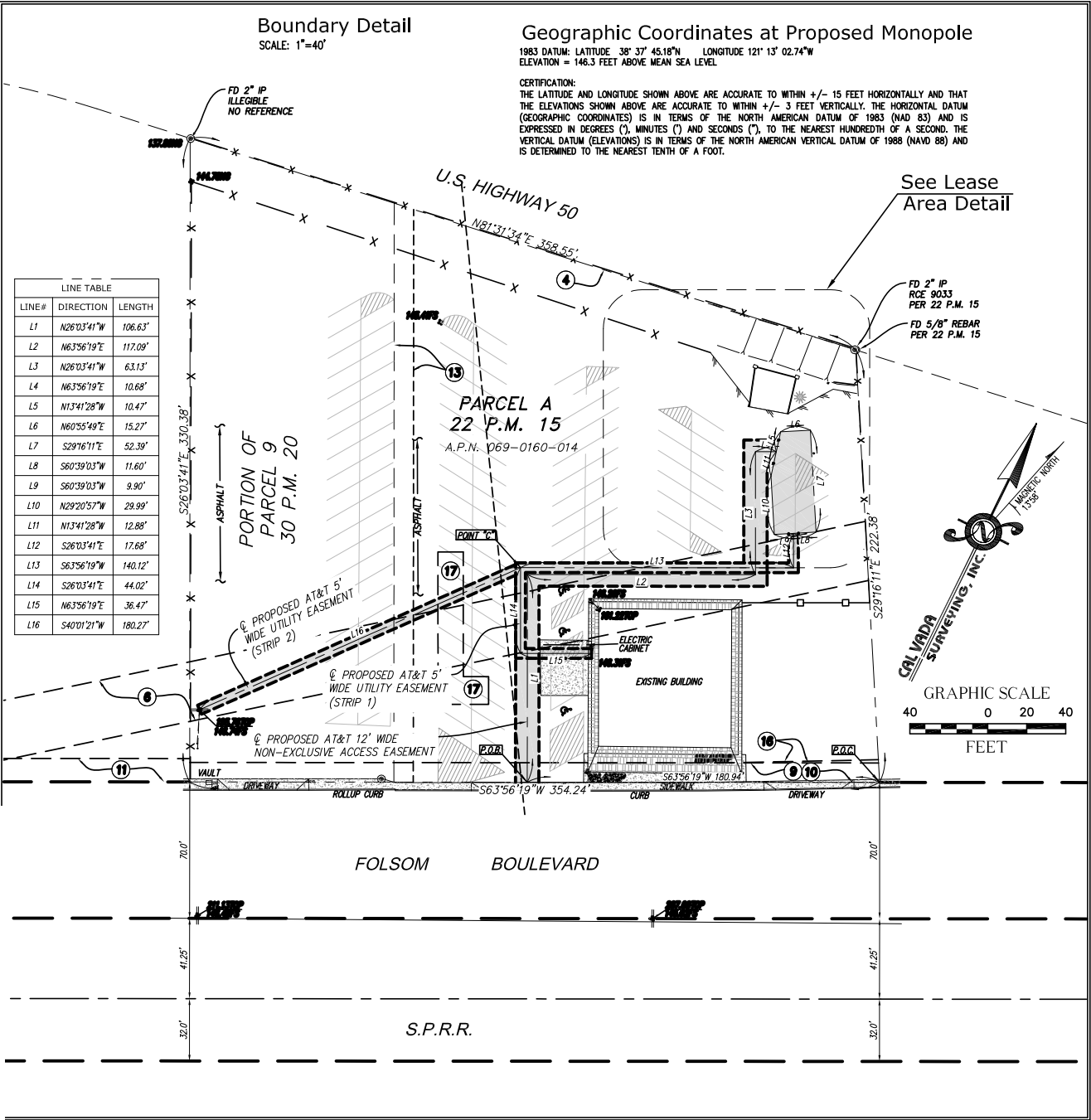
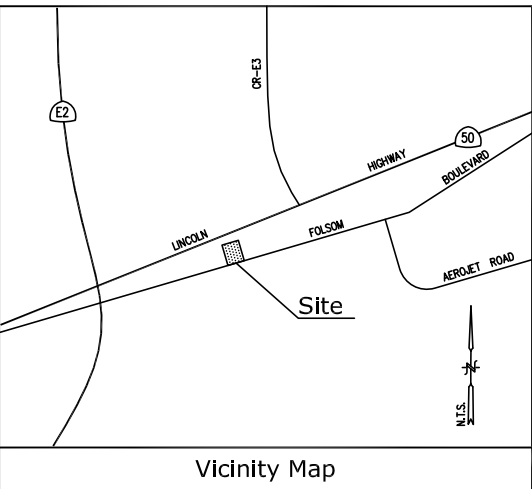
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 2.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P275", ELEVATION = 84.66 FEET (NAVD 88).

Date of Survey

JUNE 18, 2013





Jeffrey Rome | ASSOCIATES

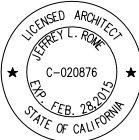
architecture | telecommunications

1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	REV.
CHECKED BY:	RN	
DATE	DESCRIPTION	
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

SHEET TITLE

SITE PLAN

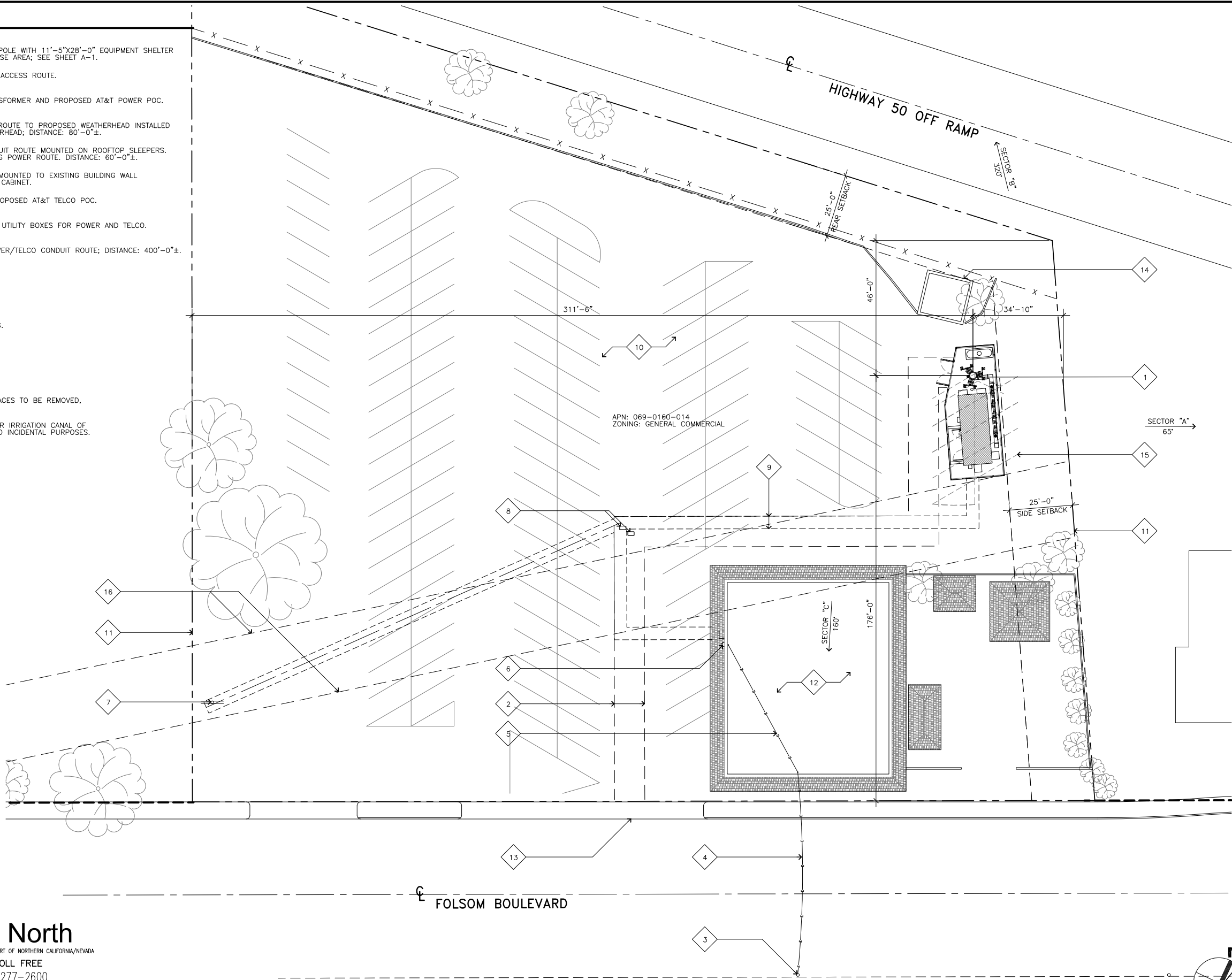
A-0

ECT NUMBER: 131025

468

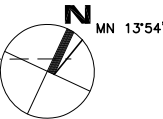
SITE PLAN KEYNOTES

- 1 PROPOSED 93'-0" TALL MONOPOLE WITH 11'-5"x28'-0" EQUIPMENT SHELTER WITHIN A REDWOOD FENCE LEASE AREA; SEE SHEET A-1.
- 2 PROPOSED 12'-0" WIDE AT&T ACCESS ROUTE.
- 3 EXISTING POLE MOUNTED TRANSFORMER AND PROPOSED AT&T POWER POC.
- 4 PROPOSED OVERHEAD POWER ROUTE TO PROPOSED WEATHERHEAD INSTALLED ADJACENT TO EXISTING WEATHERHEAD; DISTANCE: 80'-0"±.
- 5 PROPOSED AT&T POWER CONDUIT ROUTE MOUNTED ON ROOFTOP SLEEPERS. ROUTE WITH ADJACENT EXISTING POWER ROUTE. DISTANCE: 60'-0"±.
- 6 PROPOSED AT&T METER/MAIN MOUNTED TO EXISTING BUILDING WALL ADJACENT TO EXISTING UTILITY CABINET.
- 7 EXISTING UTILITY POLE AND PROPOSED AT&T TELCO POC.
- 8 PROPOSED (2) TRAFFIC RATED UTILITY BOXES FOR POWER AND TELCO.
- 9 PROPOSED UNDERGROUND POWER/TELCO CONDUIT ROUTE; DISTANCE: 400'-0"±.
- 10 EXISTING PARKING LOT.
- 11 EXISTING PROPERTY LINE.
- 12 EXISTING COMMERCIAL BUILDING.
- 13 EXISTING ACCESS DRIVEWAY.
- 14 EXISTING TRASH ENCLOSURE.
- 15 EXISTING PAINTED PARKING SPACES TO BE REMOVED, (8) TOTAL SPACES.
- 16 EXISTING 30'-0" EASEMENT FOR IRRIGATION CANAL OF NATOMA'S WATER COMPANY AND INCIDENTAL PURPOSES.



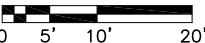
APN: 069-0160-014
ZONING: GENERAL COMMERCIAL

FOLSOM BOULEVARD



11X17 SCALE: 1"=20'

24X36 SCALE: 1"=10'



1



USA North

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA/NEVADA

DIAL TOLL FREE
1-800-277-2600

AT LEAST TWO DAYS
BEFORE YOU DIG



Jeffrey Rome | ASSOCIATES

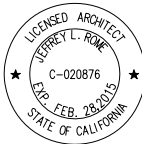
architecture | telecommunications

1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

SHEET TITLE

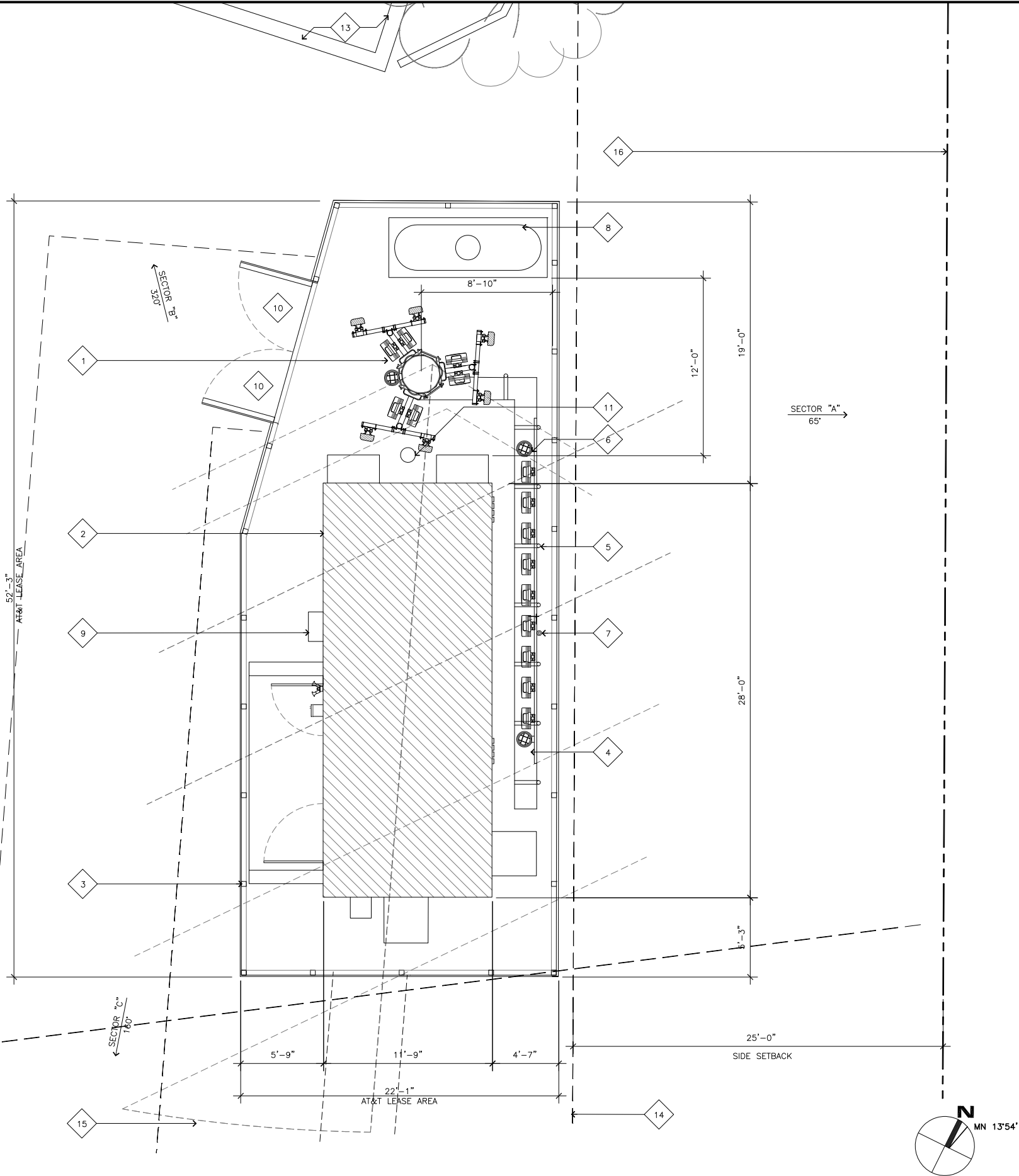
ENLARGED SITE PLAN

A-1

ECT NUMBER: 131025

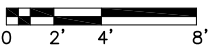
ENLARGED SITE PLAN KEYNOTES

- 1 PROPOSED (12) AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED 93'-0" TALL MONOPOLE. RAD CENTERS STACKED AT 90'-0" AND 83'-0". SEE DETAIL 1/A-1.1.
- 2 PROPOSED AT&T 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711) INSTALLED ON A PROPOSED FOUNDATION; SEE DETAIL 2/A-1.1 FOR FLOOR PLAN.
- 3 PROPOSED 8'-0" HIGH REDWOOD FENCE.
- 4 PROPOSED AT&T COAXIAL CABLE BRIDGE @ 10'-0"± A.G.L.
- 5 PROPOSED AT&T (9) UMTS RRUS-11 MOUNTED TO PROPOSED CABLE BRIDGE.
- 6 PROPOSED (2) AT&T DC SURGE SUPPRESSORS MOUNTED TO PROPOSED CABLE BRIDGE.
- 7 PROPOSED AT&T GPS ANTENNA MOUNTED TO CABLE BRIDGE.
- 8 PROPOSED 500 GALLON PROPANE TANK MOUNTED ON A PROPOSED CONCRETE PAD.
- 9 PROPOSED 24X24X12 TELCO BOX MOUNTED TO SHELTER WALL.
- 10 PROPOSED 10'-0" WIDE REDWOOD DOUBLE ACCESS GATES.
- 11 PROPOSED A/C CONDENSATION DRYWELL.
- 12 EXISTING ASPHALT PAVED PARKING LOT.
- 13 EXISTING TRASH ENCLOSURE.
- 14 EXISTING CHAIN LINK PERIMETER FENCE ALONG PROPERTY LINE.
- 15 EXISTING PAINTED PARKING SPACES TO BE REMOVED, (8 TOTAL SPACES).
- 16 EXISTING PROPERTY LINE.



11x17 SCALE: 1/8"=1'-0"

24x36 SCALE: 1/4"=1'-0"



1



Jeffrey Rome | ASSOCIATES

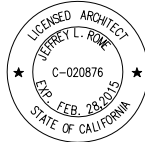
architecture | telecommunications

1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

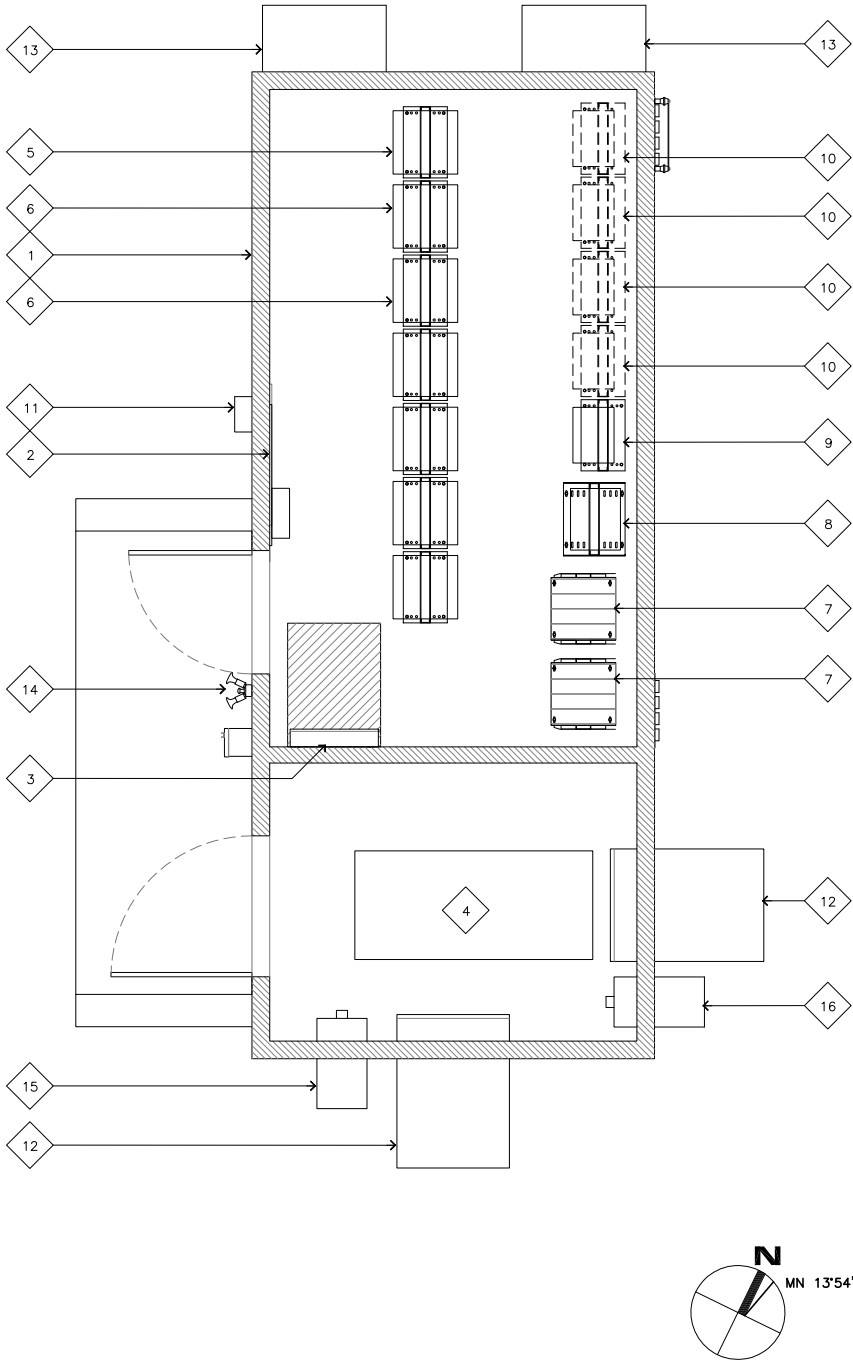
SHEET TITLE

ANTENNA PLANS &
EQUIPMENT FLOOR PLAN

A-1.1

EQUIPMENT FLOOR PLAN KEYNOTES

- 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711).
- TELCO BACKBOARD.
- 200 AMP ELECTRICAL PANEL LOAD CENTER.
- GENERATOR ROOM.
- 23" RACK WITH LTE 6601-DUL.
- 23" RACK WITH UMTS 6601-DUW.
- BATTERY RACK.
- INFINITY-D 48V DC POWERPLANT.
- 19" TRANSPORT RACK.
- FUTURE EQUIPMENT.
- CAMLOCK GENERATOR RECEPTACLE.
- VENT AND HOOD.
- WALL MOUNTED A/C UNIT.
- WALL MOUNTED OUTDOOR MAINTENANCE LIGHT.
- INTAKE FAN AND HOOD.
- EXHAUST FAN AND HOOD.

