



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

Monday, March 05, 2012

4:45 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, 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

2012

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CITY HALL CLOSURE DATES

Mon, Jan 2 - Day After New Year's Day
Mon, Jan 16 - Martin Luther King Jr. Day
Fri, Feb 17 - Furlough Day
Mon, Feb 20 - President's Day
Fri, Apr 6 - Furlough Day
Mon, May 28 - Memorial Day
Wed, Jul 4 - Independence Day
Mon, Sep 3 - Labor Day
Mon, Nov 12 - Veterans Day
Thu, Nov 22 - Thanksgiving Day
Fri, Nov 23 - Day After Thanksgiving Day
Mon, Dec 24 - Christmas Eve
Tue, Dec 25 - Christmas Day
Mon, Dec 31 - New Year's Eve

2013 - Proposed

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CITY HALL CLOSURE DATES

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

*Dates Pending Approval

2014 - Proposed

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**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, March 05, 2012

**4:45 PM – Special Meeting
Community Board Room**

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

AGENDA

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

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

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:** Discussion of City of Rancho Cordova Support for the Regional Entertainment and Sports Complex (Arena)

4. ADJOURNMENT OF STUDY SESSION

Mayor Sander 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 Budge, Cooley, McGarvey, Skoglund, and Mayor Sander.

6. METRO CBLE 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. PRESENTATIONS

- 9.1 Presentation by Sacramento-Yolo Mosquito and Vector Control District Manager, David Brown.
- 9.2 Recognition of Council Member Ken Cooley's Birthday on March 18.

10. *CELEBRATORY BREAK*

- 10.1 Council will break for refreshments in honor of Council Member Ken Cooley's birthday on March 18.

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:
 - a) February 15, 2012 Special Meeting;
 - b) February 21, 2012 Regular Meeting;
 - c) February 24, 2012 Special Meeting; and

d) February 28, 2012 Special Meeting

Recommendation: Adopt Minutes.

- 13.2 **Subject:** Second Reading of Ordinances Temporarily Extending the Suspension of Annual Program Fee Inflationary Adjustments for Certain Development Impact Fees
Recommendation: Waive second readings and adopt ordinances, temporarily suspending the automatic annual program fee inflationary adjustments for a period of one year for the following development impact fee programs:

- a) Ordinance No. 3-2012 Villages of Zinfandel Development Impact Fee;
- b) Ordinance No. 4-2012 Sunrise Douglas Community Plan Fee; and
- c) Ordinance No. 5-2012 City Transportation Impact Fee.

Result of Recommended Action: Adoption of these ordinances will suspend the automatic annual Construction Cost Index (CCI) inflationary fee adjustments for the three development impact fees for a period of one year, beginning March 1, 2012.

Staff Report: Donna Silva, Finance Department

Advances Goals: 1 and 13

- 13.3 **Subject:** 2011 General Plan Annual Report

Recommendation: Receive the 2011 General Plan Annual Report as required by State law.

Result of Recommended Action: By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of this report is to provide an annual accounting of implementation of the General Plan.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1, 2, 4, 5, 6, 7, 8, 9, and 12

- 13.4 **Subject:** Resolution Approving the Annual Investment Policy for the City of Rancho Cordova

Recommendation: Adopt Resolution No. 16-2012.

Result of Recommended Action: Adoption of this resolution would guide the City's investment of excess funds through December 31, 2012, and will result in compliance with State and City law.

Staff Report: Donna Silva, Finance Director

Advances Goal: 11

- 13.5 **Subject:** Resolution Approving Appointment of the City of Rancho Cordova Representatives to Oversight Board of the Successor Entity

Recommendation: Adopt Resolution No. 15-2012.

Result of Recommended Action: Adoption of this resolution will result in the appointment of Mayor David Sander and City Manager Ted Gaebler as the City of Rancho Cordova's representatives to the Oversight Board of the Successor Entity. The City is responsible for appointing two of the seven seats on the Oversight Board - one representing the Community at Large, and the other representing the employees of the former Redevelopment Agency. The remaining five members of the Oversight Board will consist of representatives from taxing entities of the former Redevelopment Agency. Per ABX1 26, a seven member Oversight Board must be in place by May 1, 2012; otherwise representative will be appointed by the State of California.