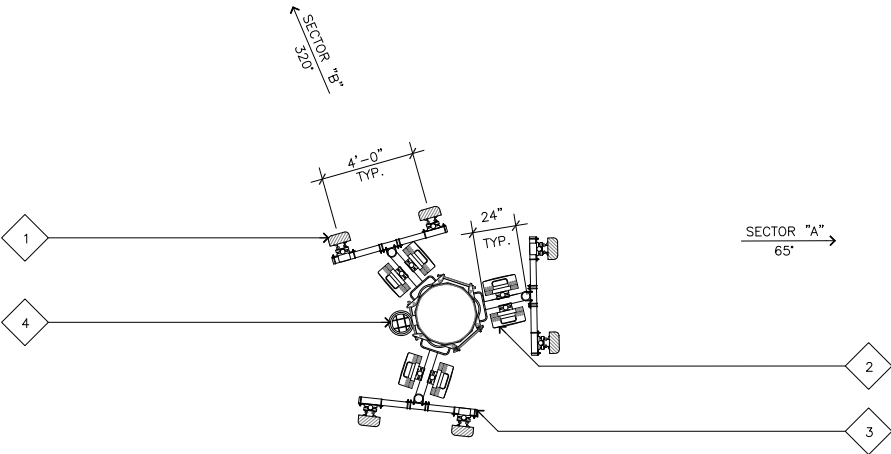


ANTENNA PLAN KEYNOTES

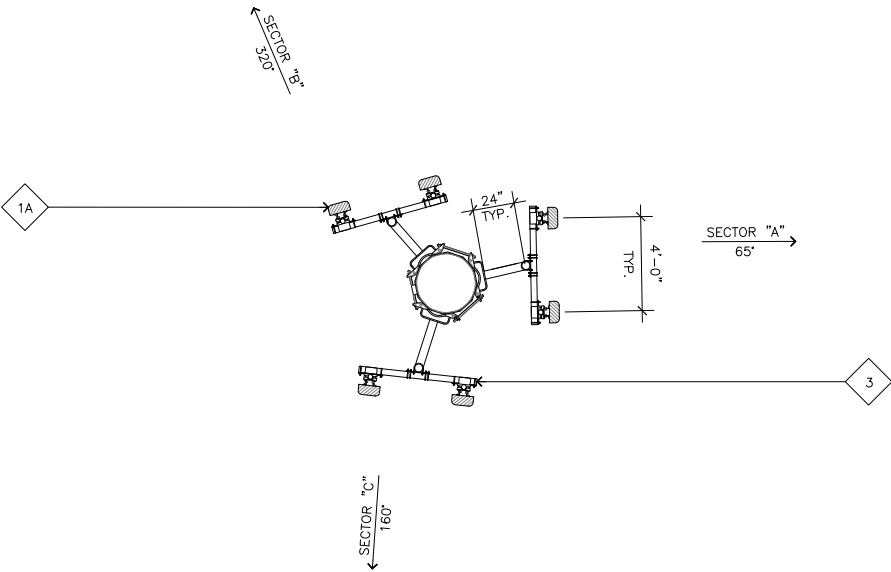
- PROPOSED (6) AT&T ANTENNAS MOUNTED ON A PROPOSED AT&T MONOPOLE AT 90'-0" RAD CENTER.
- PROPOSED (6) AT&T ANTENNAS MOUNTED ON A PROPOSED AT&T MONOPOLE AT 82'-0" RAD CENTER.
- PROPOSED (6) AT&T LTE RRUS-11 (2 PER SECTOR, 3 SECTORS) MOUNTED ON ANTENNA STAND-OFF ARMS BEHIND ANTENNAS.
- PROPOSED (6) DTMAS (2 PER SECTOR, 3 SECTORS) MOUNTED BEHIND ANTENNAS.
- PROPOSED (1) DC6 SURGE SUPPRESSOR MOUNTED TO MONOPOLE.

ANTENNA SCHEDULE

SECTOR ANTENNA	DIRECTION	AZIMUTH	ANTENNA MODEL NO.	COAX CABLE LENGTH (± 5')	FIBER OPTIC LENGTH (± 5')	JUMPER LENGTH (± 3')	COAX SIZE
A1		65°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"
A2	NORTH	65°	KATHREIN 800-10765V01K	120'	120'	10'	7/8"
A3	EAST	65°	ANDREW SBNHH-1065B	120'	120'	10'	7/8"
A4		65°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"
B1		320°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"
B2	NORTH	320°	KATHREIN 800-10765V01K	120'	120'	10'	7/8"
B3	WEST	320°	COMSCOPE SBNHH-1065B	120'	120'	10'	7/8"
B4		320°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"
C1		160°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"
C2	SOUTH	160°	KATHREIN 800-10765V01K	120'	120'	10'	7/8"
C3	WEST	160°	COMSCOPE SBNHH-1065B	120'	120'	10'	7/8"
C4		160°	ERICSSON KRC-118-055/1	120'	120'	10'	7/8"



ANTENNA PLAN AT 90'-0" A.G.L



ANTENNA PLAN AT 82'-0" A.G.L

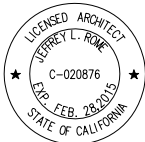


Jeffrey Rome | ASSOCIATES
architecture | telecommunications
1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

SHEET TITLE

NORTHWEST & SOUTHEAST
ELEVATION

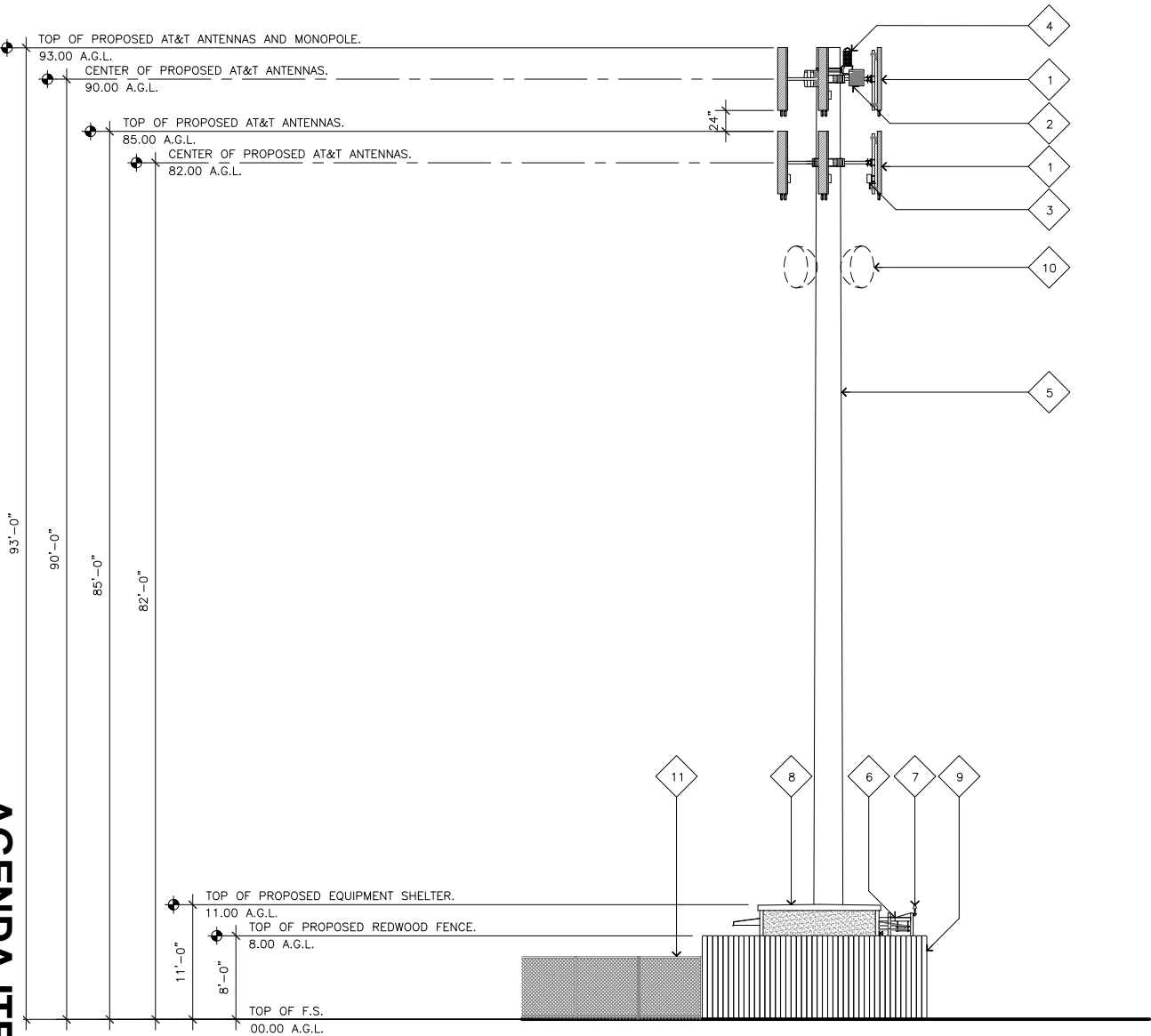
A-2

ECT NUMBER: 131025

471

ELEVATION KEYNOTES

- 1 PROPOSED (12) AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED AT&T MONOPOLE. RAD CENTERS STACKED AT 90'-0" AND 82'-0".
- 2 PROPOSED (6) AT&T LTE RRUS-11 (2 PER SECTOR, 3 SECTORS) MOUNTED ON ANTENNA STAND-OFF ARMS BEHIND ANTENNAS.
- 3 PROPOSED (6) DTMAS (2 PER SECTOR, 3 SECTORS) MOUNTED BEHIND ANTENNAS.
- 4 PROPOSED (1) DC6 SURGE SUPPRESSOR MOUNTED TO MONOPOLE.
- 5 PROPOSED 93'-0" TALL AT&T MONOPOLE.
- 6 PROPOSED AT&T CABLE BRIDGE.
- 7 PROPOSED AT&T GPS ANTENNA MOUNTED TO PROPOSED CABLE BRIDGE.
- 8 PROPOSED AT&T 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711) INSTALLED ON A PROPOSED FOUNDATION.
- 9 PROPOSED 8'-0" HIGH REDWOOD WOOD FENCE ENCLOSURE.
- 10 FUTURE (2) AT&T MICROWAVE ANTENNAS.
- 11 EXISTING 6'-0" HIGH CHAIN LINK FENCE.



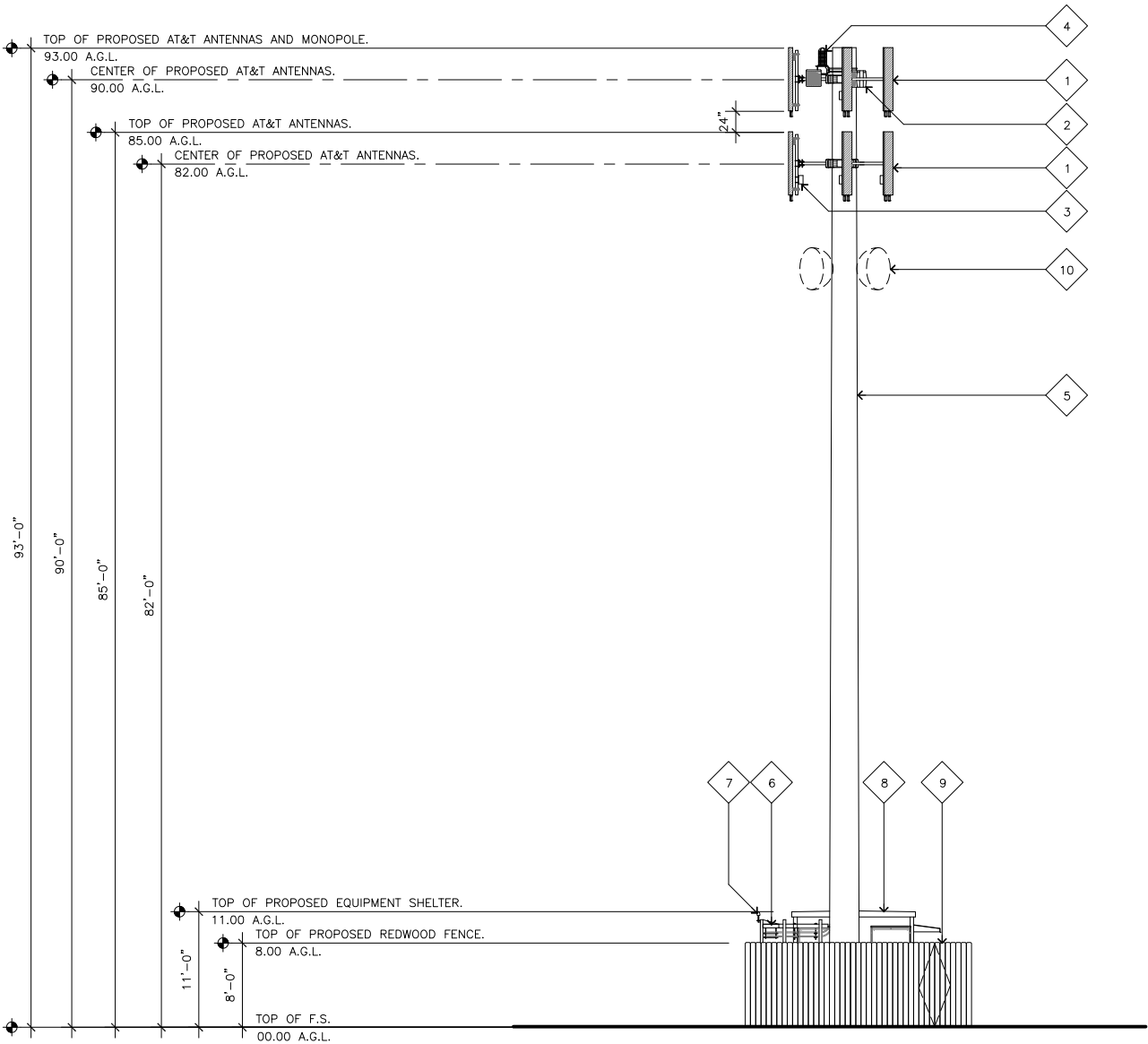
11x17 SCALE: 1/16"=1'-0"
24x36 SCALE: 1/8"=1'-0"



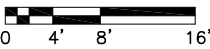
2

ELEVATION KEYNOTES

- 1 PROPOSED (12) AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED AT&T MONOPOLE. RAD CENTERS STACKED AT 90'-0" AND 82'-0".
- 2 PROPOSED (6) AT&T LTE RRUS-11 (2 PER SECTOR, 3 SECTORS) MOUNTED ON ANTENNA STAND-OFF ARMS BEHIND ANTENNAS.
- 3 PROPOSED (6) DTMAS (2 PER SECTOR, 3 SECTORS) MOUNTED BEHIND ANTENNAS.
- 4 PROPOSED (1) DC6 SURGE SUPPRESSOR MOUNTED TO MONOPOLE.
- 5 PROPOSED 93'-0" TALL AT&T MONOPOLE.
- 6 PROPOSED AT&T CABLE BRIDGE.
- 7 PROPOSED AT&T GPS ANTENNA MOUNTED TO CABLE BRIDGE.
- 8 PROPOSED AT&T 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711) INSTALLED ON A PROPOSED FOUNDATION.
- 9 PROPOSED 8'-0" HIGH REDWOOD WOOD FENCE ENCLOSURE.
- 10 FUTURE (2) AT&T MICROWAVE ANTENNAS.



11x17 SCALE: 1/16"=1'-0"
24x36 SCALE: 1/8"=1'-0"



1

NORTHWEST ELEVATION

AGENDA ITEM 15.3

SOUTHEAST ELEVATION

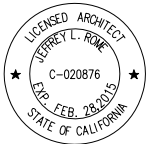


Jeffrey Rome | ASSOCIATES
architecture | telecommunications
1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

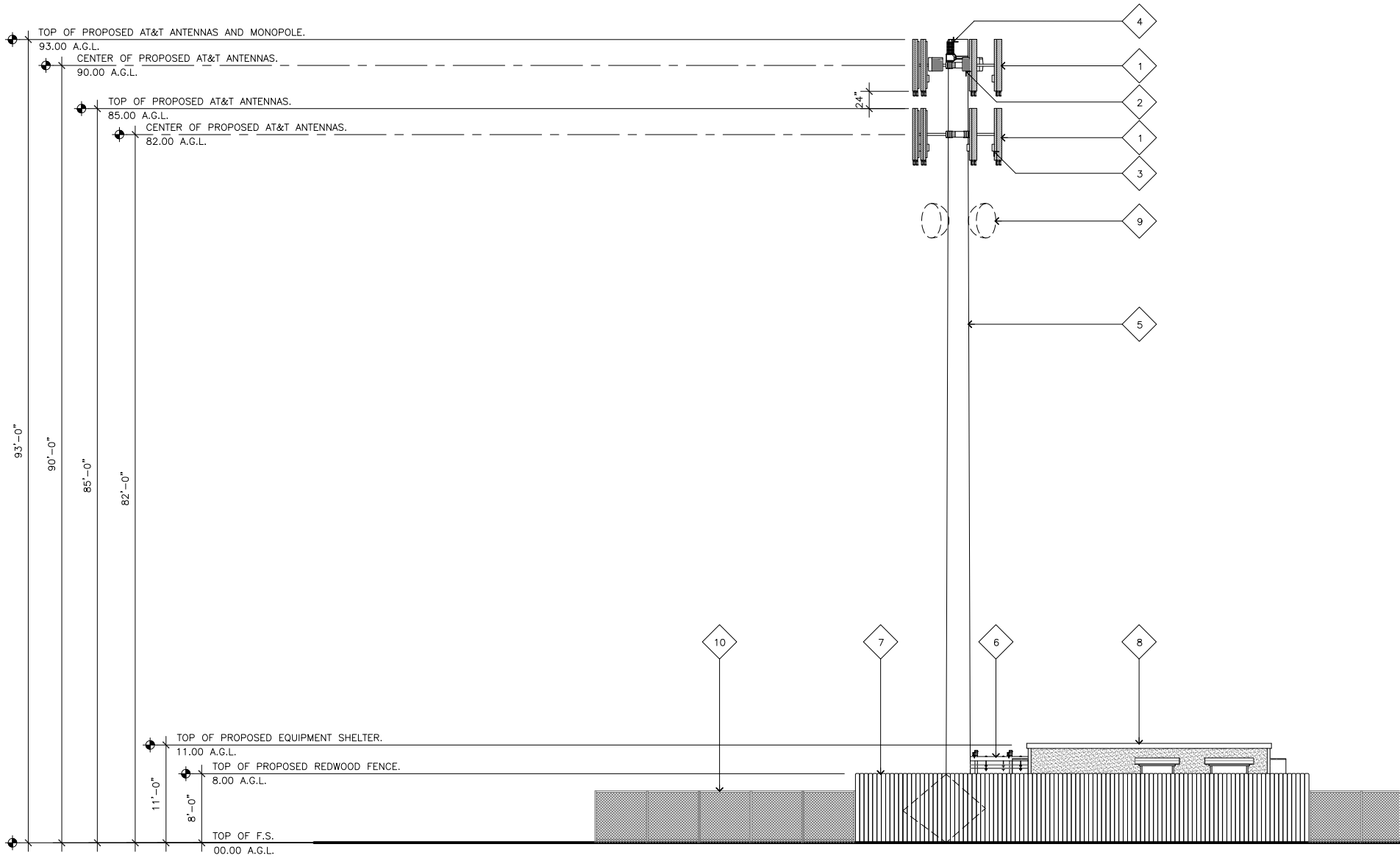
SHEET TITLE

SOUTHWEST
ELEVATION

A-3

ELEVATION KEYNOTES

- 1
- PROPOSED (12) AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED AT&T MONOPOLE. RAD CENTERS STACKED AT 90'-0" AND 82'-0".
- 2
- PROPOSED (6) AT&T LTE RRUS-11 (2 PER SECTOR, 3 SECTORS) MOUNTED ON ANTENNA STAND-OFF ARMS BEHIND ANTENNAS.
- 3
- PROPOSED (6) DTMAS (2 PER SECTOR, 3 SECTORS) MOUNTED BEHIND ANTENNAS.
- 4
- PROPOSED (1) DC6 SURGE SUPPRESSOR MOUNTED TO MONOPOLE.
- 5
- PROPOSED 93'-0" TALL AT&T MONOPOLE.
- 6
- PROPOSED AT&T CABLE BRIDGE.
- 7
- PROPOSED 8'-0" HIGH REDWOOD WOOD FENCE ENCLOSURE.
- 8
- PROPOSED AT&T 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711) INSTALLED ON A PROPOSED FOUNDATION.
- 9
- FUTURE (2) AT&T MICROWAVE ANTENNAS.
- 10
- EXISTING 6'-0" HIGH CHAIN LINK FENCE.



SOUTHWEST ELEVATION

11x17 SCALE: 1/16"=1'-0"
24x36 SCALE: 1/8"=1'-0"



1



Jeffrey Rome | ASSOCIATES

architecture | telecommunications

1 San Joaquin Plaza; Suite 250
Newport Beach, California 92660
tel 949.760.3929 | fax 949.760.3931

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

STAMP



PREPARED FOR



4430 Rosewood Drive
Pleasanton, California 94588

APPROVALS

R.F. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
ERICSSON CM	DATE
AT&T CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NIMBUS

PROJECT NUMBER

CVU3070

12303 FOLSOM BOULEVARD
RANCHO CORDOVA, CALIFORNIA 95742
SACRAMENTO COUNTY

PROJECT TYPE: NEW SITE BUILD

DRAWING DATES

DRAWN BY:	RN	
CHECKED BY:	RN	
DATE	DESCRIPTION	REV.
06/24/13	90% ZD'S	A
07/05/13	100% ZD'S	0

RFDS: REVISION LEVEL 1.00.10

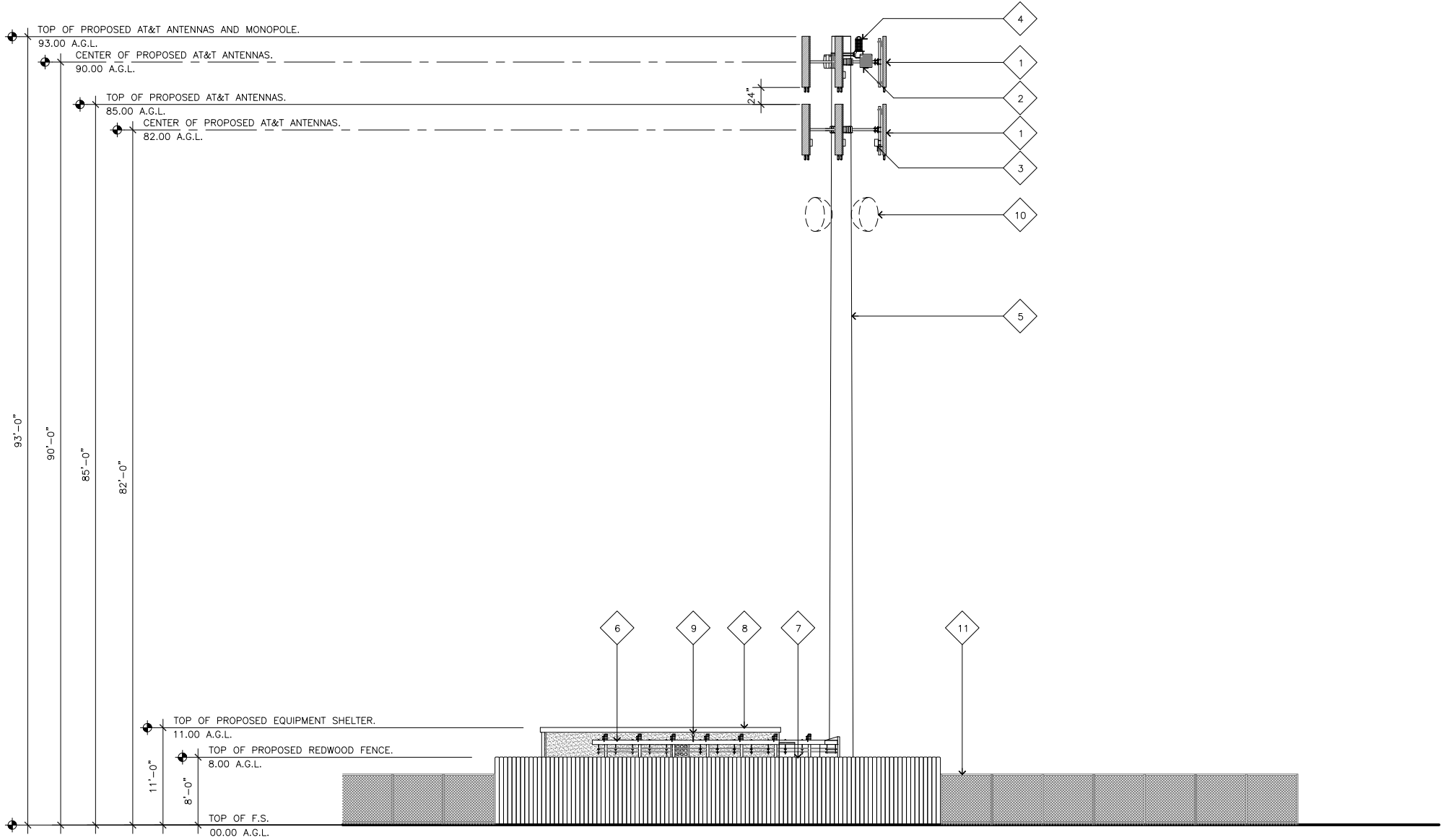
SHEET TITLE

NORTHEAST
ELEVATION

A-4

ELEVATION KEYNOTES

- 1 PROPOSED (12) AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A PROPOSED AT&T MONOPOLE. RAD CENTERS STACKED AT 90'-0" AND 82'-0".
- 2 PROPOSED (6) AT&T LTE RRUS-11 (2 PER SECTOR, 3 SECTORS) MOUNTED ON ANTENNA STAND-OFF ARMS BEHIND ANTENNAS.
- 3 PROPOSED (6) DTMS (2 PER SECTOR, 3 SECTORS) MOUNTED BEHIND ANTENNAS.
- 4 PROPOSED (1) DC6 SURGE SUPPRESSOR MOUNTED TO MONOPOLE.
- 5 PROPOSED 93'-0" TALL AT&T MONOPOLE.
- 6 PROPOSED AT&T CABLE BRIDGE.
- 7 PROPOSED 8'-0" HIGH REDWOOD WOOD FENCE ENCLOSURE.
- 8 PROPOSED AT&T 11'-5" X 28'-0" EQUIPMENT SHELTER (FIBERBOND D-8711) INSTALLED ON A PROPOSED FOUNDATION.
- 9 PROPOSED GPS ANTENNA MOUNTED TO CABLE BRIDGE.
- 10 FUTURE (2) AT&T MICROWAVE ANTENNAS.
- 11 EXISTING 6'-0" HIGH CHAIN LINK FENCE.



Photosimulation of view looking northeast from Folsom Blvd, the first clear view of the site for eastbound motorists.

Existing

Proposed monopole

AGENDA ITEM 15.3

Proposed

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070

 at&t

474

Photosimulation of view looking southwest from the Hazel / Hwy 50 interchange.

Existing

Proposed monopole

AGENDA ITEM 15.3

Proposed

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070



475

Photosimulation of view looking north from Folsom Blvd, nearest the site.



Existing



Proposed monopole

Proposed

AGENDA ITEM 15.3

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070



476

Photosimulation of view looking east from eastbound Hwy 50 just before the Hazel overcrossing.

Existing

Proposed monopole

AGENDA ITEM 15.3

Proposed

Nimbus
12303 Folsom Blvd
Rancho Cordova, CA 95742
CVU3070
at&t

477

Photosimulation of view looking northeast from Folsom Blvd, the first clear view of the site for eastbound motorists.

Existing

Proposed monopine

AGENDA ITEM 15.3

Proposed

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070

 at&t

478

Photosimulation of view looking southwest from the Hazel / Hwy 50 interchange.



Existing



Proposed monopine

AGENDA ITEM 15.3

Proposed

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070

at&t

479

Photosimulation of view looking north from Folsom Blvd, nearest the site.



Existing



Proposed monopine

Proposed

AGENDA ITEM 15.3

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070

at&t

480

Photosimulation of view looking east from eastbound Hwy 50 just before the Hazel overcrossing.

Existing

Proposed monopine

AGENDA ITEM 15.3

Proposed

Nimbus
 12303 Folsom Blvd
 Rancho Cordova, CA 95742
 CVU3070

 at&t

481

ATT RF EME Compliance Report

CASPR# 3701459919
USID# 142838
Site No. CVU3070
Nimbus
12303 Folsom Boulevard
Rancho Cordova, California 95742
Sacramento County
38.629225; -121.217339 NAD83
Monopole

EBI Project No. 62138376
July 11, 2013



Prepared for:

AT&T Mobility, LLC
7655-7665 Redwood Blvd.
Novato, CA 94945

Prepared by:



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	I
1.0 SITE DESCRIPTION	3
2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS	3
3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS	5
4.0 WORST-CASE PREDICTIVE MODELING.....	5
5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN	7
6.0 SUMMARY AND CONCLUSIONS.....	8
7.0 LIMITATIONS	8

APPENDICES

Appendix A	Personnel Certifications
Appendix B	Antenna Inventory
Appendix C	RoofView® Export File
Appendix D	RoofView® Graphic
Appendix E	Compliance/Signage Plan

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CVU3070 located at 12303 Folsom Boulevard in Rancho Cordova, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF-EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated September 21, 2012. The following signage is recommended at this site:

RF-EME Compliance Report
EBI Project No. 62138376

USID No. I42838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monopole.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of up to twelve (12) wireless telecommunication antennas on a monopole in Rancho Cordova, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be two (1) LTE antennas in each sector transmitting in the 700 and 1900 MHz frequency ranges, one (1) UMTS antenna in each sector transmitting in the 1900 MHz frequency range, and one (1) UMTS antenna in each sector transmitting in the two bands of the 850 and two bands of the 1900 MHz frequency ranges. The Sector A antennas will be oriented 65° from true north. The Sector B antennas will be oriented 320° from true north. The Sector C antennas will be oriented 160° from true north. The bottoms of the LTE antennas will be 86.8 and 78.8 feet above ground level. The bottoms of the UMTS antennas will be 86.9 and 79.0 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via a gate in the fence surrounding the monopole. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

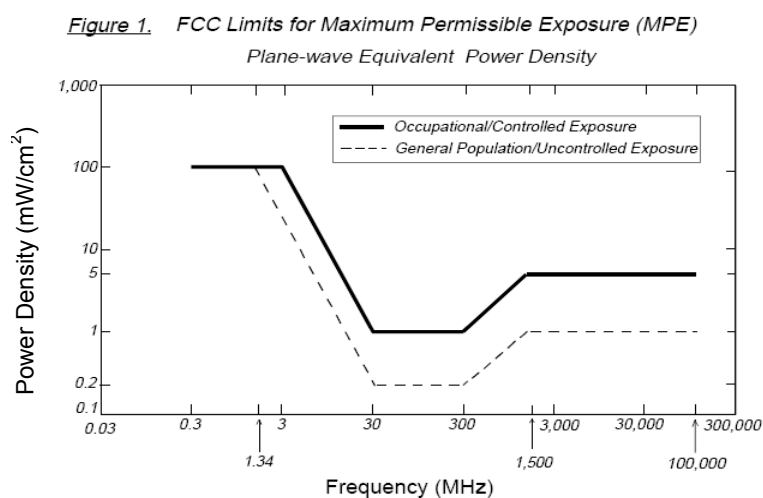
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 4.90 percent of the FCC's general public limit (0.98 percent of the FCC's occupational limit).

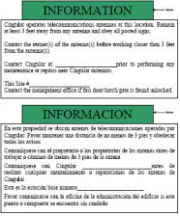
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Recommended Signage:

- Green INFO I sign posted on or next to the access gate.
- Yellow CAUTION – TOWER sign posted at the base of the monopole.

No barriers are required for this site. The signage recommended for this site is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 12303 Folsom Boulevard in Rancho Cordova, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

RF-EME Compliance Report
EBI Project No. 62138376

USID No. I42838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

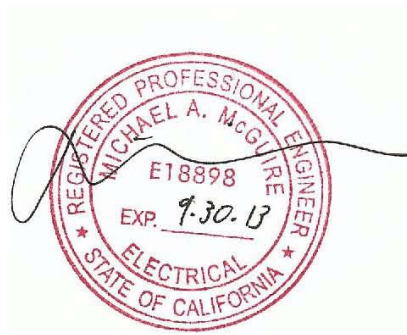
Appendix A

Certifications

RF-EME Compliance Report
EBI Project No. 62138376

Site No. CVU3070
12303 Folsom Blvd, Rancho Cordova, California

Reviewed and Approved by:



sealed 12jul2013

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

EBI Consulting

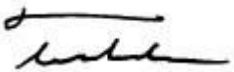
RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Preparer Certification

I, Tama Troutman, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T’s RF Exposure: Responsibilities, Procedures & Guidelines document (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



RF-EME Compliance Report
EBI Project No. 62138376

USID No. I42838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Appendix B

Antenna Inventory

RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	65	6.5	65	51	30	86.75
ATT A1	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	65	6.5	65	51	30	86.75
ATT A2	AT&T	Panel	UMTS 1900	1448	16.35	Kathrein 800-10765 K	65	6.29	62	52	33	86.855
ATT A3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	65	6.1	67	51	30	78.95
ATT A3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	65	6.1	57	51	30	78.95
ATT A3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	65	6.1	67	51	30	78.95
ATT A3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	65	6.1	57	51	30	78.95
ATT A4	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	65	6.5	65	52	33	78.75
ATT A4	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	65	6.5	65	52	33	78.75
ATT B1	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	320	6.5	65	48	38	86.75
ATT B1	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	320	6.5	65	48	38	86.75
ATT B2	AT&T	Panel	UMTS 1900	1448	16.35	Kathrein 800-10765 K	320	6.29	62	45	37	86.855
ATT B3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	320	6.1	67	48	38	78.95
ATT B3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	320	6.1	57	48	38	78.95
ATT B3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	320	6.1	67	48	38	78.95
ATT B3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	320	6.1	57	48	38	78.95
ATT B4	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	320	6.5	65	45	37	78.75
ATT B4	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	320	6.5	65	45	37	78.75
ATT C1	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	160	6.5	65	43	32	86.75

RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z
ATT C1	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	160	6.5	65	43	32	86.75
ATT C2	AT&T	Panel	UMTS 1900	1448	16.35	Kathrein 800-10765 K	160	6.29	62	45	29	86.855
ATT C3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	160	6.1	67	43	32	78.95
ATT C3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	160	6.1	57	43	32	78.95
ATT C3	AT&T	Panel	UMTS 850	685	13.1	Andrew SBNHH-ID65B	160	6.1	67	43	32	78.95
ATT C3	AT&T	Panel	UMTS 1900	1367	16.1	Andrew SBNHH-ID65B	160	6.1	57	43	32	78.95
ATT C4	AT&T	Panel	LTE 700	1377	13.05	Ericsson KRC 118 055-I	160	6.5	65	45	29	78.75
ATT C4	AT&T	Panel	LTE 1900	2249	15.25	Ericsson KRC 118 055-I	160	6.5	65	45	29	78.75

- I. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

RF-EME Compliance Report
EBI Project No. 62138376

USID No. I42838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of Areas	Envelope	List Of Areas
120	100	150	120		20	20	1 \$AE\$81:\$DZ\$200	\$AE\$81:\$DZ\$200

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method	
	4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas														(ft)	(ft)	(ft)		(ft)	dBd	BWdth	Uptime	ON
ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	X	Y	Z	Type	Aper	Gain	Pt Dir	Profile	flag		
ATT A1	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		51	30	86.75		6.5	13.05	65;90		ON•		
ATT A1	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		51	30	86.75		6.5	15.25	65;90		ON•		
ATT A2	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Kathrein	800-10765 K		52	33	86.855	6.29	16.35	62;90		ON•			
ATT A3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		51	30	78.95		6.1	13.1	67;90		ON•		
ATT A3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		51	30	78.95		6.1	16.1	57;90		ON•		
ATT A3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		51	30	78.95		6.1	13.1	67;90		ON•		
ATT A3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		51	30	78.95		6.1	16.1	57;90		ON•		
ATT A4	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		52	33	78.75		6.5	13.05	65;90		ON•		
ATT A4	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		52	33	78.75		6.5	15.25	65;90		ON•		
ATT B1	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		48	38	86.75		6.5	13.05	65;345		ON•		
ATT B1	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		48	38	86.75		6.5	15.25	65;345		ON•		
ATT B2	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Kathrein	800-10765 K		45	37	86.855	6.29	16.35	62;345		ON•			
ATT B3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		48	38	78.95		6.1	13.1	67;345		ON•		
ATT B3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		48	38	78.95		6.1	16.1	57;345		ON•		
ATT B3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		48	38	78.95		6.1	13.1	67;345		ON•		
ATT B3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		48	38	78.95		6.1	16.1	57;345		ON•		
ATT B4	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		45	37	78.75		6.5	13.05	65;345		ON•		
ATT B4	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		45	37	78.75		6.5	15.25	65;345		ON•		
ATT C1	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		43	32	86.75		6.5	13.05	65;185		ON•		
ATT C1	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		43	32	86.75		6.5	15.25	65;185		ON•		
ATT C2	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Kathrein	800-10765 K		45	29	86.855	6.29	16.35	62;185		ON•			
ATT C3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		43	32	78.95		6.1	13.1	67;185		ON•		
ATT C3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		43	32	78.95		6.1	16.1	57;185		ON•		
ATT C3	UMTS	850	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		43	32	78.95		6.1	13.1	67;185		ON•		
ATT C3	UMTS	1900	39.8	39.8	1	10 1/2 LDF	0.5	33.56472	Andrew	SBNHH-1D65B		43	32	78.95		6.1	16.1	57;185		ON•		
ATT C4	LTE	700	39.8	39.8	2	10 1/2 LDF	0.5	68.22021	Ericsson	KRC 118 055-1		45	29	78.75		6.5	13.05	65;185		ON•		
ATT C4	LTE	1900	39.8	39.8	2	10 1/2 LDF	0.5	67.12945	Ericsson	KRC 118 055-1		45	29	78.75		6.5	15.25	65;185		ON•		

StartSymbolData

Sym	Map Marker	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym			14	5 Roof Access	
Sym			45	5 AC Unit	
Sym			45	20 Ladder	

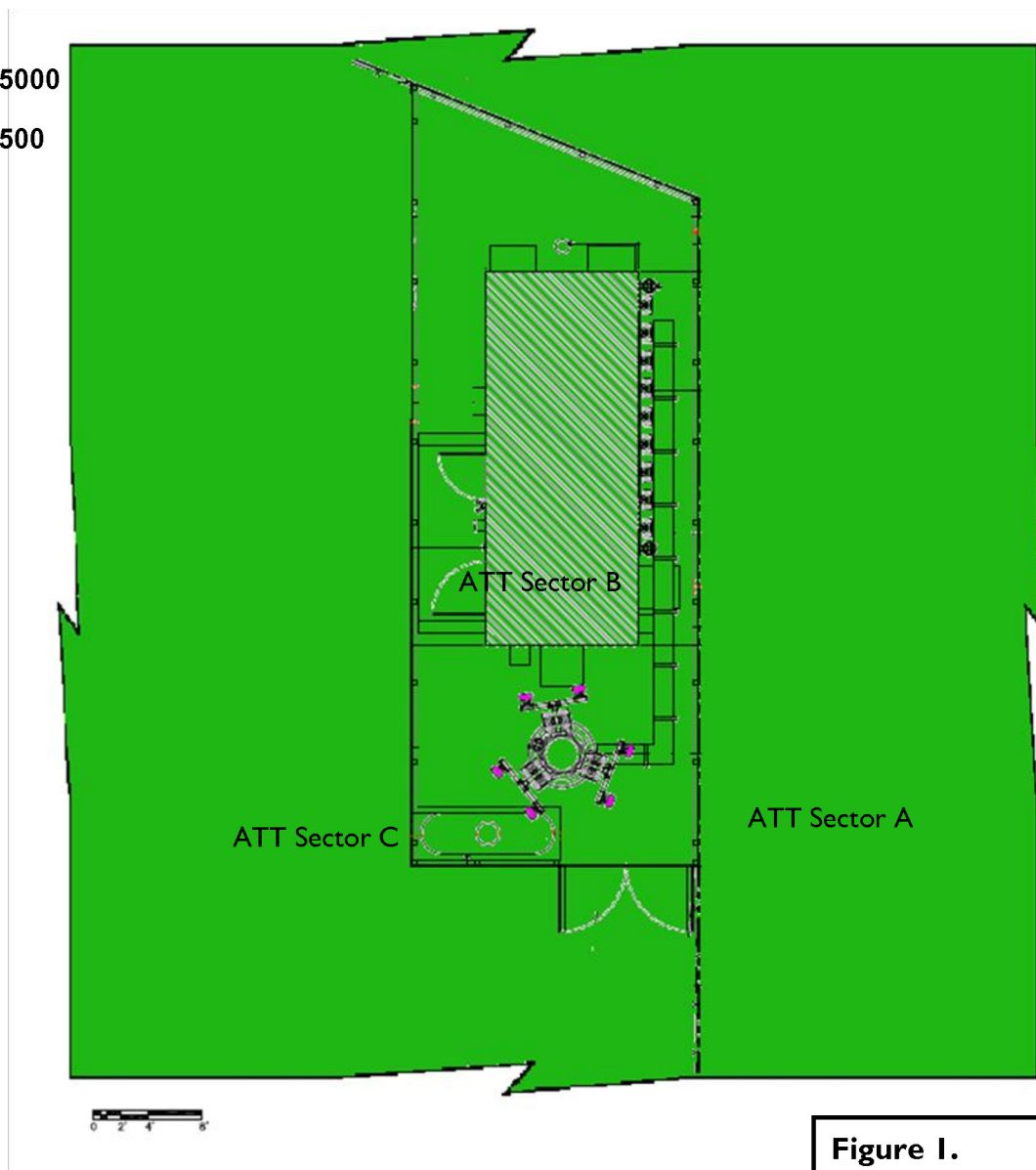
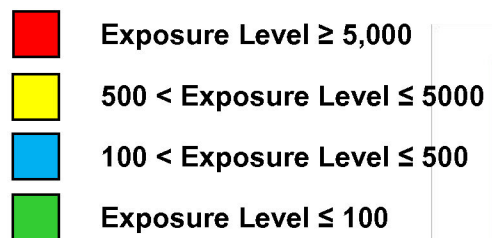
RF-EME Compliance Report
EBI Project No. 62138376