Staff Report: Ted Gaebler, City Manager's Office and Adam U. Lindgren, City Attorney's Office

Advances Goal: 13

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** Resolution Approving the Abandonment of a 10 foot Planting Easement Parallel to and Adjacent to Highway 50 on lot 88 of Bradshaw Woods Unit No. 4 Located on Residential Property at 3214 Hogarth Drive - Continued from February 21 City Council Meeting
Recommendation: Adopt Resolution No. 11-2012
Result of Recommended Action: Adoption of this resolution will remove the 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.
Staff Report: Cyrus Abhar
Advances Goal: 2
- 14.2 **Subject:** Resolution Approving Revenue Bond Financing to be Issued by the California Municipal Finance Authority to Benefit Goodwill Industries of Sacramento Valley and Northern Nevada, A California Non-Profit Corporation
Recommendation: That Council:
a) Conduct a public hearing under the requirements of Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenues Code of 1986, as amended (the "Code"), for the proposed issuance in one or more series of revenue bonds by the California Municipal Finance Authority ("CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$30,000,000 (the "Bonds"), for the purpose of financing and refinancing the acquisition, construction, improvement, renovation, furnishing and equipping of certain retail and donation facilities (the "Project") located at the following address in the City and generally known as Goodwill Industries of Sacramento Valley & Northern Nevada, a California non-profit corporation (the "Borrower"): 11092 Coloma Road, Rancho Cordova, 95670; and
b) Adopt Resolution No. 17-2012 approving the issuance of the Bonds for the financing of the Project (as described herein) by the CMFA.
Result of Recommended Action: Adoption of this resolution will allow CMFA, or its designee to proceed with tax-exempt bond financing of the project. If Council declines to adopt this resolution, the CMFA may need to seek other financing at higher interest rates or not proceed with the project.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Resolution of City Council of the City of Rancho Cordova in Support of the Regional Entertainment and Sports Complex (Arena)
Recommendation: Adopt Resolution No. 14-2012.
Result of Recommended Action: By adopting the attached resolution, the City of Rancho Cordova will show its commitment to supporting a regional entertainment and sport complex (arena) and will allow the City Manager to discuss with leadership in the region how the City of Rancho Cordova can support and encourage the development of a regional arena.



Staff Report: Vice Mayor, Linda Budge
Advances Goals: 1, 8, 9, and 13

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY MANAGER'S REPORT

Major Development Projects Update

19. ADJOURNMENT

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

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

21. CLOSED SESSION

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

Conference with legal counsel, existing litigation (Government Code Section 54956.9(a)) Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al., Sacramento Superior Court Case No. 34-2009-00043404.

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.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Monday, March 19, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Tuesday, March 27, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Discussion of Citywide Goals</i>
<i>Monday, April 2, 2012</i>	<i>4:00 p.m. Special Meeting/Closed Session – City Attorney Annual Review 5:30 p.m. Regular Meeting</i>
<i>Tuesday, April 10, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Westborough Land Use</i>
<i>Monday, April 16, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, May 7, 2012</i>	<i>4:00 p.m. Special Meeting/Work Session – TBD 5:30 p.m. Regular Meeting</i>
<i>Tuesday, May 15, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Sidewalk Maintenance</i>
<i>Monday, May 21, 2012</i>	<i>12:00 p.m. Special Meeting/Work Session – Budget Workshop 5:30 p.m. Regular Meeting</i>
Monday, May 28, 2012	MEMORIAL DAY HOLIDAY – CITY HALL CLOSED
<i>Tuesday, May 29, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – TBD</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 Department	(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, March 05, 2012 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on March 01, 2012 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 March 01, 2012 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



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

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

Wednesday, February 15, 2012

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

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River North Community room at 5:48 PM.

Council Members Present: Cooley (at 5:53 PM), McGarvey, Skoglund, Budge, Sander

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Hollender, Cuppy, Kellerman, Abhar, Chinn, Silva, Flory, Junker, Runner, Behrends, Chan, Hadley, Haven, Humphrey, Lohse, McDermott, Peterson, Samuelson, Simpson, Smith, Walker, Williams

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** AB1234 Ethics Training / New Fair Political Practices Commission (FPPC) Regulations Presentation
Recommendation: City Council members and designated conflict of interest filers attend mandated assembly bill 1234 ethics training.

Result of Recommended Action: Upon completion of a two-hour training session, City officials will receive the minimum ethical standards and laws training, as required every two years. This training will incorporate a presentation on the new FPPC gift regulations that went into effect on January 1, 2012.