USID No. 142838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Appendix D

Roofview ® Graphics

% of FCC Public Exposure Limit

**Figure I.****Roofview: Composite Exposure Levels**

Facility Operator: AT&T Mobility

Site Name: Nimbus

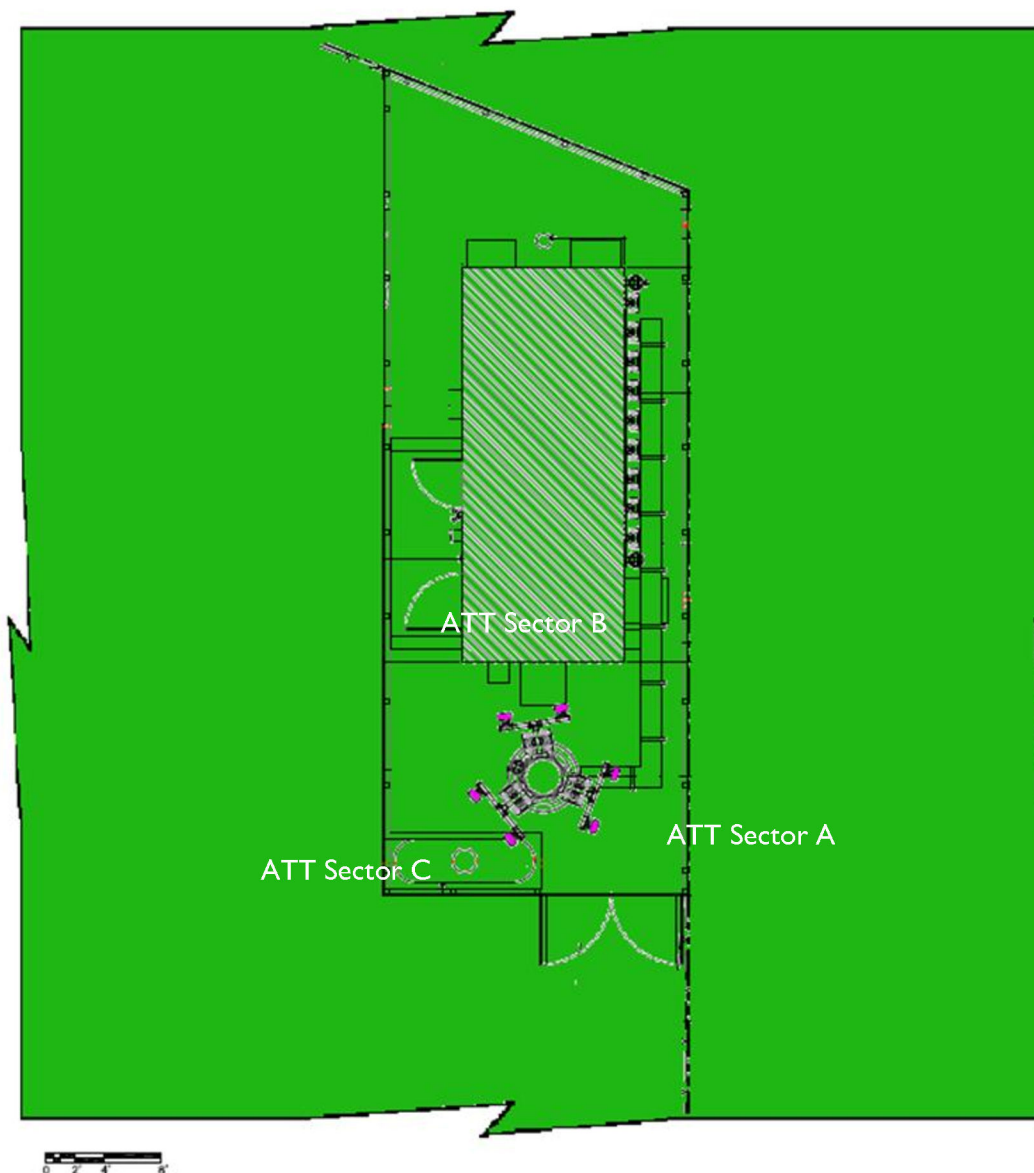
AT&T Site Number: CVU3070

USID Number: 142838

Report Date: 07-11-13



% of FCC Public Exposure Limit



Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

AT&T Antennas

Figure 2.
Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility

Site Name: Nimbus

AT&T Site Number: CVU3070

USID Number: 142838

Report Date: 07-11-13

RF-EME Compliance Report
EBI Project No. 62138376

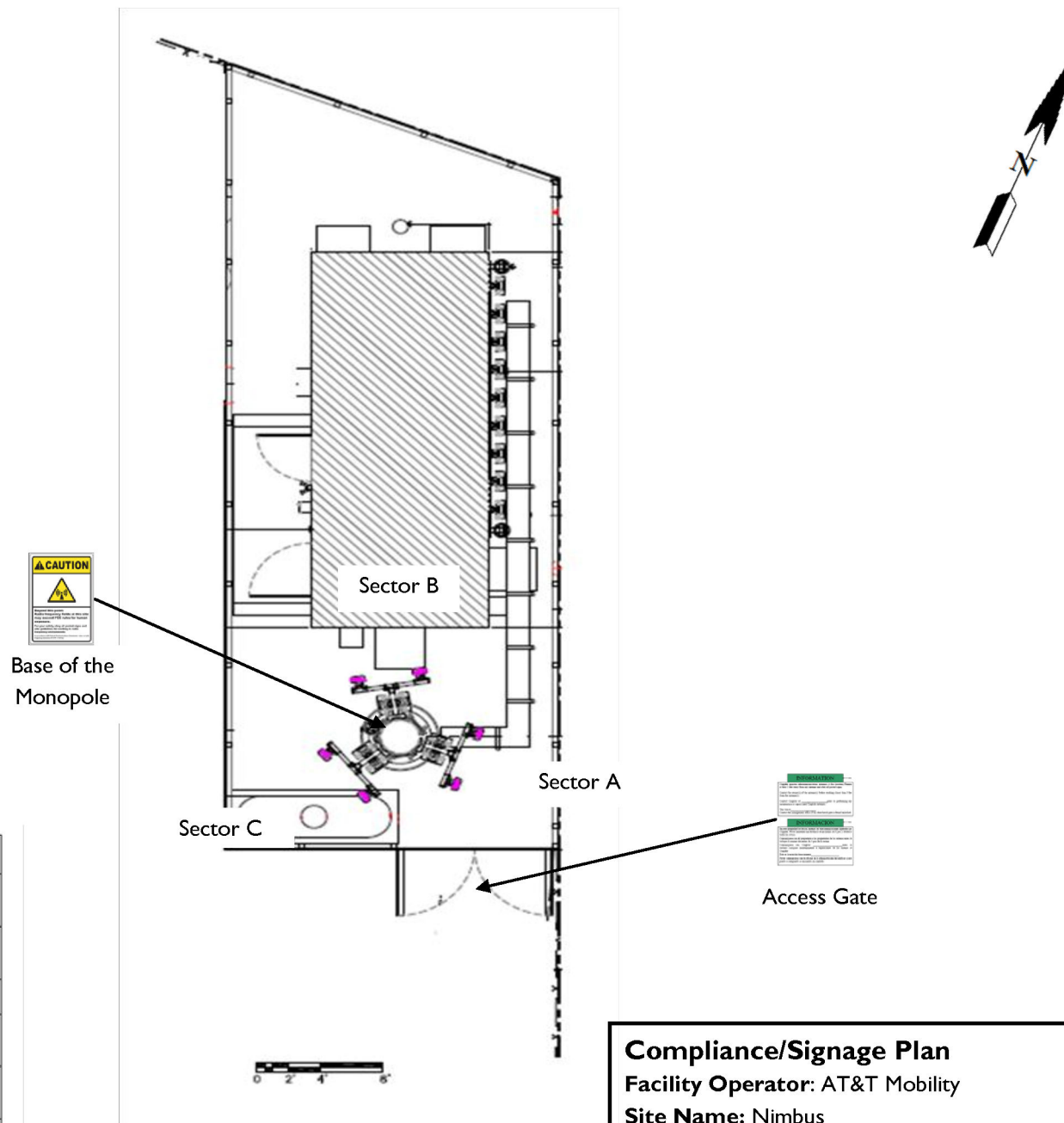
USID No. I42838 Site No. CVU3070
12303 Folsom Boulevard, Rancho Cordova, California

Appendix E

Compliance/Signage Plan



AT&T Antennas



Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT&T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

Compliance/Signage Plan

Facility Operator: AT&T Mobility

Site Name: Nimbus

AT&T Site Number: CVU3070

USID Number: 142838

Report Date: 07-11-13

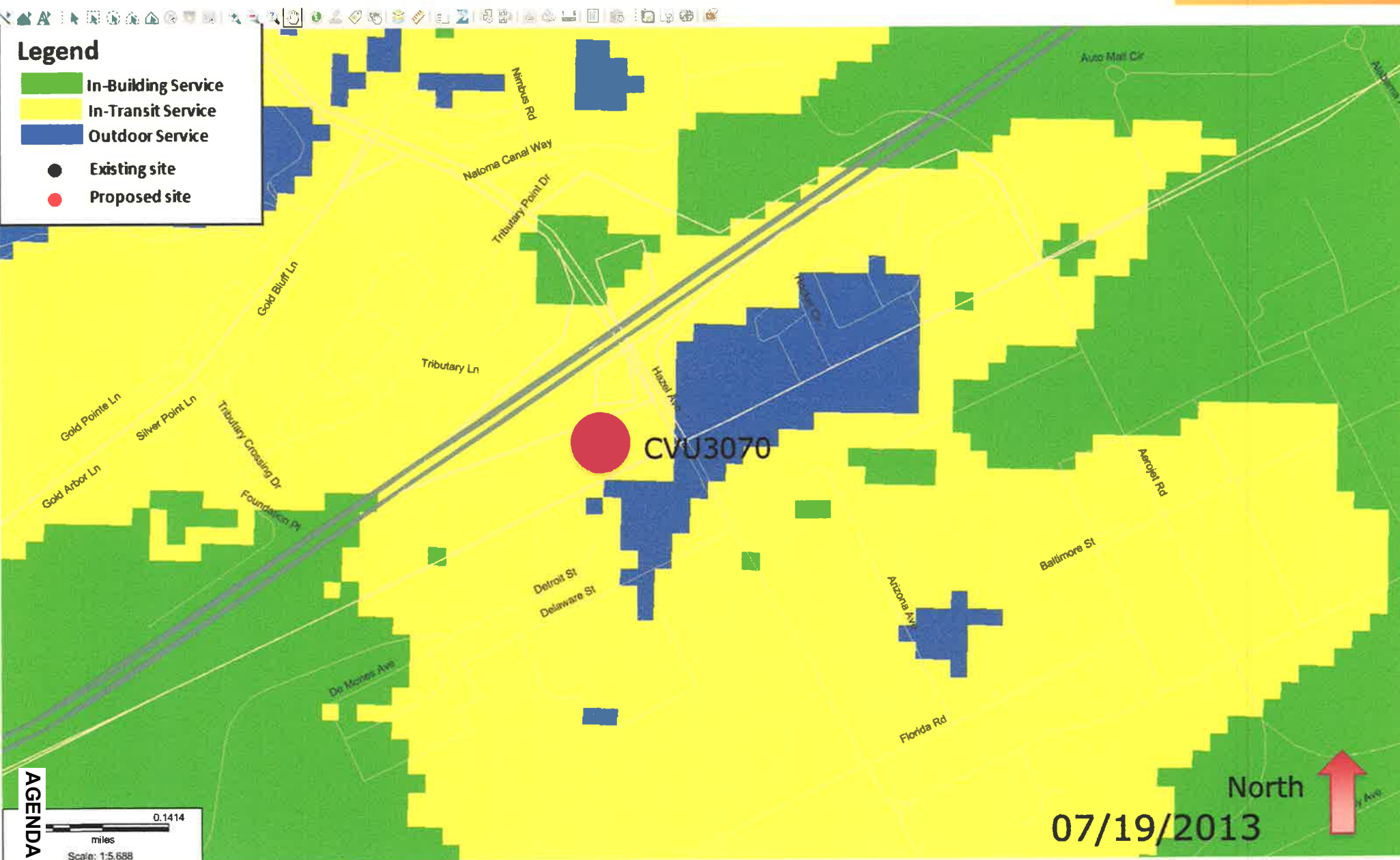


Coverage Maps for CVU3070

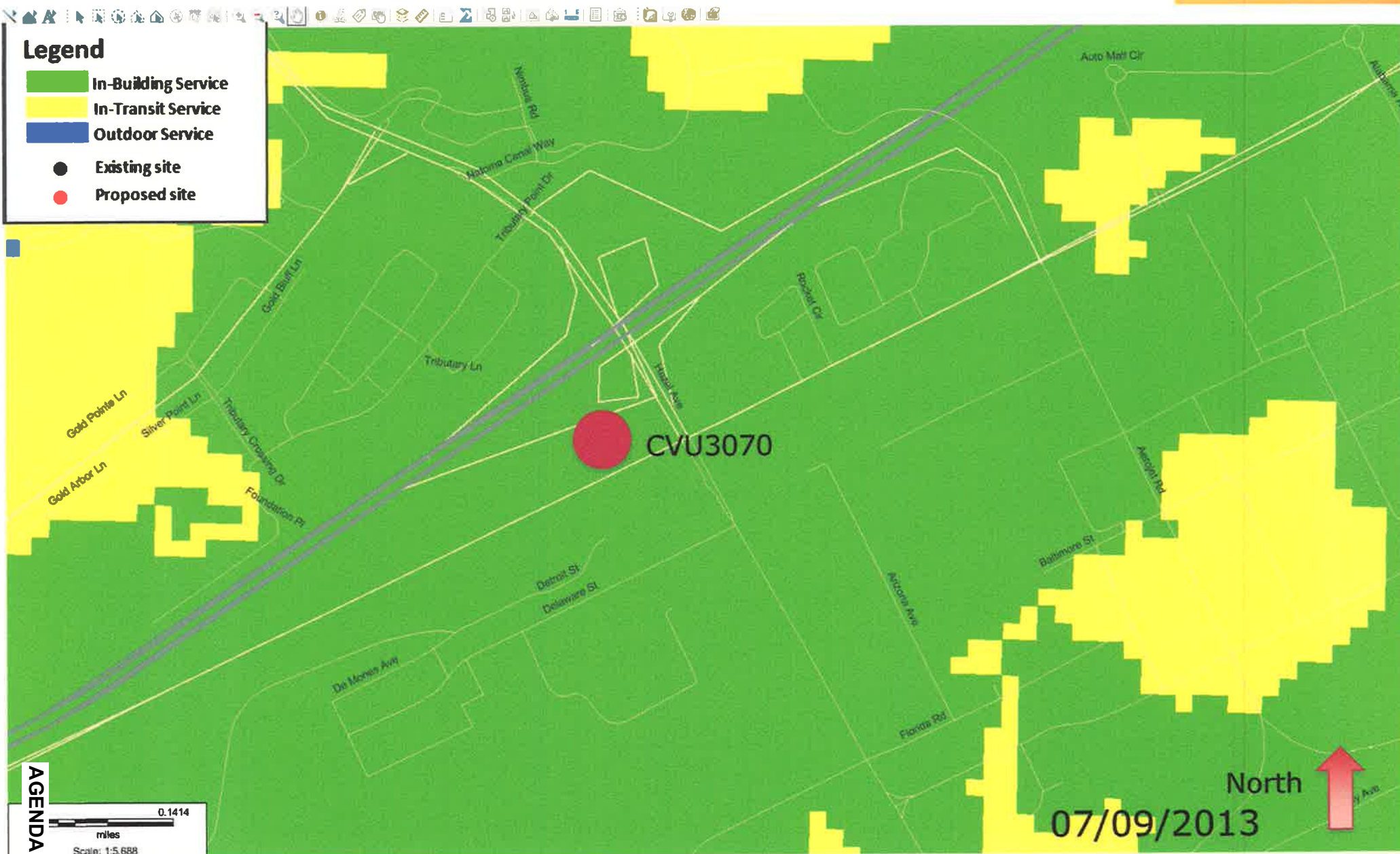
Rancho Cordova, California - USA



Coverage map without CVU3070



Coverage map with CNU1260



		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and <u>Signature</u>)
1.	The project shall be constructed in substantial compliance with the Project Description (Attachment 1), Project Plans (Attachment 2), Mono-pole Photo simulations (Attachment 3), Coverage Maps (Attachment 5), Radio Frequency EME Compliance Report (Attachment 6), and Conditions of Approval (Attachment 7) for the installation of a 93 foot mono-pole. The project is located at 12303 Folsom Boulevard. (Assessor's Parcel Number: 0069-0160-014).	On-Going	Planning	
2.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
4.	The permit holder is hereby notified that failure to comply with any one of these conditions may result in the revocation of this permit, pursuant to the City of Rancho Cordova Zoning Code.	On-Going	Planning	
5.	Provided there are no appeals, this Limited Use Permit shall become effective ten (10) days after September 30, 2013. In the event of an appeal, this permit shall be	On-Going	Planning	

DRAFT Conditions of Approval

ATTACHMENT 7

	withheld pending the outcome of the appeal process.			
6.	In addition to the requirements listed herein, wireless communication facilities are subject to all other applicable regulations and permits, including those of the Public Utilities Commission (P.U.C.) of the State of California and the Federal Communication Commission (F.C.C.).	On-Going	Planning	
7.	Applicant shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	On-Going	Finance	
8.	All unused or obsolete towers/antennas and equipment shall be removed from their respective sites within six months after their operation has ceased.	On-Going	Planning	
9.	The pole shall be painted a color selected by the Planning Director, prior to installation of the structure. The use of chain link fencing and barbed wire or similar is prohibited on the enclosure fence.	On-Going	Planning	
10.	Colocation of other service providers may be permitted on the same pole. No additional height will be allowed and all colocation will be placed below the AT&T facilities.	On-Going	Planning	

DD-8085 AT&T Telecommunication Tower Limited Use Permit

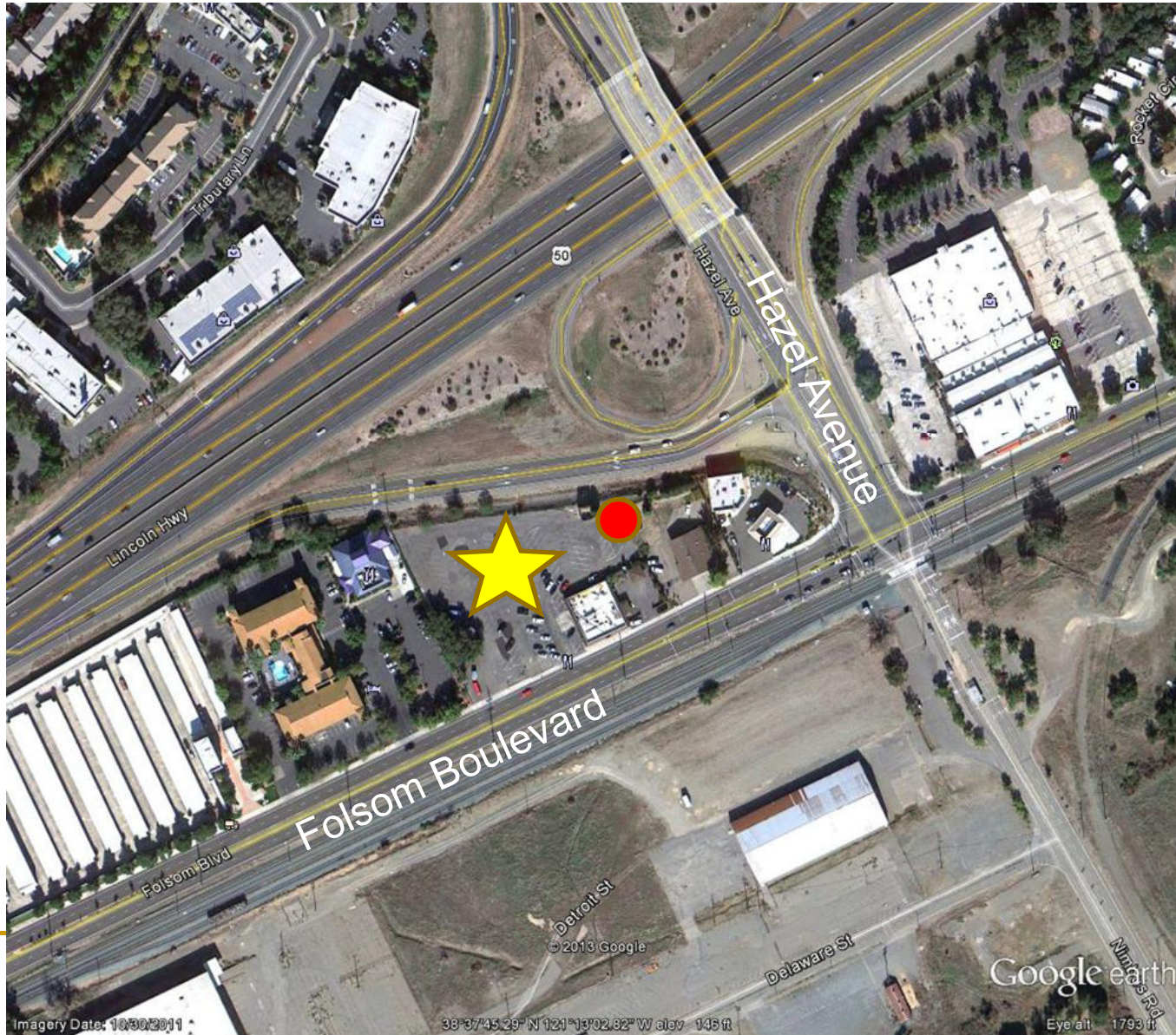
Rancho Cordova City Council
William Campbell, Project Planner
November 4, 2013

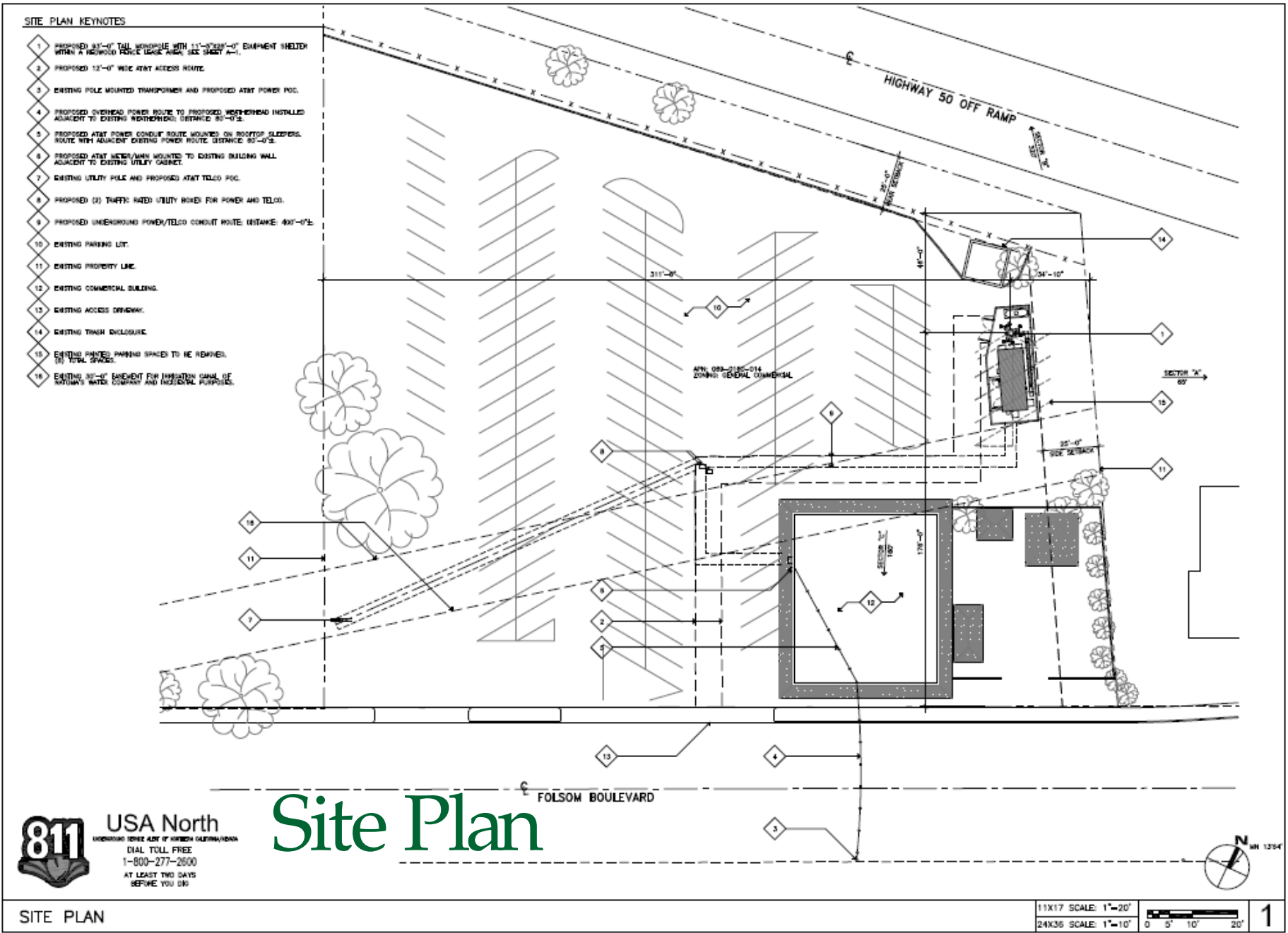


Project Request

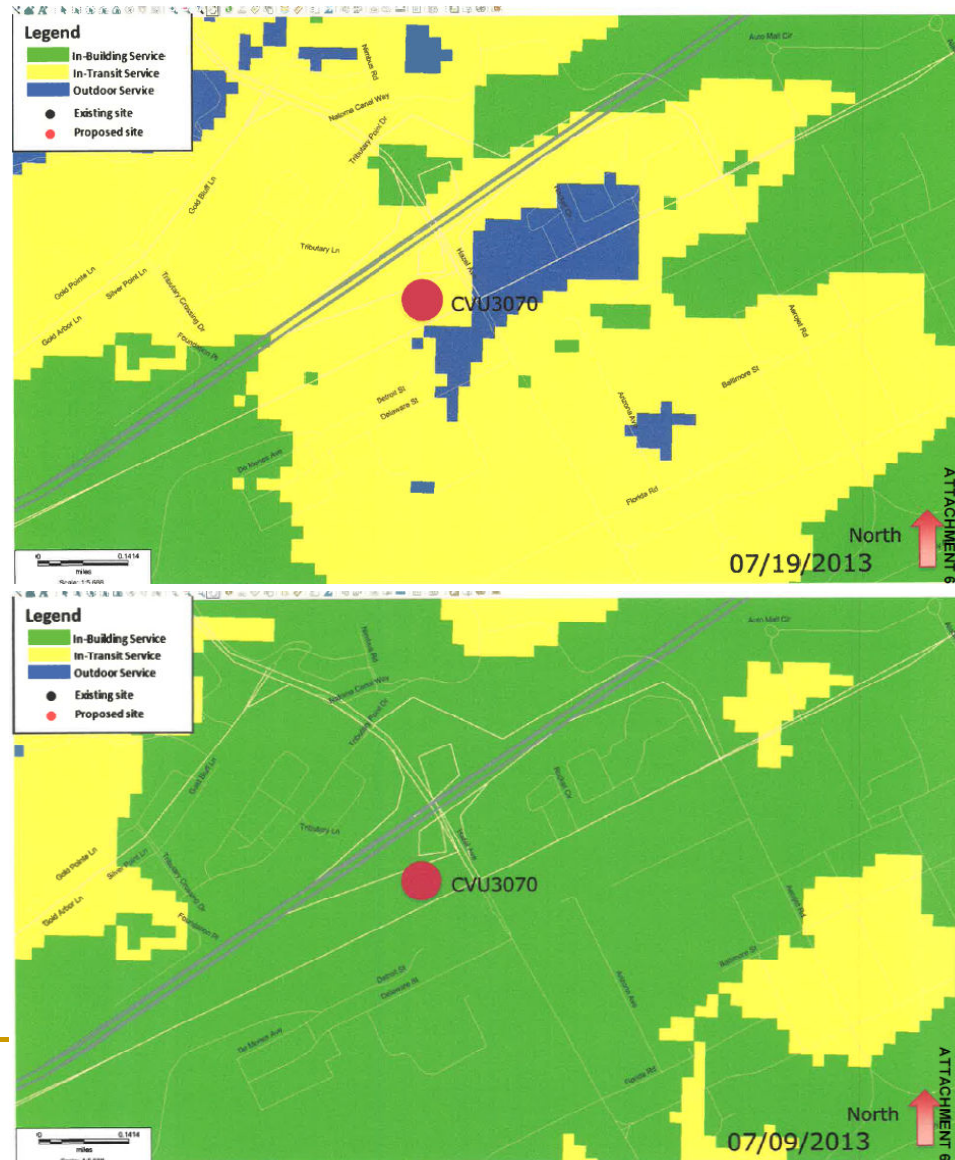
- The applicant requested a Limited Use Permit that would allow the installation of a 93 foot tall monopole.
- 12 panel antennas at two levels, 2 future microwave dishes.
- a 11 ½ foot by 28 foot prefabricated shelter with propane tank and generator, enclosed by a solid redwood fence.
- The location of the mono-pole and supporting equipment is behind Rudy's Hideaway, located at 12303 Folsom Boulevard.

Site Location





Coverage Map- Existing and Proposed



Tower Elevation

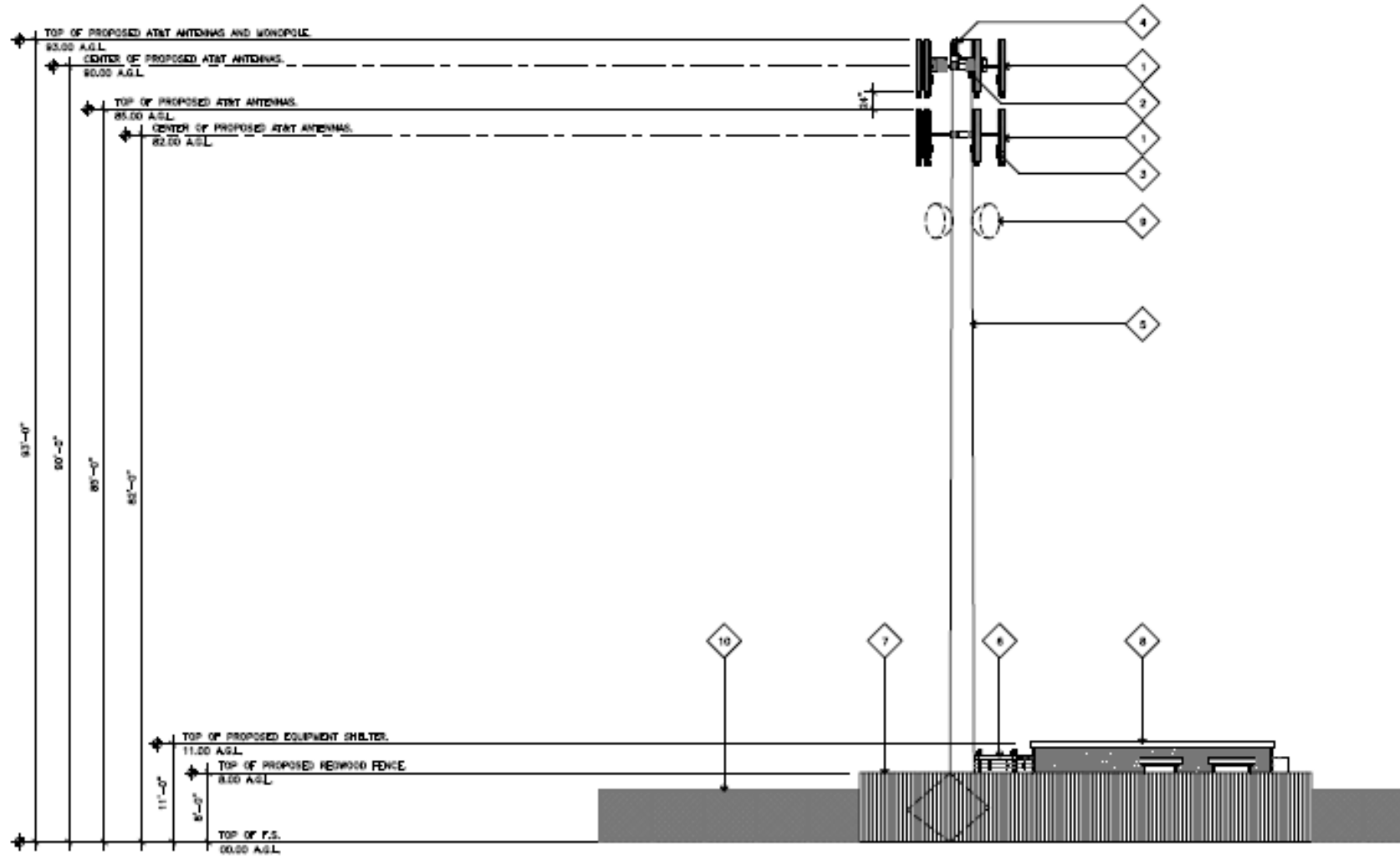


Photo-simulation of Approved Project



© Copyright 2013, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists
Custom Computer Graphics Inc.

Photo-simulation Mono-pine



© Copyright 2013, Previsualists Inc., all rights reserved. Any modification, alteration, cropping, copying or editing of any portion of this image is strictly prohibited and considered a violation of US copyright laws. Printing letter size or larger is permissible. This photosimulation is based upon information provided by the project applicant. Questions or comments? call 1-877-799-3210 or visit www.photosim.com

Previsualists
Custom Computer Graphics INC.

Environmental Review

- *The project is exempt from the CEQA Guidelines under Sections 15301 (New Construction of Small Structures).*

The proposed project involves the installation of a monopole and ground mounted equipment shelter that is approximately 11'x28' within a fenced enclosure. No dangerous or hazardous materials will be stored on site. The facility would be located behind the existing building and not visible from the public right of way.

Recommended Motion

- Staff recommends the City Council review the submitted materials and either affirm the original approval, approve with amended conditions or deny.

MEMORANDUM

DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Troy Holt, Communications and Legislative Affairs Manager

SUBJECT: 2014 LEGISLATIVE PRIORITIES



RECOMMENDATION

Provide direction to staff for Fiscal Year (FY) 2015 funding requests, and a platform for discussions with legislators during the National League of Cities Congressional Conference, March 7-12, 2014 in Washington D.C.; also, receive update on City's Legislative Program and provide direction about the 2014 program.

RESULT OF RECOMMENDED ACTION

Submission of requests for federal funding for projects consistent with the Council's and community's priorities, and provide topics for discussions that the Mayor and Council members will hold with Congressional representatives during the March conference in Washington, D.C. Staff will also proceed with recommended changes and actions for the City's legislative program.

BACKGROUND

Annually, the City has an opportunity to submit requests for federal funding. This includes both competitive project applications and appropriations opportunities. If appropriations opportunities exist for FY 2015, those requests will be submitted through the offices of our elected representatives in Washington, D.C. Senator Feinstein usually establishes a deadline in mid-January for requests, and it is anticipated that Senator Boxer and Congressman Bera would soon after issue their guidelines for requests for the FY 2015 funding cycle.

In the past, the City was successful in efforts to receive federal funding on projects such as: Folsom Boulevard enhancements (\$6,600,000), Senior Center expansion (\$200,000), White Rock Park Revitalization (\$147,000), International Extension and Bridge (\$250,000 in FY 2009 and \$500,000 in FY 2010), Pedestrian, ADA, and Safety Improvements on Mather Field Road (\$200,000), and Brownfields (\$400,000). We also received American Recovery and Reinvestment Act (ARRA) funding for the Coloma Road Rehabilitation project (\$1,121,360), the International Extension and Bridge project (\$1,050,000), Business Outreach funding (\$18,000), and the Energy Efficiency and Conservation Block Grant (EECBG) Program (\$653,500) to complete the electrical upgrades in Hagan and Village Green Parks, the virtual desktop and utility sub-metering projects in City Hall, and the cool roof on the new Police building.

In keeping with recommended practices in designing our requests, proposed projects need to be well developed, sharply focused, and resonate with benefits that are readily seen by an audience at the federal level. With this in mind, staff is recommending submission of the attached projects to the appropriate federal agencies, along with Congressman Bera and both U.S. Senators. These projects have been vetted and further the City's goals of sustaining a livable community and improving transportation and connectivity.

Attachment 1 provides a list of questions used to evaluate projects eligible for funding requests and determine their readiness for submission. **Attachment 2** includes the recommended projects based on these criteria and follow-up discussions with staff members in our departments.

2014 LEGISLATIVE ADVOCACY PLATFORM

Managing federal funding requests is just one part of the City's legislative program. The program, founded on a set of policy guidelines that were first approved by the Council in 2007, encompasses staff's monitoring of state and federal legislation of interest to the City. It also directs our advocacy efforts to support or oppose legislation that significantly impacts the City, and serves as an information clearinghouse for legislative issues, intergovernmental grant funding and other resources. **Attachment 3** shows the City's 2014 Legislative Priorities. The Legislative Priorities are coordinated with those established by the League of California Cities and the National League of Cities.

During the year, staff monitored more than one hundred State and Federal bills of concern to local governments and, specifically, to Rancho Cordova. Our advocacy efforts were keenly focused on protecting our revenues and resources. We strategically used the relationships that we have been building with our legislative representatives and staff to articulate our priorities to our delegation, and we saw positive results.

In the coming 2014-15 legislative session, we look forward to continuing to pursue the attached legislative policies not only as priorities, but as strategic objectives to enable the City to ensure a continued quality of life for our citizens. At this time, staff is also requesting feedback from the Council regarding any changes or enhancements to the 2014 legislative program and priorities.

ATTACHMENTS

1. FY 2015 Project Development Questions.
2. FY 2015 Projects for Possible Federal Funding Opportunities.
3. 2014 Legislative Advocacy Platform.

ATTACHMENT 1

FY 2015 Project Development Questions

- What is the total project cost?
- What is the federal nexus (if necessary)?
- What is the prior year(s) federal funding history? (What other federal funds has this project received?)
- If this project has received previous federal funds, how have they been spent?
- What are the sources and amounts of state, local or private matching funds (if any)?
- What other agencies are affected by the requested project?
- What is the current status of the project described in this application?
- What is the background/justification for the requested amount (project need and federal role)?
- What other state, local or nonprofit organizations *support* this application?
- Provide a budget breakdown of how the requested funds will be used.
- What is the priority order of this request? (Example: 2 of 9)
- How quickly will these funds be expended? What is the expected work schedule?
- Is this a one-time request? Does the City anticipate requesting funding for this project again in future years?

ATTACHMENT 2

FY 2015 Projects for Possible Federal Funding Opportunities

Page 1 of 2

Project	Description
White Rock Road Improvements, Sunrise to City Limits	Improve White Rock Road, from Sunrise Boulevard to the eastern City limit. This project will eliminate the bottleneck between the existing six-lane road at Sunrise Boulevard to the eastern City limit of Rancho Cordova where Sacramento County is constructing additional lanes. White Rock Road has regional significance, as it will provide parallel relief capacity for U.S. Highway 50. This will increase the goods movement capacity and allow for increased freight and commerce capacity both within and through the Sacramento area. Completed in coordination with Sacramento County's similar White Rock Road project to the east of the City limit, this project will greatly enhance the safety benefits of this regional asset. This project was identified as a priority project by the Highway 50 Mobility Partnership. The total project cost of \$16.5 million builds a four-lane arterial with median improvements. If funding for the total project cost is not immediately available, the construction can be phased. The City has secured \$7 million for the project that will be used to construct the first phase from Sunrise Boulevard to approximately the future intersection of Rancho Cordova Parkway and White Rock Road. For an additional \$5 million, the project could extend to the future intersection of International Drive and White Rock Road (Phase II). For \$9.5 million, the project could extend to the City limits (Phase III). The federal funding request is for \$5 million for completion of Phase II, or \$9.5 million for completion of Phases II and III.
Sunrise Boulevard - Kiefer Blvd to SR16	Widen Sunrise Boulevard from two to four-lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct partial intersection improvements at Sunrise Boulevard and State Route 16. The project includes modifications to the bridge on Sunrise Boulevard over Laguna Creek. The total project cost of \$12 million would provide two additional lanes on Sunrise from Kiefer Boulevard to State Route 16 (Jackson Highway), one of the few direct connections from Grant Line Road to Highway 50. This is the only section of Sunrise Boulevard that is two lanes and is currently at capacity. This project will include raising a portion of Sunrise Boulevard above a local flood plain. When this section of Sunrise floods, it cuts off a much needed connection to the southeast county. The City has secured \$6 million in local funds. The federal funding request is for \$6 million.
Folsom Boulevard Enhancement, Phase IV	This project will provide for improved aesthetics and safety along Folsom Boulevard between Rod Beaudry Drive and Bradshaw Road and between Kilgore Road and Sunrise Boulevard. The enhancements include the installation of new sidewalks, landscaping, medians, street lights, and intersection improvements. Road reconstruction will also be performed within the project limits. The total project cost is \$10 million. The City has secured \$6 million for this project. The federal funding request is for \$4 million.
Anatolia/Kavala Ranch Bike Trail	This project would extend the Anatolia bike trail at Sandpiper Park across an open space to a new park in Kavala Ranch. The total project cost is \$500,000. The federal funding request is for \$300,000
Sunrise Boulevard – Douglas Road to Folsom Boulevard Water Conservation	This project will provide for water conservation improvements along Sunrise Boulevard from Douglas Road to Folsom Boulevard. The enhancements include replacing much of the existing landscaping with native and drought resistant plantings. The irrigation infrastructure will be replaced to conserve water and meet the requirements of State Assembly Bill 1881 (2006). The total project cost is \$2.5 million. The City has secured \$500,000 for this project. The federal funding request is for \$2 million.
Zinfandel Complex Improvements	This project would modify and construct US 50 ramp intersections on Zinfandel Boulevard, lengthen turn pockets, add additional overhead signage, and build pedestrian refuge islands. The purpose of the project is to ease congestion and improve access for cyclists and pedestrians. The City has secured \$700,000 for the preliminary engineering. The total project cost is \$5,400,000. The federal funding request is for \$4.7 million.

FY 2015 Projects for Possible Federal Funding Opportunities

Page 2 of 2

Project	Description
COPS Hiring Program	COPS Hiring Program (CHP) grants are designed to advance public safety through community policing by addressing the full-time sworn officer needs of state, local, and tribal law enforcement agencies nationwide. CHP provides funds directly to law enforcement agencies to hire new and/or rehire career law enforcement officers, and to increase their community policing capacity and crime prevention efforts. Grants are 100% of the cost of salary and benefits for an entry-level officer for three years, with a commitment by the city to retain that officer for one year at its own cost. The federal funding request is for \$500,000.
Mather Veterans Village (Request 50 VASH Vouchers to Local Housing Authority SHRA)	City of Rancho Cordova, County of Sacramento and Mather Veterans' Hospital are co-sponsoring the creation of up to 100 units of permanent supportive housing. The development will be comprised of up to three different types of living arrangements for a spectrum of disabled, homeless veterans. These veterans' needs will range from intake and stabilization through accommodated and independent living. The development will be contiguous to the Mather Veterans Administration Medical Center. A four-acre commitment of County land and initial funding in the amount of \$2 million for the first phase development of 50 units has been obtained. The local Housing Authority was awarded 50 VASH Vouchers in 2013 and has agreed to competitively award 25 of these units as project based VASH. It is requested that an additional 50 VASH Vouchers be awarded to our local housing authority in 2014/15.

ATTACHMENT 3**2014 Legislative Advocacy Platform**

The Statement of Priorities is adopted annually to authorize the City's active participation to influence federal and state decision-making on legislation and budget issues. It also guides City staff and contract lobbyists in creating federal funding requests for each federal fiscal year, serving as a filter through which to act upon legislative issues. Using this document as a guide, the City will take positions on specific legislation and amendments and craft its funding requests. The Mayor will sign legislative letters based on the City's identified interests; additionally, Council Members may be actively involved in advocacy efforts.

Priorities are stated broadly in order to provide the flexibility needed to respond in a timely way to the rapid changes inherent in the federal and state legislative process. This document should also serve as a guide to assist staff in identifying specific bills that are important to the City and in determining City interest in each. These priorities will help City officials, staff, and contract lobbyists to have a "single message" when speaking to representatives. The legislative programs of the League of California Cities, the National League of Cities, and other agencies may also influence City activities with common interests.

In addition, the City will evaluate legislation, pursue funding, and serve as a broker, facilitator and catalyst to enhance the community, based on specific policy areas, such as transportation and infrastructure, economic development, planning, and parks and recreation.

Generally, the City will evaluate legislation based on the following broad criteria:

- Protection of local revenues
- Protection/increase of local government discretion
- Protection/increase of funding for specific programs or services (e.g. CDBG, EECBG, RDA, NSP)
- Support of key programmatic goals
- Preventing unfunded mandates
- Consistency with existing City policy
- Have a direct impact upon the City

Based on the above criteria, the following policy positions are recommended:

Brown Act/Elections Code/Political Reform Act/Public Records Act*Support:*

- Legislation that simplifies and streamlines the administration of the Brown Act, the Elections Code, the Political Reform Act, and the Public Records Act, and provides opportunities to recover costs.
- Legislation that seeks to protect the City's ability to obtain confidential advice from legal counsel on items such as anticipated and pending litigation and real estate acquisition.

Oppose:

- Additional mandates in this policy area without full cost recovery.
- Legislation that would invade the attorney-client privilege and upset the balance between the public's right to know the conduct of its business and a city's temporary need for privileged conversations with legal counsel.

Economic Development

Support:

- Legislation, strategies, and policies that attract, retain, and expand business; supports job creation, retention, and expansion; maximizes revenue opportunities; fosters place making; and enhances community amenities.

Oppose:

- Legislation that adversely impacts the ability of communities to attract and retain jobs.

Environment

Support:

- Legislation that ensures local government representation and participation on state and federal environmental regulatory bodies.
- Legislation to standardize and streamline state and federal environmental regulations.
- Legislation that provides the City with the flexibility to enact environmental standards that are stricter than state or federal standards if the City so chooses.

Oppose:

- Legislation that, under the guise of environmental protection, restricts its land use authority.
- Legislation that deletes local government representation and participation on state and federal environmental regulatory bodies.

Housing

Support:

- Legislation that provides needed resources and flexibility to local governments for the production of housing that meets all socioeconomic needs and local demands.
- Measures that would provide local governments with greater flexibility in the housing element process.
- Legislation that provides needed federal and state incentives that help facilitate the production and preservation of affordable housing units including, but not limited to, housing bond funds and tax credits, housing element self-certification, relief from prevailing wage requirements, and CEQA reform.

Oppose:

- Legislation that unduly punishes local governments for non-compliance with rigid state housing standards that are imposed outside of the local decision-making process.

Local Control

Support:

- Legislation that enhances local control of resources and tools that allows Rancho Cordova to address the needs of residents within a framework of regional cooperation.

Oppose:

- Preemption of local authority, whether by state or federal legislation, or ballot propositions.

Mandates

Support:

- Legislation that encourages the use of state and federal incentives for local government action rather than mandates.
- Legislation to enhance local government's ability to comply with state and federal mandates.
- Measures to provide funding for federal and state mandates.
- Measures to streamline the process by which local governments are reimbursed by the state for the cost of unfunded mandates.

Oppose:

- Legislation that seeks to impose additional unfunded mandates on local governments that produce inequitable burdens and financial and other hardships.
- Measures that would further delay reimbursement for unfunded mandates.

Planning

Support:

- Measures that seek to enhance the flexibility of local planning agencies to meet community needs and provide community enhancement.
- Legislation to resolve ambiguous or unworkable planning and environmental statutes so that local agencies have clear direction from the federal and state governments.
- Legislation that provides technical and financial support for streamlining Endangered Species Act and Clean Water Act permitting programs.

Oppose:

- Legislation to impose additional mandatory and arbitrary reviews by non-local agencies of local planning documents.

Public Safety

Support:

- Legislation and measures to enhance public safety by providing additional funding for local agencies in their efforts to safeguard the public, increase the quality of life, reduce or prevent crime, educate citizens, and build community partnerships.
- Legislation that provides local law enforcement with additional tools to protect the public and prevent crime.
- Measures that establish task forces which unite multiple public safety resources in an effort to combat criminal acts which extend beyond the jurisdictional borders.
- Legislation to assist local law enforcement in its role as “first responders” to natural and man-made disasters.

Oppose:

- Legislation that limits the public safety policy tools available to local governments to deal with local conditions.
- Measures to reduce subventions and grant programs for public safety.
- Legislation that will limit or restrict public safety professionals from the efficient performance of their duties or that limits the law enforcement tools available to local public safety professionals.

Revenue Protection

Support:

- Measures that give local governments greater stability and independence in the state-local fiscal relationship, including full, constitutional protection of all local government revenues.
- Legislation that provides additional opportunities for local governments to be financially self-sufficient and oppose legislation that erodes the fiscal independence of local governments.
- Legislation that will enhance the state’s fiscal stability and minimize the impact to local governments of state budget deficits.

Oppose:

- Legislation that would give the state or federal government greater control over local revenue sources, or in any way reduces or diminishes City authority over local revenues.
- Legislation that would result in the permanent loss of City revenues unless it is part of a broader local government revenue protection package.
- Legislation that further exacerbates the state’s long-term budget imbalance and further exposes local governments to the effects of state budget deficits.

Telecommunications and Cable Franchises

Support:

- Legislation that maintains local control over public rights-of-way; protects local revenues used for essential local services, including public safety; guarantees access to, and funding for, public, educational and government access television.
- Legislation that ensures that the public is appropriately compensated by telecommunications providers that use the public's rights-of-way.

Oppose:

- Any legislation that does not adhere to the principles above.

Transportation and Infrastructure

Support:

- Additional funding for local transportation and other critical unmet infrastructure needs.
- Adequate and fair funding for the City and equitable distribution of transportation dollars within the SACOG region.

Oppose:

- Legislation that would reduce the ability of growing communities to address transportation and infrastructure needs with adequate funding (from diversified sources) and with as much flexibility as possible.
- Legislation that would in any way unduly restrict the City's ability to ensure that necessary public improvements are completed as part of new subdivisions.

MEMORANDUM



DATE: November 4, 2013

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: PRELIMINARY RESULTS OF GENERAL FUND OPERATIONS FOR FISCAL YEAR 2012-13

RECOMMENDATION

Receive and file.