Staff Report: Adam U. Lindgren, City Attorney's Office

Advances Goals: 3, 10 and 13

Discussion item only; no action taken. City Attorney Adam Lindgren and Attorney Laura Hollender provide ethics training as required by AB1234 and presented on the new Fair Political Practices Commission (FPPC) regulations.

At this point (7:55 PM) Council took a brief recess. The full Council reconvened at 8:08 PM.

3.2 **Subject:** Review of Electronic Billboards and Related Zoning Regulations

Recommendation: Consider staff's presentation and provide direction for Zoning Code amendments as determined appropriate.

Result of Recommended Action: Council input will direct staff's efforts regarding a pending application for electronic billboards within the Highway 50 corridor. Should Council favor allowing the proposed electronic billboards, staff will proceed processing the application and will commence amendments to the Rancho Cordova Zoning Code that does not currently allow electronic billboards.

Staff Report: Curt Haven, Economic Development Department, Paul Junker and Jessica Jordan, Planning Department

Advances Goals: 1, 4, 9 and 11.

ACTION: Motion by Budge second by McGarvey, Council gave direction to staff to create a subcommittee and appointed Vice Mayor Budge and Council Member McGarvey to the subcommittee.
Carried by a 5:0 vote.

ADDED URGENCY ITEM

ACTION: Motion by Budge second by Cooley; Council made the findings that there is a need to take immediate action and the need to take action came to the attention of the local agency subsequent to the agenda being posted.
Carried by a 5:0 vote.

3.3 **Subject:** Resolution Opposing the Closure of A.M. Winn Elementary School

Recommendation: Adopt Resolution No. 13-2012.

ACTION: Motion to approve by Budge second by Cooley; Council adopted Resolution No. 13-2012 in a form approved by the Mayor.
Carried by a 5:0 vote.

4. ADJOURNMENT

Mayor Sander adjourned the special meeting at 9:02 PM.

DRAFT



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

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

Tuesday, February 21, 2012

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Chinn, Silva, Chan, Gassaway, Haven, Holt, Simpson, Snyder, Simpson, Blair, Junker, Samuelson, Mitchell, Casebeer, Lopez, Humphrey, and Nobriga

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Scottie Moore led the pledge.

4. INVOCATION

St. John Vianney Student, John Sami gave the invocation.

5. PRESENTATIONS

- 5.1 Mayor Sander presented a proclamation to Scottie Moore, President and Founder of Save Our Cats & Kittens - Sensibly (SOCKS) in Support of Spay Day 2012.
- 5.2 Sacramento County Probation Division Chief, Michael Bays gave update on the Rancho Cordova Community Alliance (Probation Department Partnership).

6. PUBLIC COMMENT

At this point Vice Mayor Budge left the meeting.

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

- Corey Carskaddon in opposition of Agenda Item 9.1
- Julie Nervo in support of Agenda Item 9.1
- Joy Moon regarding the passing of a pastor
- Dereck Oconosak, Megan Ayala, and William Luce requesting financial support for our public service and leadership projects training
- Tera Kolvenbach in support of Spay/Neuter proclamation

Mayor Sander closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Skoglund second by Cooley; Council approved the Consent Calendar.
Carried by a 4:0 roll call vote. (Budge absent)

8.1 **Subject:** February 6, 2012 Regular Meeting Minutes.

Recommendation: Adopt Minutes.

8.2 **Subject:** Quarterly Treasurer's Report

Recommendation: Receive and File Report.

Result of Recommended Action: This report provides Council with information concerning the City's investment portfolio. This report will meet the requirements as provided by state law.

Staff Report: Donna Silva, Finance Department

Advances Goal: 10

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Skoglund second by Cooley; Council approved the Consent Public Hearing with the exception of Agenda Item 9.1 which was pulled for a separate discussion.
Carried by a 4:0 roll call vote. (Budge absent)