RESULT OF RECOMMENDED ACTION

This report will inform the Council and the Community on the preliminary results of fiscal year ending June 30, 2013.

ADVANCES GOAL: 6.

BACKGROUND

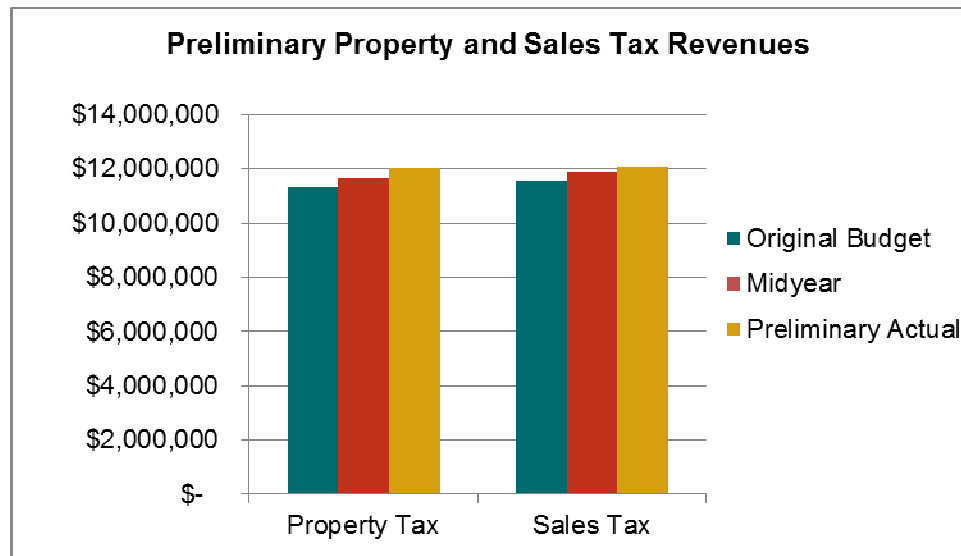
The Finance Department has three opportunities throughout the year to update the City Council and community on the fiscal condition of the City. At the Corporate Report, traditionally held in February, staff educates about the national, state and local economy, shares the final results of operations from the preceding fiscal year, discusses the mid-year budget review results, presents three year forecasts and starts the conversation for the upcoming budget cycle. At the budget workshop in May, council is advised on any changes in the current year projections, from the mid-year budget results shared in February, as well as presenting the draft budget for the upcoming year. In October (this report) we share the preliminary results of operations for the preceding fiscal year and advise if there are any known impacts to the current year budget.

Because we adopted a two year budget for Fiscal years 2013-14 and 2014-15 the process this year will be slightly different. A short presentation will be made at a January 2014 City Council meeting to share the final results from Fiscal Year 2012-13. The Corporate Report, usually held in February will be held later in the spring and will include a report on the previously adopted budget for Fiscal Year 2014-15 and staff will advise if any adjustments are needed to that budget.

Preliminary Results – Fiscal Year Ending June 30, 2013

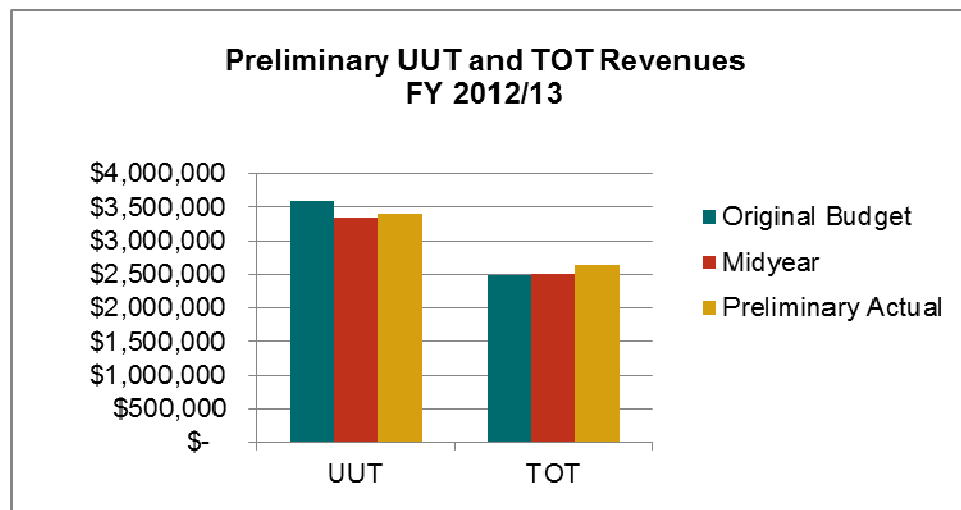
Total revenues for FY 2012/13 should exceed revenues from the prior year by approximately \$1.8 million and is expected to outperform the budget by \$2.3 million or 5.75%.

This positive result is due to unanticipated increases in Property Taxes, Sales Taxes and Residential Building Permits.

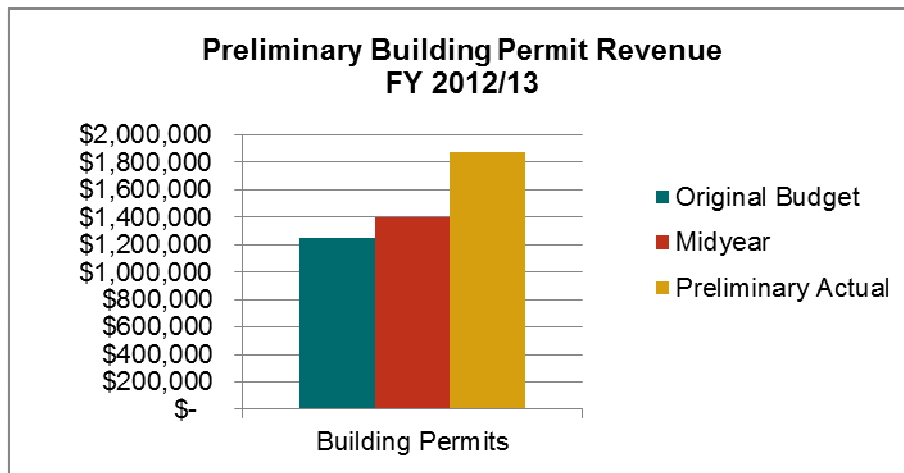


Property Tax revenues came in 6.2% above our budget. While the amount is still below the prior year this result is further proof of the recovering real estate market in the region.

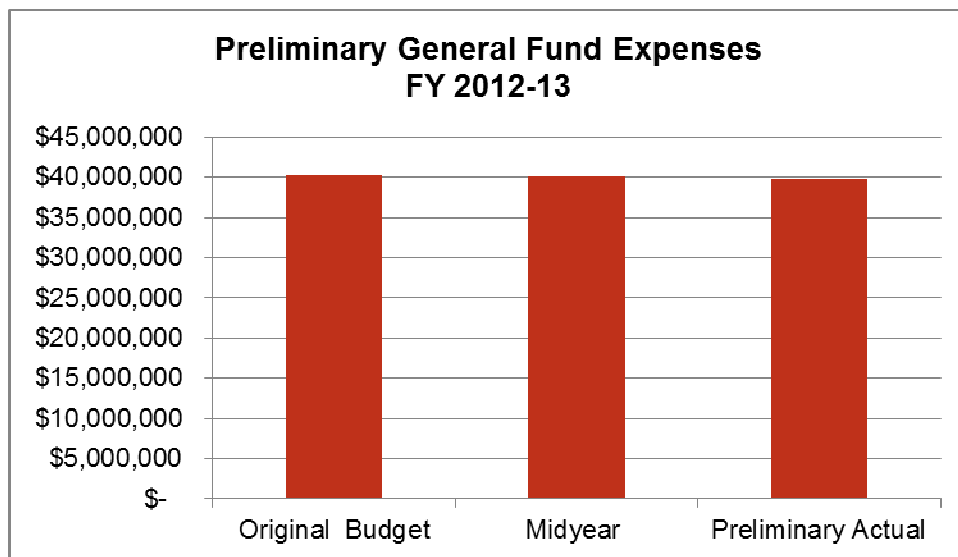
Sales Tax revenues exceeded both our original and mid-year budget numbers, coming in 4.19% above the original budget.



UUT came in under budget, but did better than we had projected at mid-year. TOT continued to grow and exceeded both our original budget and our mid year projection.



Building Permits were unexpectedly high again this year; \$622,409 greater than the original budget. Last year the unexpected increase was due to several large commercial projects. This year the increase is fully attributable to a large increase in residential permits.



Operating expenditures were almost spot-on with the original budget. The variance between the original budget and actual expenditures is only \$343,000, a variance of less than 1%.

Preliminary General Fund Summary Results – FY 2012/13

	12/13 Budget	12/13 Prelim. Actual	Variance \$	Variance %
Property Tax	\$11,302,000	\$12,008,691	\$706,691	6.25%
Sales Tax	11,576,000	12,060,817	484,817	4.19%
UUT	3,595,000	3,411,126	(183,874)	(5.11%)
TOT	2,480,000	2,636,894	156,894	6.3%
Building Permits	1,250,000	1,872,409	622,409	49.8%
Other Revenues	10,084,400	10,614,282	529,882	5.25%
Total Revenues	\$40,287,400	\$42,604,219	\$2,316,819	5.75%
Expenses	\$40,257,300	\$39,914,079	\$343,221	.85%
Operating Surplus	\$30,100	\$2,690,140		
Transfers Out		(2,017,605)		
Net Surplus	\$30,100	\$672,535		

The net result looks to be our tenth consecutive year of surplus in the General Fund, with an operating surplus of approximately \$2.7 million, allowing us to transfer \$2 million out for future capital needs, resulting in a net surplus of \$672,500.

Please remember that these are preliminary results, the books have yet to be closed and the audit has not yet begun. There will inevitably be adjustments posted as we finish our analysis of accounts and work our way through the audit process.

The annual audit is underway and the financial statements will be issued by December 31, 2013, if not earlier. We will provide a report on the final results in January and will provide an even deeper analysis at the Corporate Report.

Update on the Current Fiscal Year

We have budgeted revenues of \$42.1 million for the current fiscal year. Given the revenues from fiscal year 2012/13 (\$42.6 million) this may be a bit low.

Since there is an approximate two month lag in expense reporting it is too early in the year to identify any positive or negative trends in expenditures.

Our in-depth analysis of current year revenues and expenditures will commence in late January, allowing us time to make any necessary mid-course corrections. The annual Corporate Report is currently scheduled for Friday March 28, 2014. During the Corporate Report we will update the City Council and the community of the results of the mid-year review, examine our three year projections and discuss any amendments that may be necessary to the 2014/15 budget, the second year in our adopted two year budget.

Preliminary Results Fiscal year 2012-13

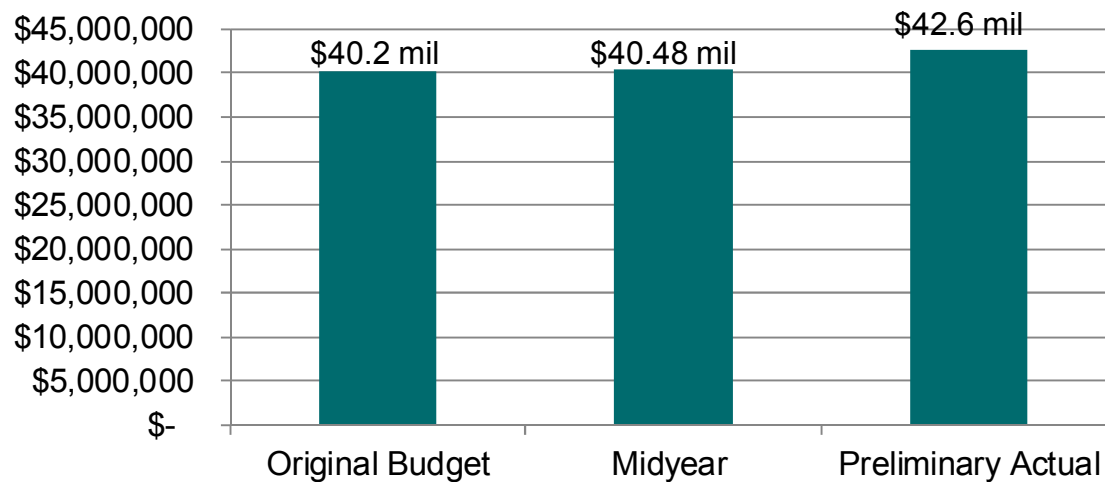


Preliminary Results General Fund

2013

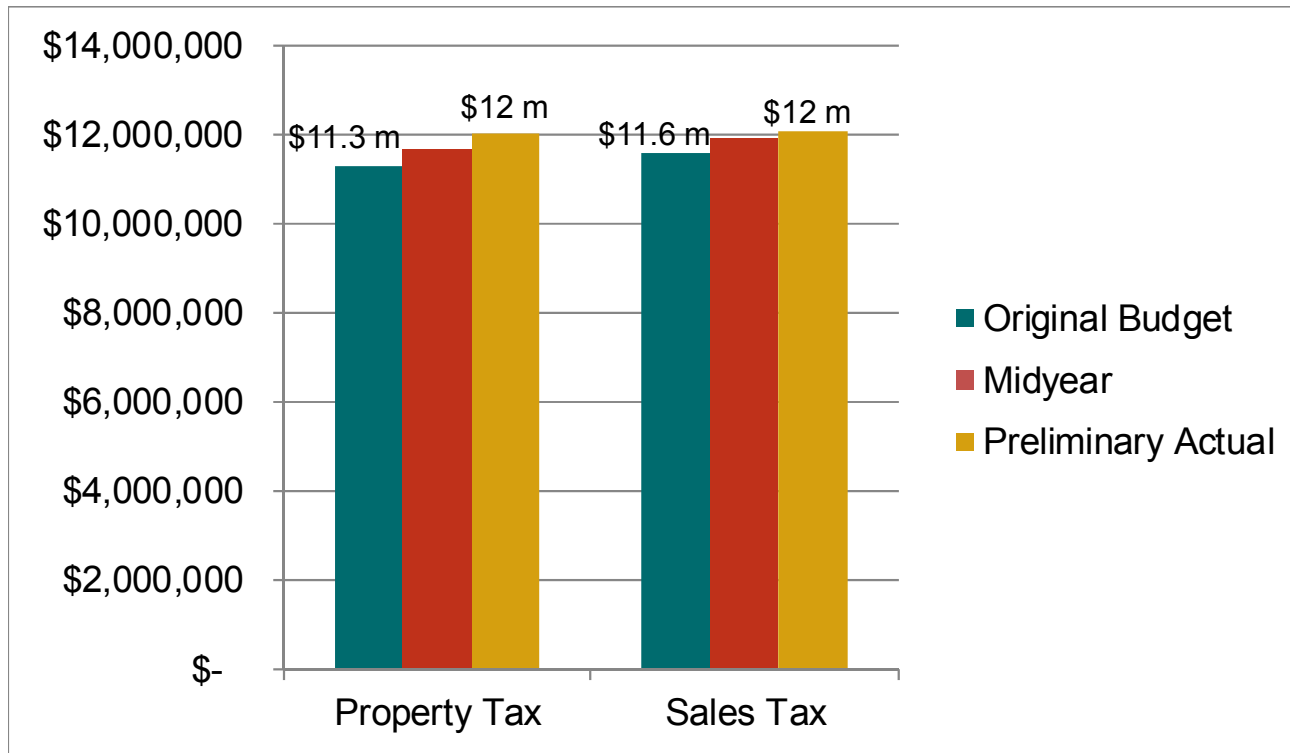


General Fund Revenues FY 2012-13



Preliminary Property and Sales Tax Revenues

2013



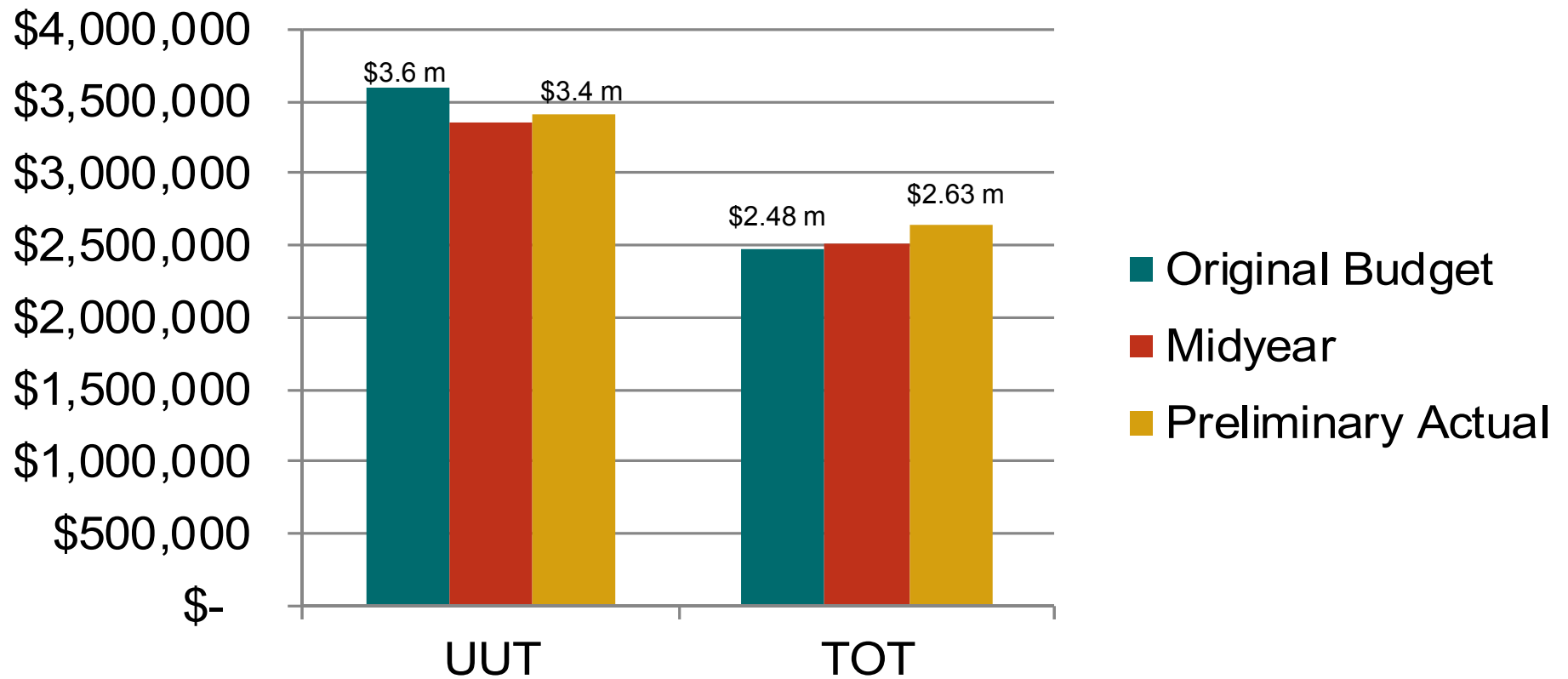
Up 6.2% from budget



Up 4.2% from budget

Preliminary UUT and TOT Revenues

2013



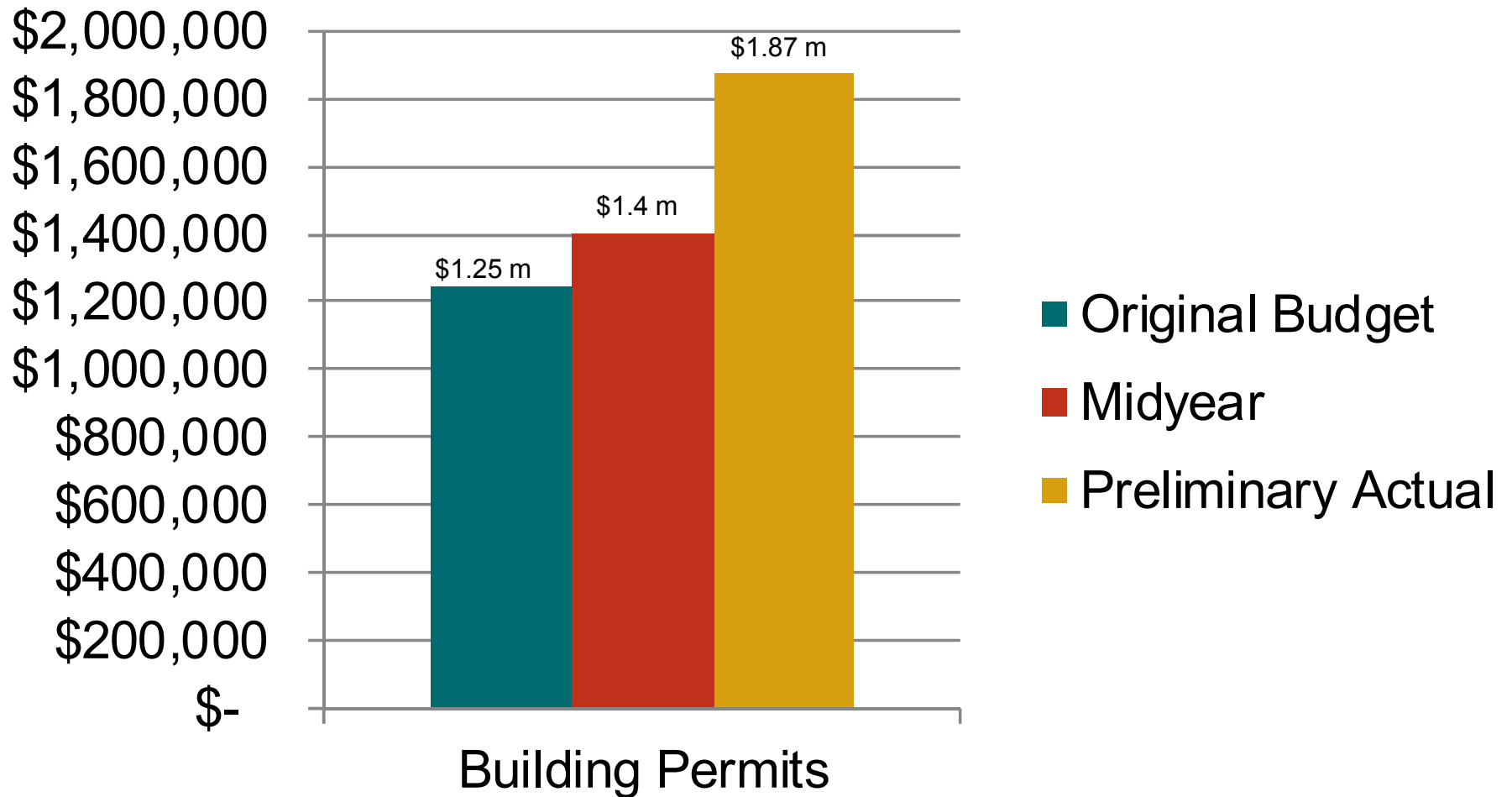
5% less than
budget



6.3% more
than budget

Preliminary Building Permit Revenues

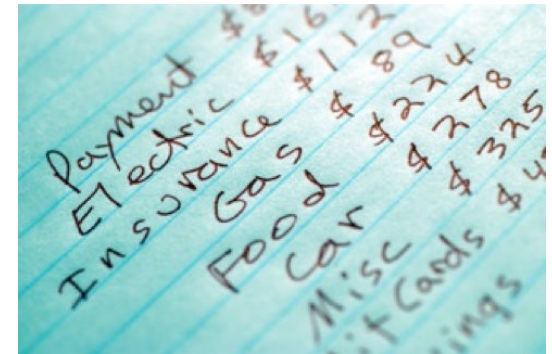
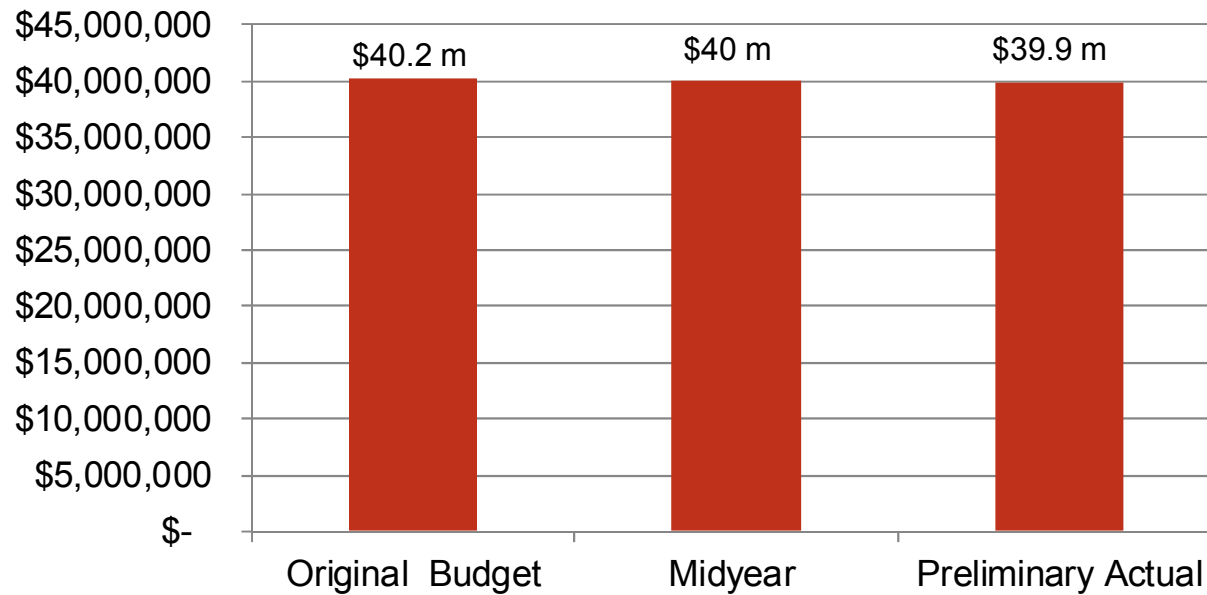
2013



Preliminary General Fund Expenditures

2013

Expenses



Preliminary Results General Fund



	12/13 Budget	12/13 Preliminary Actual	Variance	Variance %
Property Tax	\$11,302,000	\$12,008,691	\$706,691	6.25%
Sales Tax	11,576,000	12,060,817	484,817	4.19%
UUT	3,595,000	3,411,126	(183,874)	(5.11%)
TOT	2,480,000	2,636,894	156,894	6.3%
Building Permits	1,250,000	1,872,409	622,409	49.8%
Other Revenues	10,084,400	10,614,282	529,882	5.25%
Total Revenues	\$40,287,400	\$42,604,219	\$2,316,819	5.75%
Expenses	\$40,257,300	\$39,914,079	\$343,221	.85%
Operating Surplus	\$30,100	\$2,690,140		
Transfers Out		(2,017,605)		
Net Surplus		\$672,535		



Rancho Cordova Police Department

2013 Annual Presentation
Rosanne Richeal, Chief of Police

New Chief of Police

- ▶ New Chief Michael Goold

Problem Oriented Policing

- ▶ POP Team: New position added by eliminating the Commercial Traffic Officer position.
- ▶ POP Officers: Scott McCartney and Vitaly Prokopchuk
- ▶ School Resource Officer: Lisa Payne
- ▶ PAL Officer: Jose De La Cruz



Recent Crime News

- ▶ Data Dr./International area Residential Burglary series:
 - Series identified by Crime Analysis
 - Patrol Officers targeted the area
 - Suspect was arrested, found guilty and will be sentenced in November.
- ▶ Walgreens ATM burglary:
 - 2 arrested after a short pursuit. One sentenced to state prison.
- ▶ Sun River Cat Burglaries:
 - Detectives patrolled the area.
 - After an arrest in the River Trails/Ambassador area was made, the burglaries stopped.

Crime News Continued

- ▶ Operation Boo: Officers assisted State Parole agents Sex Registrant compliance checks.
 - 13 arrested for registration violations
 - 3 within the city limits

Ambassador / River Trails Activity

Ambassador from Trails Ct to Starrlyn/south of River Trails and Georgetown Dr.

- ▶ Two years Prior to 9/15/2013:
 - 287 Calls for Service
 - 47 Crime Reports taken
 - 7 Arrests
- ▶ Year over year:
 - Calls for Service rose 33%
 - Crime Reports increased 14%
 - Arrests increased 33%

Ambassador / River Trails Activity

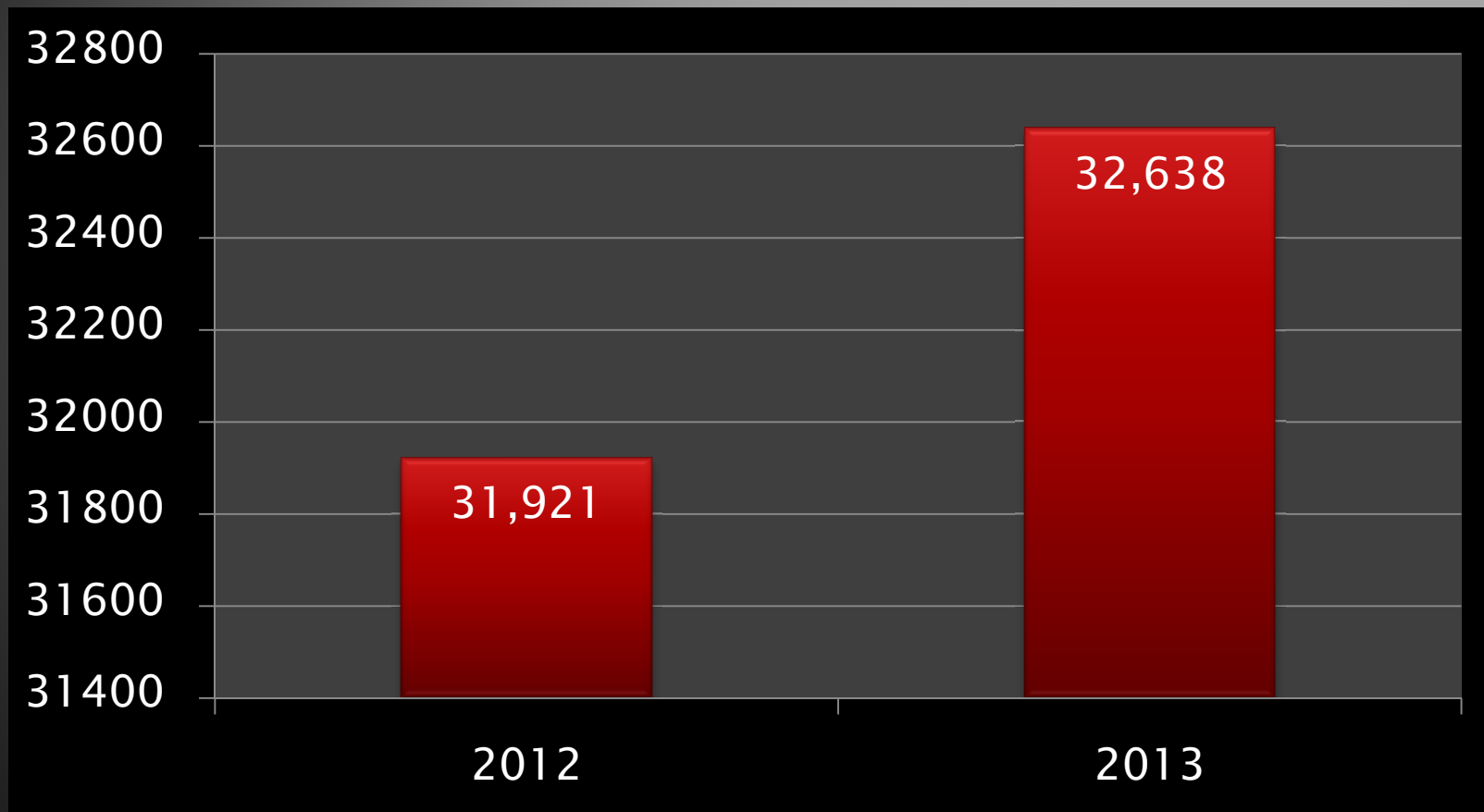
▶ 9/16/13 – present

- Increased Patrol
 - 47 on-viewed officer activities
- 8 Citizen-initiated calls for service

Disturbance	2
Incomplete Telephone Call	2
Suspicious Circumstances	2
Traffic Accident	1
Welfare Check	1

- 1 Burglary report from an open garage
- 1 theft report
- 1 vehicle towed with cite
- 1 Neighborhood Watch meeting on River Wood Way

Calls for Service*

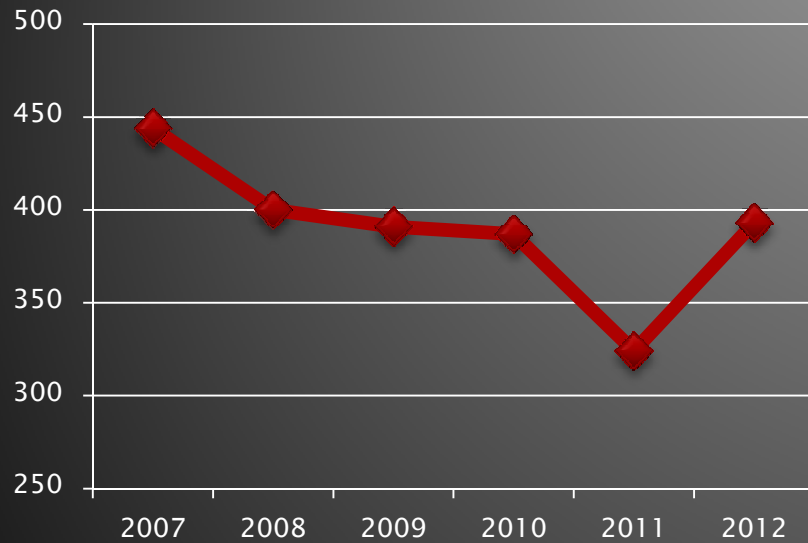


* January 1st – September 30th

2% Increase (+717)