- 9.2 **Subject:** Resolution Approving Walgreen's Conditional Use Permit and Public Convenience and Necessity for Off-site Alcohol Sales - Project No. DD7354; Located at 10701 Folsom Boulevard and 10708 Alicante Way
Recommendation: Adopt Resolution No. 12-2012.
Result of Recommended Action: Adoption of this resolution will allow Walgreen's to sell alcohol (beer and wine only) at its new store located at 10701 Folsom Boulevard. This will provide Walgreens customers the convenience to purchase alcoholic beverages, along with the other convenience items in one stop.
Staff Report: William Campbell, Planning Department
Advances Goals: 9
- 9.3 **Subject:** Ordinances Temporarily Extending the Suspension of Annual Program Fee Inflationary Adjustments for Certain Development Impact Fees
Recommendation: Waive first readings and introduce ordinances, temporarily suspending the automatic annual program fee inflationary adjustments for a period of one year for the following development impact fee programs:
a) Ordinance No. 3-2012 Villages of Zinfandel Development Impact Fee
b) Ordinance No. 4-2012 Sunrise Douglas Community Plan Fee
c) Ordinance No. 5-2012 City Transportation Impact Fee
Result of Recommended Action: Adoption of these ordinances will suspend the automatic annual Construction Cost Index (CCI) inflationary fee adjustments for the three development impact fees for a period of one year, beginning March 1, 2012.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13
- 9.1 **Subject:** Resolution approving the abandonment of a 10 foot planting easement parallel to and adjacent to Highway 50 on lot 88 of Bradshaw Woods unit no. 4 located on residential property at 3214 Hogarth Drive
Recommendation: Adopt Resolution No. 11-2012.
Result of Recommended Action: Adoption of this resolution will remove the 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 2

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

- Corey Carskaddon in opposition to this item

ACTION: Motion to Continue by Cooley second by McGarvey; Council continued Agenda Item 9.1 to the March 5, 2012 council meeting.
Carried by a 4:0 voice vote. (Budge absent)

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

NONE.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE.

13. CITY MANAGER'S REPORT

Public Works, Building and Safety, and Facilities Department presented on the following:

- Capital Improvement Projects
- Street Rehabilitation
- White Rock Community Pathway
- Allied Waste Contract Extension
- Operation and Maintenance
- Supporting Community Activities
- Quarry Truck Management Plan
- Grants Received
- Development Services
- The Road Ahead
- Supporting Growing Strong Neighborhood Program
- Folsom Boulevard Streetscape Enhancement Project
- Sidewalk and ADA Projects
- CordoVan Next Phase
- Transitioning Services
- Safety Measures
- Rancho Cordova Parkway Interchange EIR Circulation
- Douglas Bike Rail Connection
- Building and Safety Division
- 2011 Permit Summary
- What's New in 2012
- Construction Projects
- Facilities Division
- Behind the Scenes with Video

14. ADJOURNMENT

Mayor Sander adjourned the regular meeting to closed session in the Community Board room at 7:45 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board room at 7:51 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Abhar, Chinn, Haven



16. CLOSED SESSION

Conference with legal counsel, existing litigation (Government Code Section 54956.9 (a)) Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al., Sacramento Superior Court Case No. 34-2009-00043404.

Conference with legal counsel, existing litigation (Government Code Section 54956.9 (a)) City of Rancho Cordova v. Simon Building, LLC et al., Sacramento Superior Court Case No. 34-2009-00032782.

Conference with legal counsel, anticipated litigation (Government Code Section 54959.9 (b)) one (1) potential case.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

18. ADJOURNMENT

Mayor Sander adjourned the closed session at 8:48 PM.

Mindy Cuppy, CMC, City Clerk

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

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

Friday, February 24, 2012

**10:30 AM – Special Meeting
American River Community Room North**

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander Called the special meeting to order in the American River Community Room North at 10:45 AM.

Council Members Present: McGarvey, Skoglund, Budge, Sander

Council Members Absent: Cooley

Staff Members Present: Gaebler, Cuppy, Abhar, Silva, Downton, Flory, Garcia, Gassaway, Hadley, Hoffman, Junker, Lohse, Mingay, Simpson, Snyder, Thomas, Haven, Peterson, Holy, Ulm, Boyd, Misner, Samuelson, Borre, Cervantes, Pinola, Delaney, Brown, Phelps, Stricker, Bane, Behrends, Leitner

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Annual Corporate Report

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Sander adjourned the regular meeting at 5:30 PM.

Mindy Cuppy, CMC, City Clerk

DRAFT

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

**Cordova Recreation and Park District
2197 Chase Drive, Rancho Cordova**

Tuesday, February 28, 2012

**6:00 PM – Joint Special Meeting
The City Council of the City of Rancho Cordova and
the Board of Directors of the Cordova Recreation and Park District
Cordova Recreation and Park District: Building 1**

DRAFT MINUTES

1. WORK SESSION - CALL TO ORDER/ROLL CALL

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

Council Members Absent: None

Staff Members Present: Gaebler, Cuppy, Abhar, Chinn, Gassaway, Hadley,
Junker, Snyder, Haven

Mayor Sander called the special meeting to order at the Cordova Recreation and Park District at 6:10 PM.

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. The following individuals addressed the Cordova Recreation and Park District Board and City Council:

- Craig Osborn
- Rod Borba
- Shelly Blanchard

Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** CRPD Strategic Master Plan

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Sander adjourned the special meeting at 8:14 PM.

Mindy Cuppy, CMC, City Clerk



CITY OF RANCHO CORDOVA

ORDINANCE NO. 3-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE CATEGORY WITHIN THE VILLAGES OF ZINFANDEL SPECIAL PLAN AREA

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

Section 1. Section 16.81.140 of Chapter 16.81, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.81.140 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous January, however the March 2013 adjustment factor shall be computed by dividing the "mean" index for January 2008.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor by the Program Fee per Development Unit in place prior to the annual adjustment.

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 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.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 4-2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE
CATEGORY WITHIN THE SUNRISE DOUGLAS COMMUNITY PLAN AREA**

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

Section 1. Section 16.83.200 of Chapter 16.83, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.83.200 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for the previous January, however, the March 2013 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (B) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- D. The Estimated Cost of the Facilities used in the Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.83.150, 16.83.160, 16.83.170, and 16.83.180 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section.

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 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.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 5-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TEMPORARILY SUSPENDING ANNUAL PROGRAM FEE ADJUSTMENT OF EACH FEE CATEGORY FOR THE CITY OF RANCHO CORDOVA TRANSPORTATION IMPACT FEE

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

Section 1. Section 16.84.130 of Chapter 16.84, Title 16 of the Rancho Cordova City Code is hereby amended to read as follows:

16.84.130 ANNUAL PROGRAM FEE ADJUSTMENT

Beginning March 1, 2012, annual adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be suspended for a period of one (1) year.

Commencing March 1, 2013, and thereafter each year no later than March 15, the Finance Director shall authorize the adjustment of the Program Fee per Development Unit for each type of development in each fee category shall be adjusted as follows:

- A. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- B. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however, the March 2013 adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A) of this section by the "mean" index for January 2008, and if a new Program fee as been adopted after January of the previous year, the adjustment factor shall be computed by dividing the "mean" index from the month that the fee was adopted.
- C. The adjusted Program Fee per Development Unit shall be calculated by multiplying the adjustment factor, as calculated in subsection (b) of this section, by the Program Fee per Development Unit in place prior to the annual adjustment.
- D. The estimated cost of the facilities used in the Transportation System Capital Improvement Program and for calculating credits and reimbursements pursuant to Sections 16.84.110 and 16.84.120 shall be adjusted annually using the same adjustment factor pursuant to subsections (A), (B) and (C) of this section.

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 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.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: March 5, 2012
TO: Honorable Mayor and Council Members
FROM: Jessica Jordan, Senior Planner
SUBJECT: 2011 GENERAL PLAN ANNUAL REPORT

RECOMMENDATION

Receive the 2011 General Plan Annual Report as required by State law.

RESULT OF RECOMMENDED ACTION

By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.

BACKGROUND

State law requires that the City complete an annual review of the General Plan by April 1 of each year, covering the previous calendar year. The purpose of the review is to:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housing Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

Further, State law requires that the City submit the report to the Office of Planning and Research (OPR) and the department of Housing and Community Development (HCD). Completion of the report may make the City eligible for various State grants and other programs.

The 2011 annual report covers the calendar year (Planning Year) 2011 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments of the City in 2011 related to General Plan implementation. The Report also includes information on the status of residential construction compared to the City's obligation under the current Regional Housing Needs Plan/Regional Housing Needs Assessment. The tables used to collect and report this data are required by HCD.

The annual report can be used as a guide for development of the 2012-2013 fiscal budget for the City, helping departments plan their budgets with General Plan implementation in mind.

ANALYSIS

As indicated in previous reports, staff identified a concern that the actions of the General Plan may not be accurately programmed. In an effort to keep the General Plan current and ensure it remains a useful document that sets the policy direction for the City, staff had previously recommended that a more detailed analysis of the General Plan actions be undertaken. This analysis would re-program, as appropriate, some of the General Plan action items to (1) departments that are more appropriate for leading the work effort and (2) realign the timing of the actions in keeping with Council-identified priorities. This effort could also serve as an opportunity to drop actions that are no longer necessary/appropriate for Rancho Cordova and create new ones that are. Completion of this task would result in a General Plan amendment. This effort was not programmed into previous year's work plans for budget reasons. Following completion of the 2011 review, staff is again recommending that this effort be undertaken.