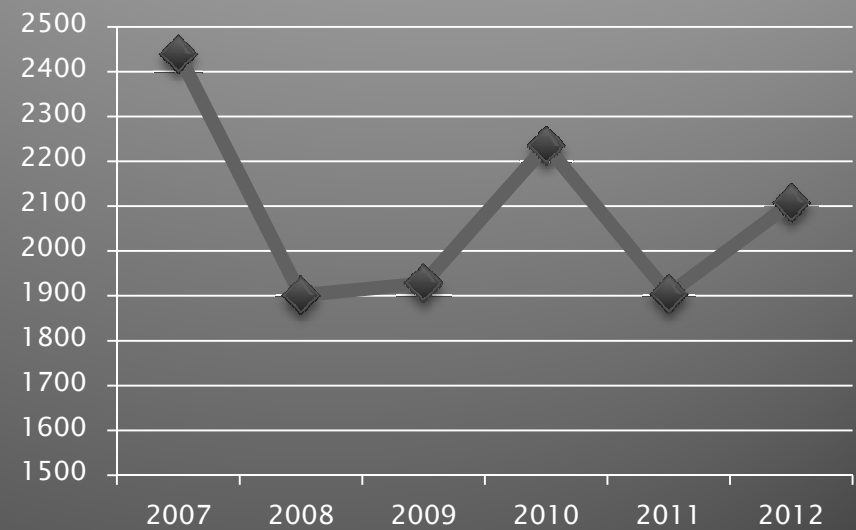
5 Year Crime Trend

► Violent Crimes



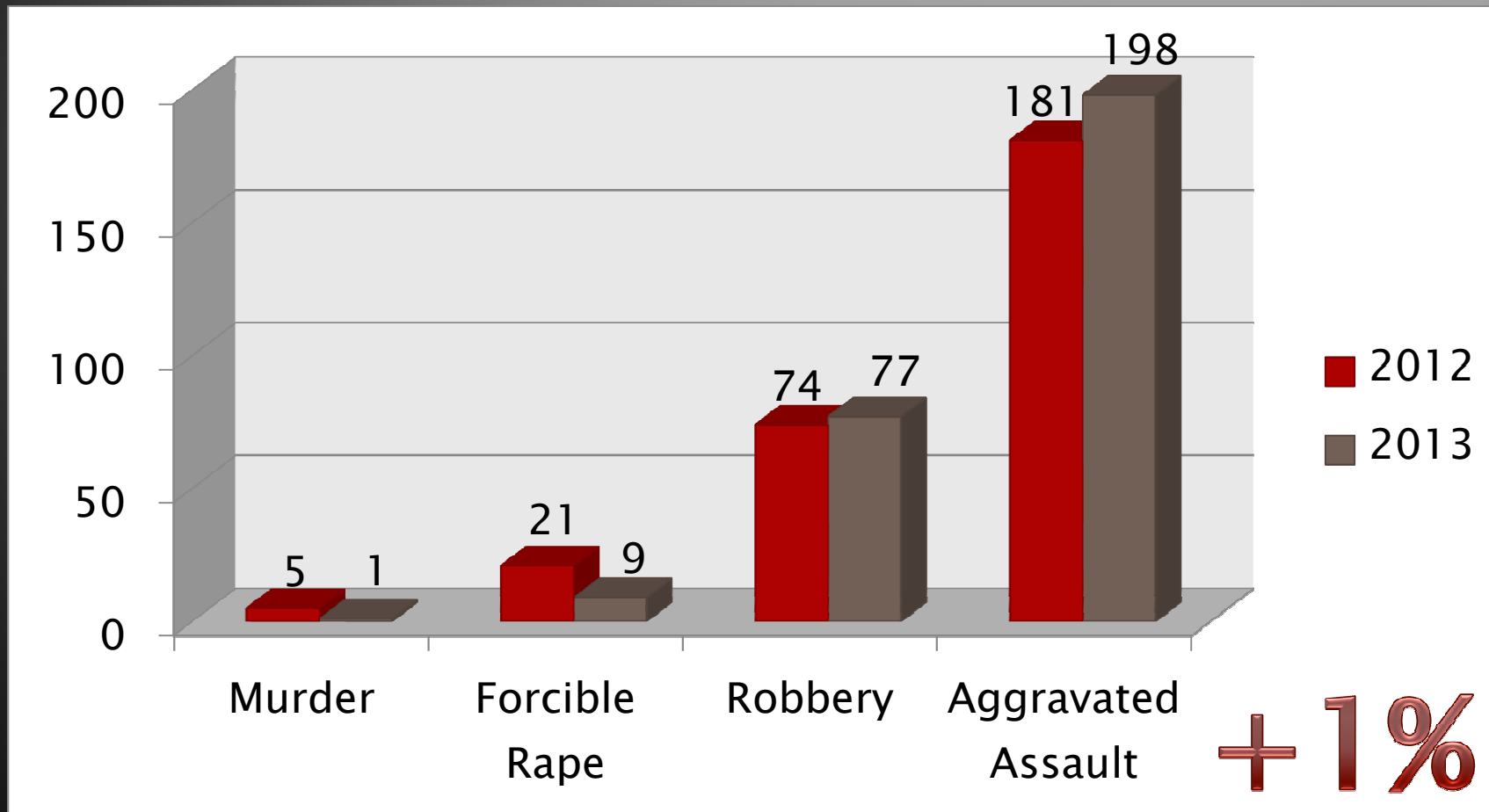
Down 11%

► Property Crimes



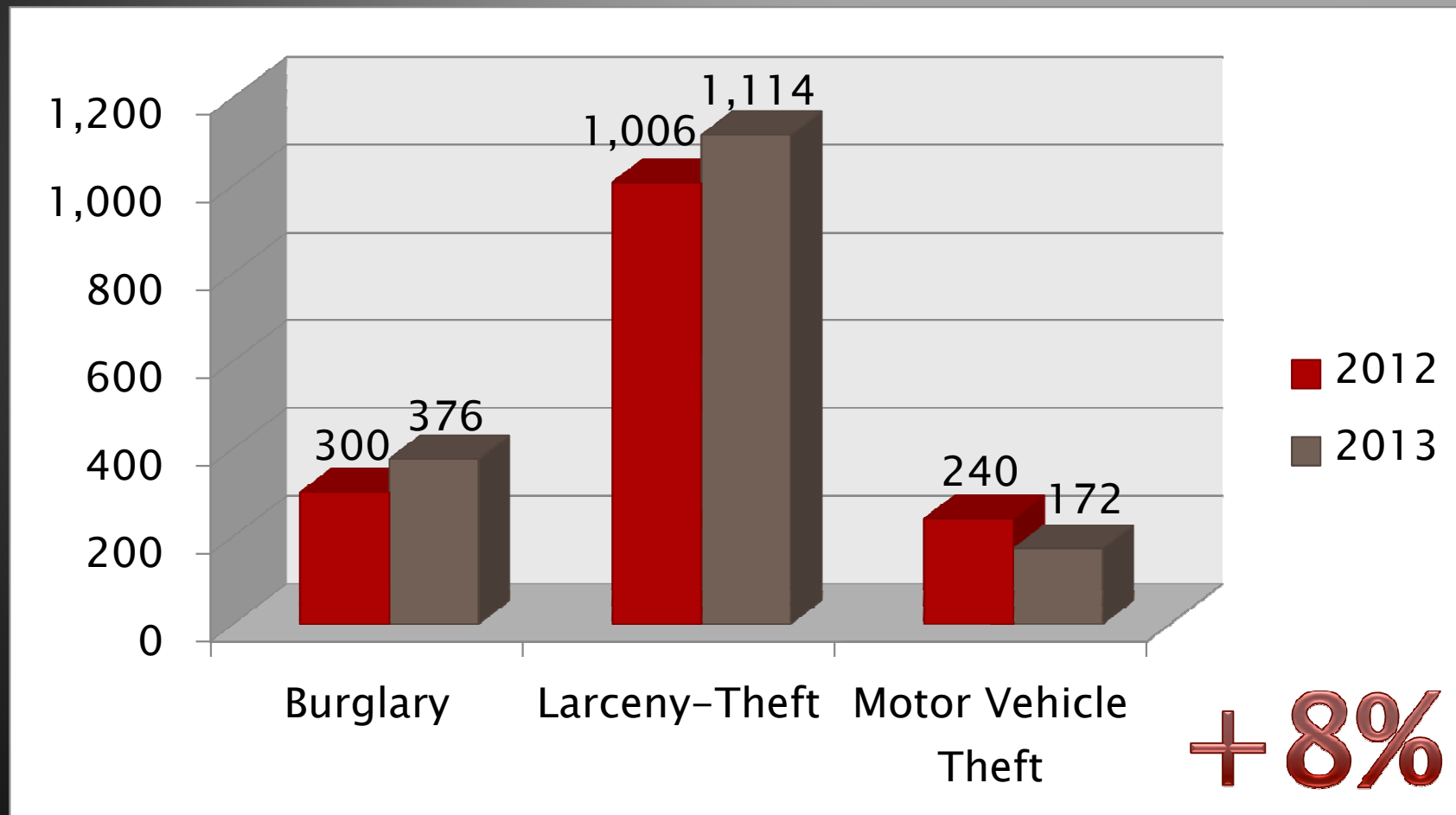
Down 14%

Violent Crime Comparison 2011 / 2012*



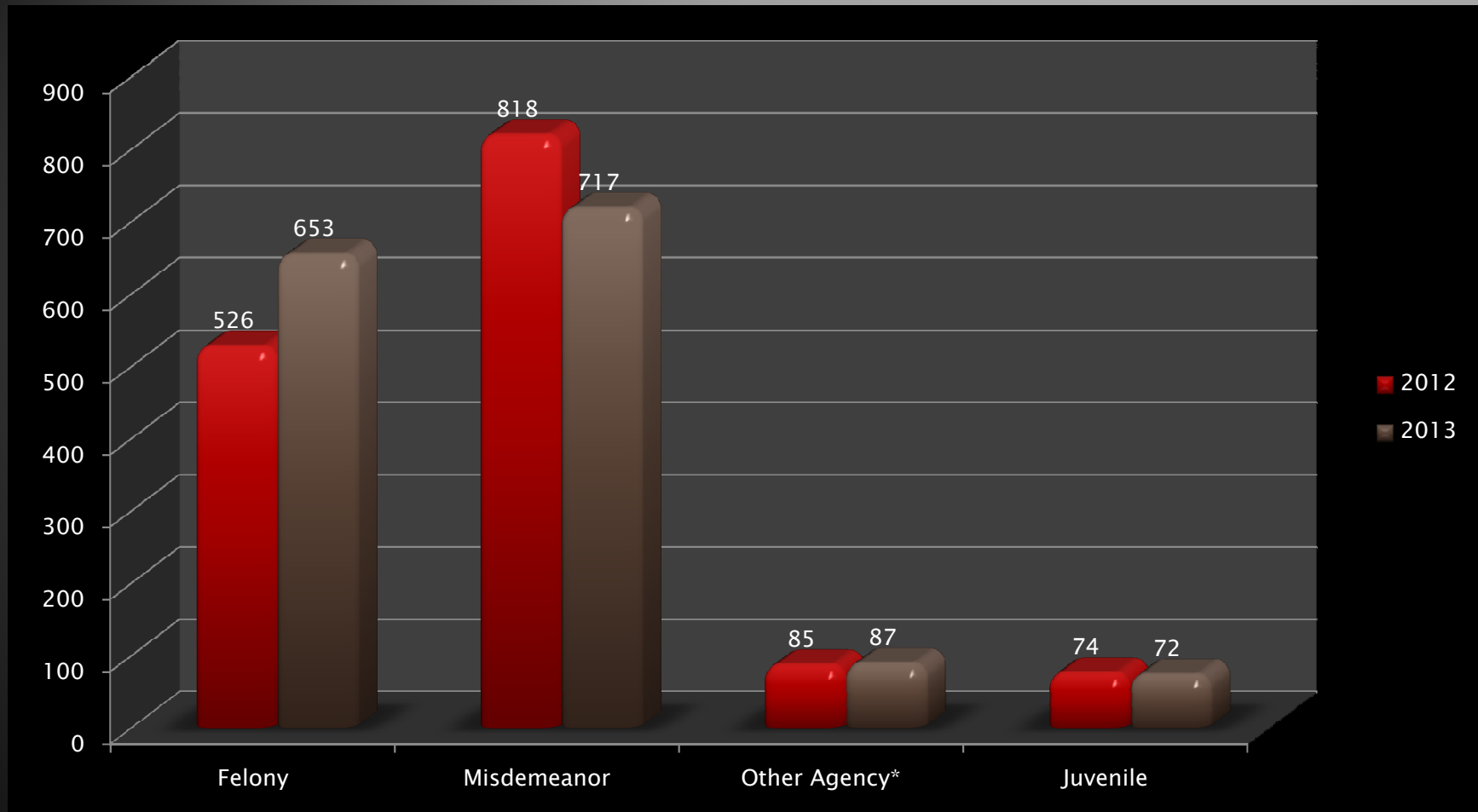
* January 1st – September 30th

Property Crime Comparison 2011/2012*



* January 1st – September 30th

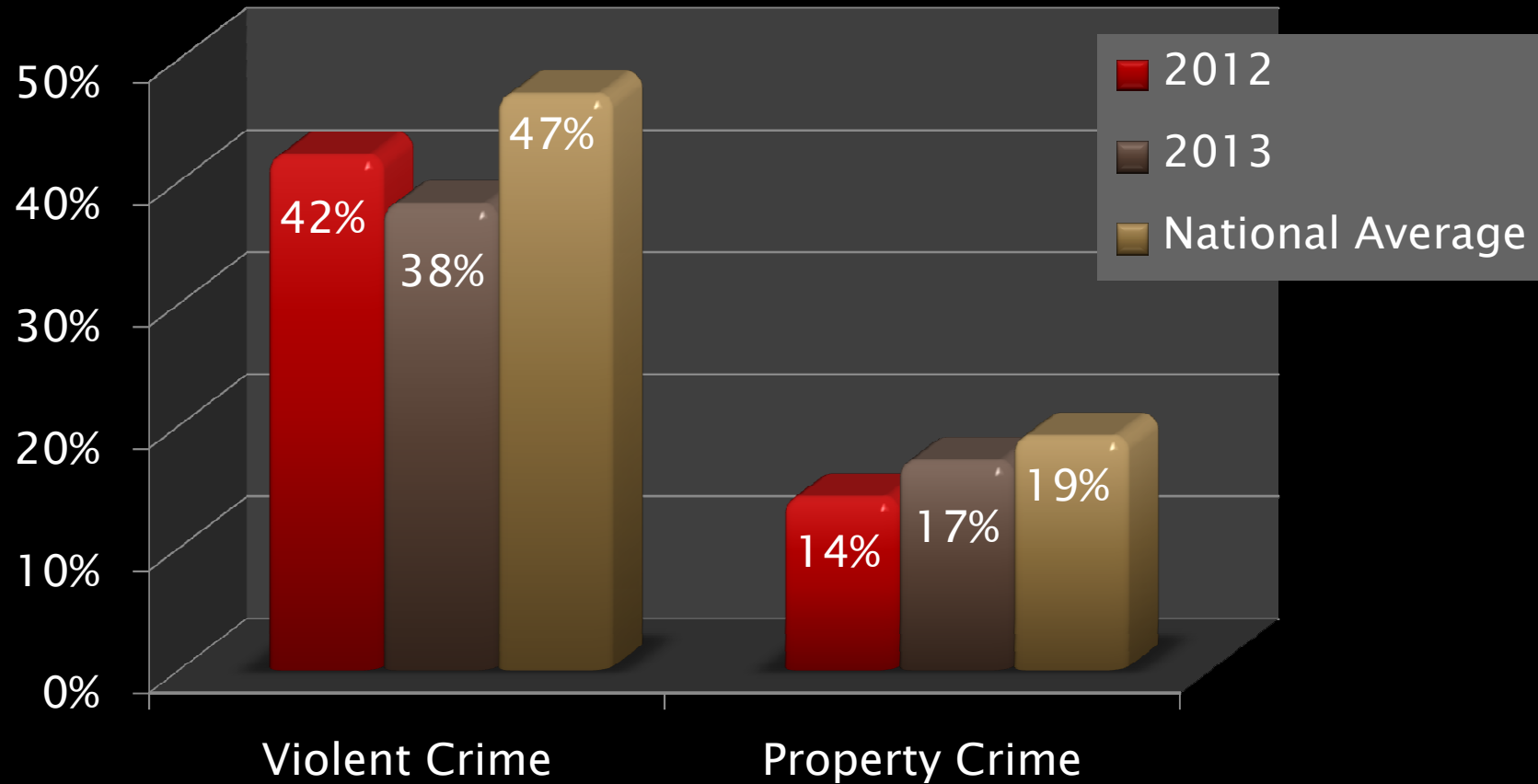
Total Arrests*



* January 1st – September 30th

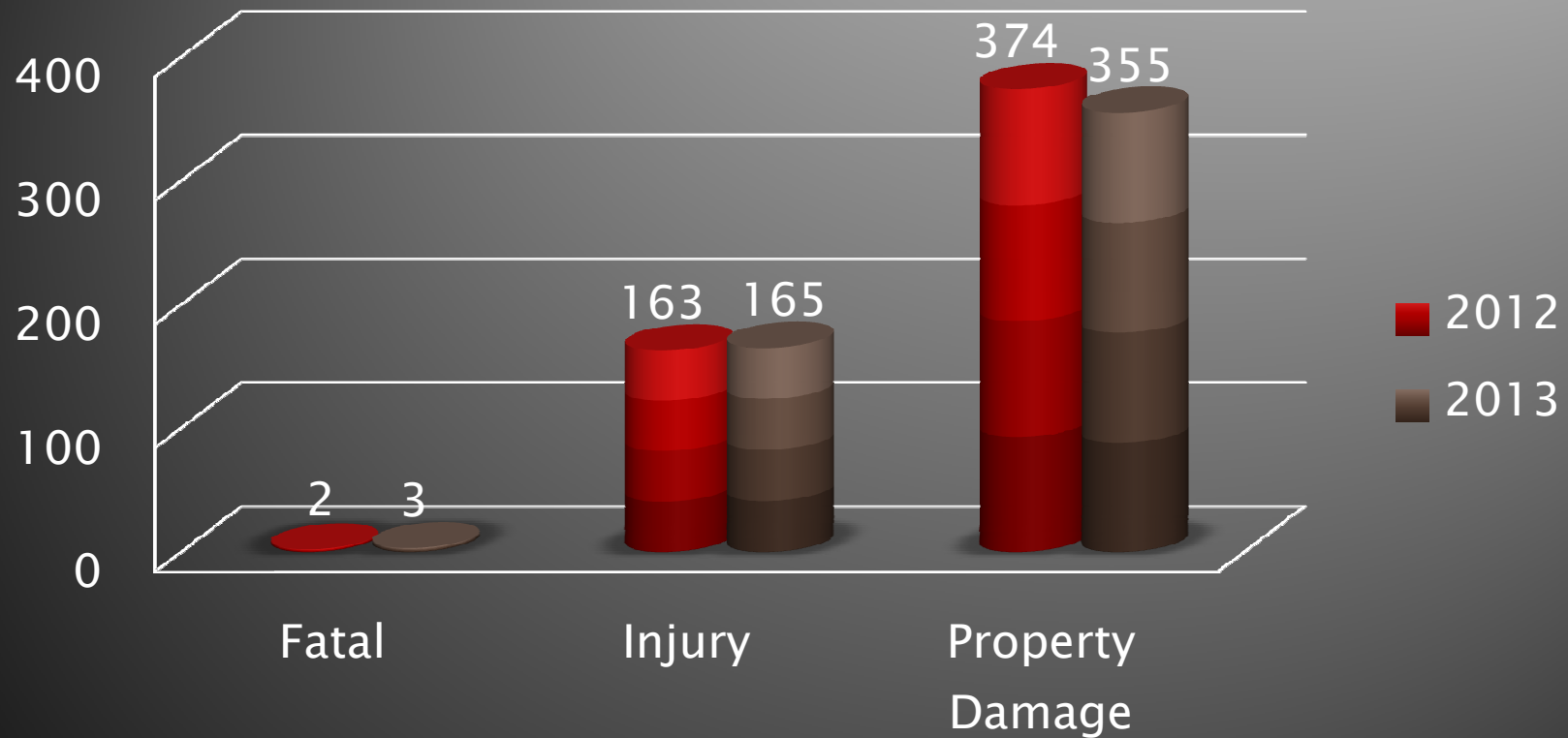
2% Increase

Clearance Rates*



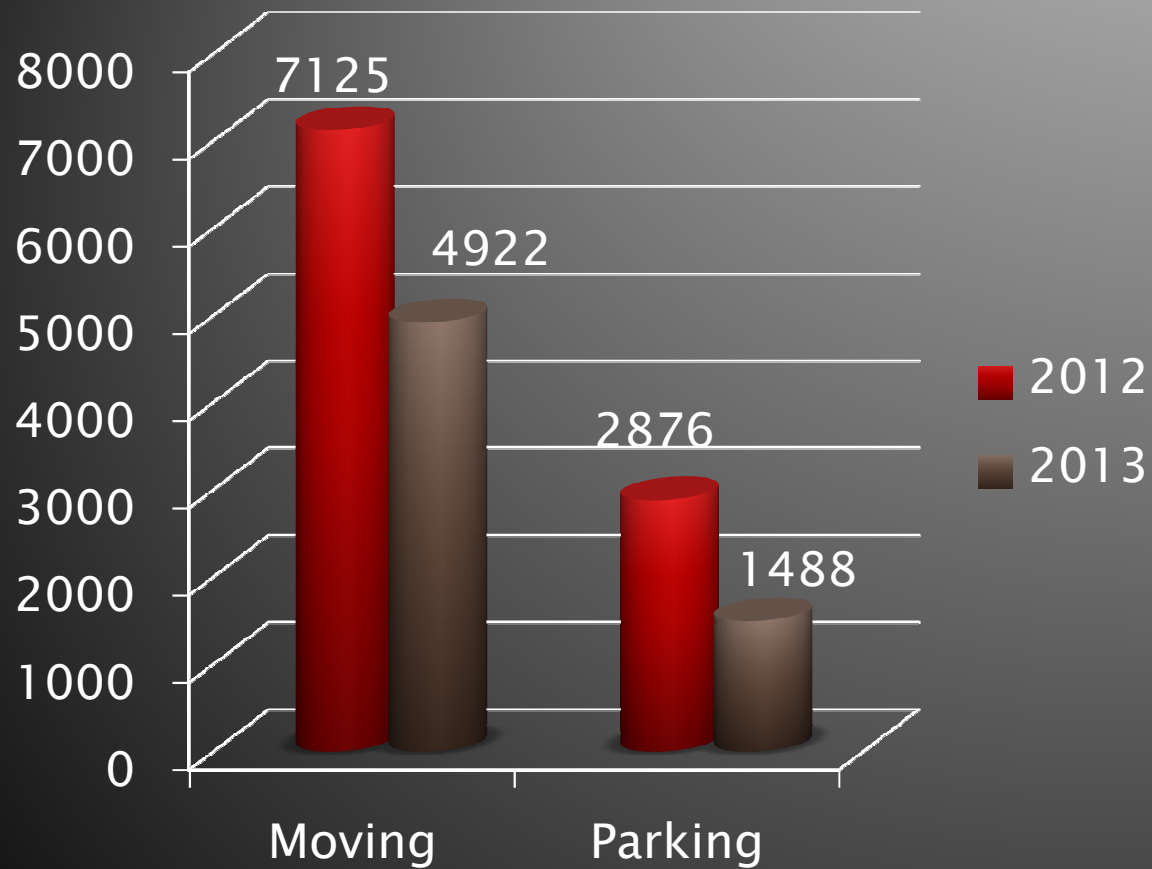
* January 1st – September 30th

Traffic Collisions



-3% overall

Citations



Redflex Cameras

Olson Dr. / Zinfandel Dr.	
Started January 23, 2013	
Incidents	1,157
Citations Issued	740
Percentage	64%

White Rock Rd./ Zinfandel Dr.	
Started January 30, 2013	
Incidents	4,867
Citations Issued	2,316
Percentage	48%

Collisions	
Year	Total
2009	25
2012	14
2013	18

Collisions	
Year	Total
2009	18
2012	9
2013	7



Adopt-A-School

Started January 2013 to cultivate the working relationships that officers and deputies have with students, school staff members, and administrators.

- ▶ 19 Schools (11 Rancho Cordova / 8 County)
 - 2 Officers assigned to each school
- ▶ 146 Self-initiated calls in Rancho Cordova
- ▶ 153 Self-initiated calls in East Division
- ▶ Sacramento PD is considering modeling a program after ours

Folsom Business Corridor

- ▶ Crime Prevention Partnership
 - Folsom Blvd. from Bradshaw Rd. to Hazel Ave.
- ▶ Started in September of 2013
 - 2 Officer Reserve Team (no cost)
 - 3 Shifts per week
 - 124 man hours to date
- ▶ Officers have already made:
 - 1 Felony arrest for Robbery
 - 7 Misdemeanor arrests
 - 13 Parking Citations

IMPACT Bureau Gang Suppression

- ▶ Through September: 97 Rifles/shotguns, 100 handguns, and 129 arrests.
- ▶ April focused patrol: (Rancho Cordova and South Sacramento) 27 arrests, 2 guns, heroin, marijuana, and ecstasy.
- ▶ July Search Warrant in Rancho Cordova: 4 arrests, 3 guns, heroin, marijuana, Norco, cash, and scales.



Marijuana Grows

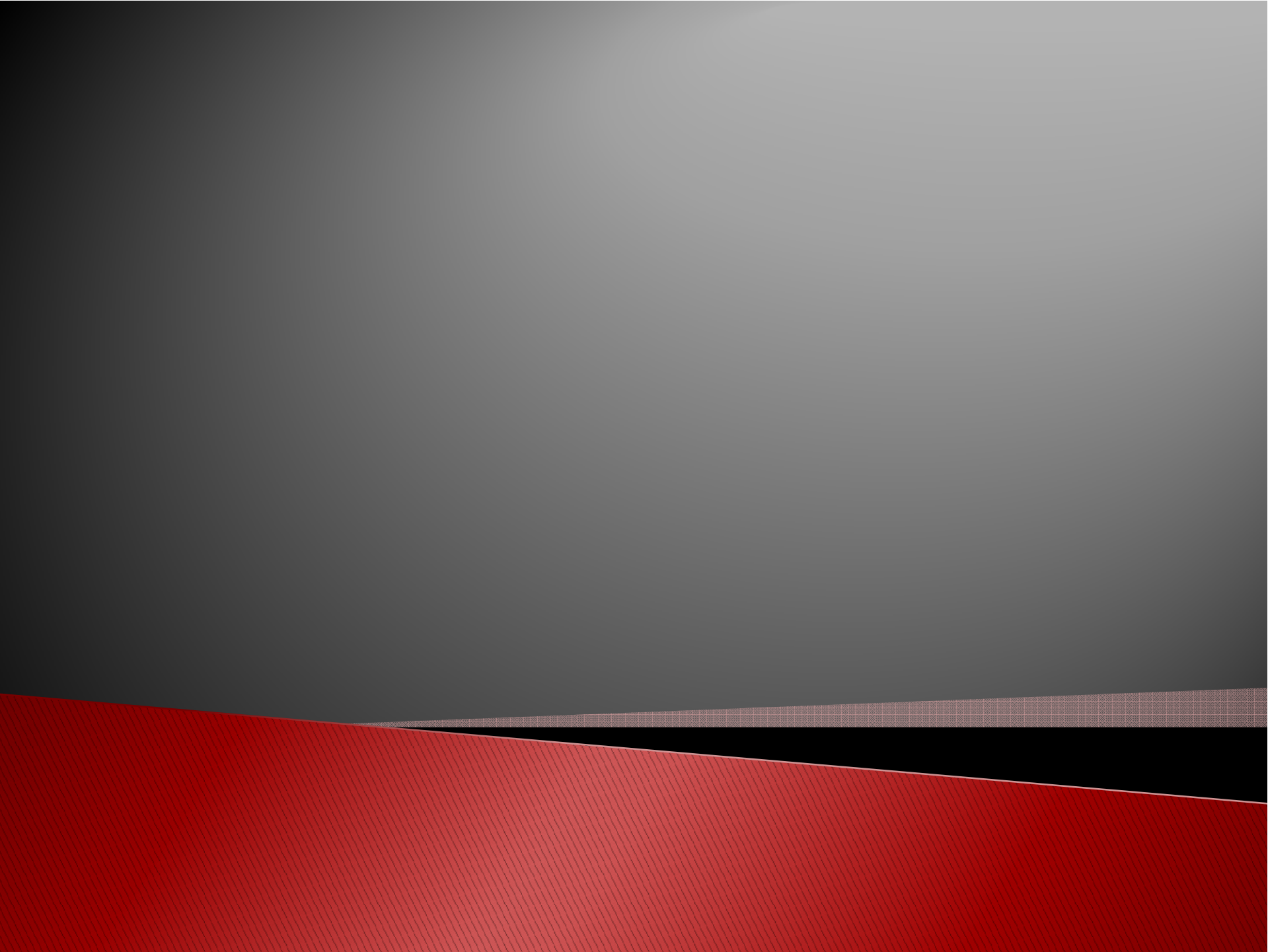
- ▶ 17 grows within the city limits
 - 330 plants
- ▶ 11 had Medicinal Marijuana cards
- ▶ No arrests

SCRAP (Sacramento Criminal Recycler Apprehension Program)

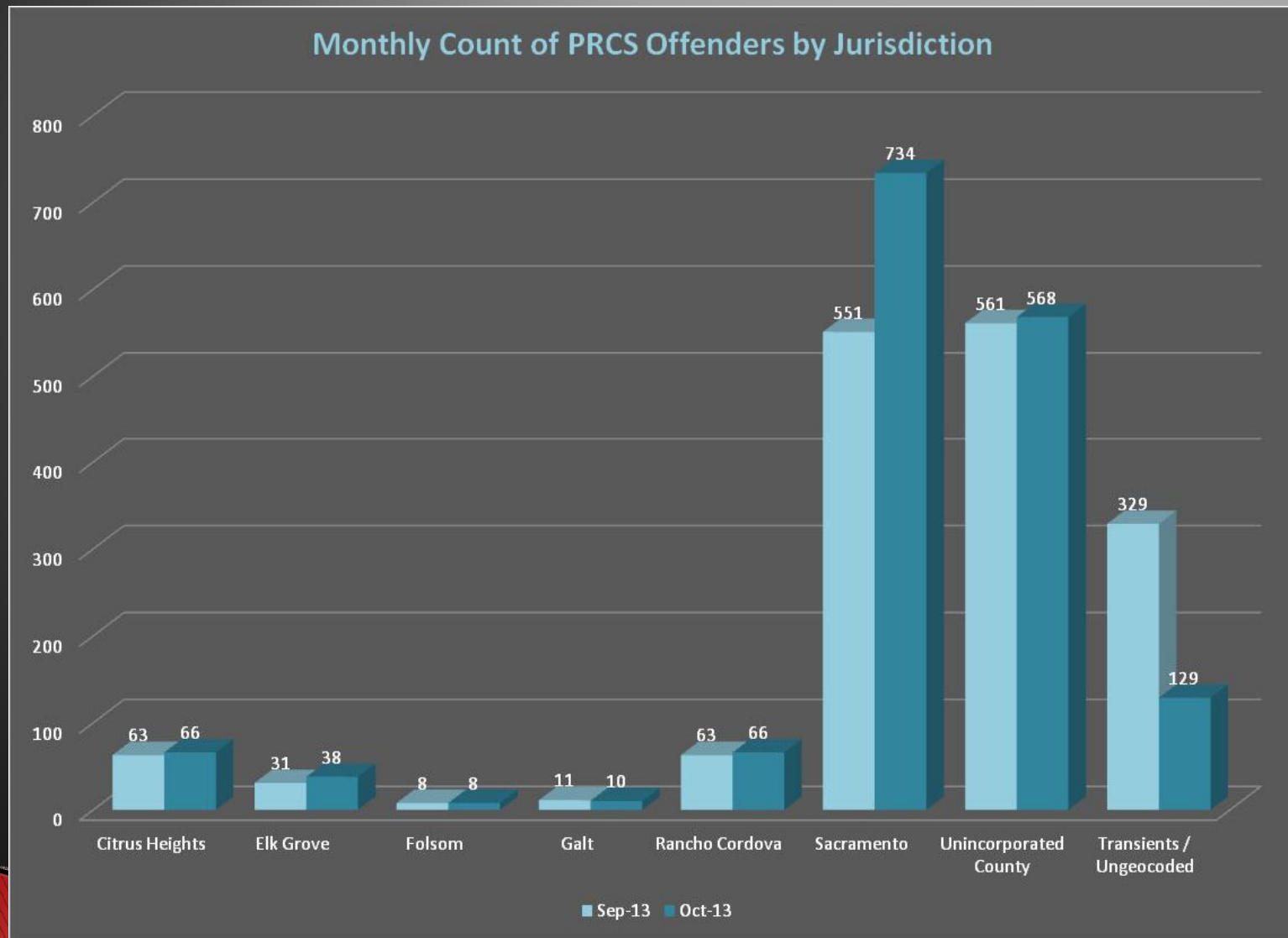
SCRAP was developed by law enforcement agencies in the greater Sacramento region to facilitate information sharing between law enforcement agencies and to develop a regional plan for regulating scrap dealers and investigating recyclers.

- ▶ Rancho Cordova benefits from the Sheriff's Department Detective assigned to investigate metal thefts.
 - Rancho Cordova: 107 Reports/12 Arrests
 - Unincorporated County: 632 Reports/54 arrests





September to October Comparison



Focus on 50

- ▶ POP and Probation Officers have been conducting quarterly sweeps.
- ▶ The team has been working on 7 apartment complexes where they made:
 - 6 arrests, conducted 16 probation/parole searches, and violated 4 probationers / parolees.
- ▶ POP Officers continue to watch addresses assigned to their area when sweeps are not being conducted.
- ▶ The POP team attended the demolition of the 1st Value Inn.
- ▶ Due to our success, the Sheriff's Department is duplicating the project in the south area.



Grants

- ▶ ABC Grant 2013/14
 - \$40,000 for alcohol prevention programs
 - Helps to cover costs of Rafting Gone Wild and 4th of July
- ▶ DUI Grant
 - \$286,000 funding DUI checkpoints and saturations
 - 36 DUI arrests
 - 57 towed vehicles
- ▶ CalGRIP Grant
 - \$250,000.00 to fund PAL events and directed enforcement operations

Community Outreach

- ▶ Rafting Gone Wild
 - Relatively uneventful due to alcohol ban
 - 18 arrests for public intoxication and 3 DUI
- ▶ Fourth of July Celebration
 - 4 arrests, 1 DUI
- ▶ National Night Out
- ▶ CA Capital Airshow
- ▶ Coffee with a Cop
- ▶ Leadership Rancho Cordova
- ▶ Bicycle Helmet Safety Program (McDonalds & FCUSD)

School/Youth Outreach

- ▶ Kid's Day
- ▶ Harvest Festivals
- ▶ Gang & Graffiti presentations
- ▶ PAL Programming
 - Working with Folsom Cordova Community Partnership (FCCP)
 - Mentoring Program
 - Friday Night Out Events
 - Aquatics Program
 - Youth Center – Contract in place
 - To open in 2014



Rancho Cordova Police Department