ATTACHMENT

2011 General Plan Annual Report



GENERAL PLAN

R A N C H O C O R D O V A G E N E R A L P L A N



2011 GENERAL PLAN ANNUAL REPORT
COMPLETED MARCH 2012

BUILDING OUR CITY
GUIDING OUR FUTURE

2011 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2011 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2012

CITY COUNCIL

David Sander, Mayor
Linda Budge, Vice-Mayor
Ken Cooley, Council Member
Dan Skoglund, Council Member
Robert McGarvey, Council Member

CITY STAFF

Ted Gaebler, City Manager
Joe Chinn, Assistant City Manager
Adam Lindgren, City Attorney
Rosanne Richeal, Chief of Police
Paul Junker, Planning Director
Cyrus Abhar, Public Works Director
Curt Haven, Economic Development Director
Donna Silva, Finance Director
Troy Holt, Public Information and Legislative Affairs Manager
Mindy Cuppy, City Clerk
Kerry Simpson, Neighborhood Services Supervisor
Reed Flory, Housing Services Administrator

2011 GENERAL PLAN ANNUAL REPORT

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2011 GENERAL PLAN ANNUAL REPORT

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2011 GENERAL PLAN ANNUAL REPORT

INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

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; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be complete and submitted to the State by April of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2011 planning period and is completed for the April 2012 deadline.

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2012 Planning Year. This action will require amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2012-2013 fiscal year budget for all departments.

Tracking the implementation of the General Plan is paramount in achieving the vision of the City that the General Plan establishes, and providing this information in a transparent report holds the City accountable to the public for the promises and goals it has set.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency;
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.

There are other several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and

2011 GENERAL PLAN ANNUAL REPORT

not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Sacramento Metropolitan Fire District;
- Cordova Recreation and Parks District;
- Folsom-Cordova Unified School District; and
- Elk Grove Unified School District.

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of January 2012, there are no pending amendments to the General Plan. The Housing Element was updated at the end of 2009 to reflect the 2006-2013 Regional Housing Needs Allocation.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines (2003) for content and scope.

TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO STATE LAW

Elements of the Rancho Cordova General Plan	Topics Required by State Law								Optional Topic
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety		
	Land Use	X			O	O			
	Urban Design	O						X	
	Economic Development	O						X	
	Housing			X					
	Circulation		X						
	Open Space, Parks, and Trails		O			X			
	Infrastructure, Services, and Finance		O					X	
	Natural Resources	O			X				
	Cultural and Historic Resources	O						X	
	Safety	O					X		
	Air Quality	O	O					X	
	Noise	O	O				X		

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment option to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. 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.

Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed

2011 GENERAL PLAN ANNUAL REPORT

recognize and preserve the history of the area and celebrate the diversity of the City's population.

Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2011 planning year, including:

- **Programs and Activities:**

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- Implemented the panhandling ordinance by launching the “Have a Heart, Donate Smart” campaign to encourage residents and shoppers to support local agencies that serve those in need, rather than giving to panhandlers. Businesses agreed to participate in the program and trespass aggressive panhandlers off of their properties. From January through September 2011, the RCPD Transient Enforcement Detail increase panhandling contacts by 38%, and panhandling citations increased 50%.
- Initiated the Focus on 50 effort by utilizing GIS mapping of complaints to Code Enforcement, RCPD and Probation, pertinent overlays were made to locate the top 50 problem properties. Using these hot spots, sweeps of six problem areas were performed using a multiple agency approach, resulting in 252 arrests at 38 locations, resolution of 271 code enforcement issues, and closure of 23 substandard hotel rooms.
- Finance and Code Enforcement staff actively enforced the rental housing business license regulations which led to a large increase in rental licenses and renewals. For FY 2009-2010, general rental business license and renewals increased from \$414 to \$49,826 and Housing Stock Fee increased from \$13,396 to \$62,170.
- The Public Works Department and Code Enforcement Division recently signed an MOU with the Sacramento County Probation Department. The pilot program allows for probationers to perform clean up, graffiti removal and other abatements on both public and private property. The City is also in the process of beginning a new volunteer program to help organize individuals, community groups, and church organizations to assist in code enforcement, public works,, and beautification efforts.
- The first of two neighborhood clean ups was held in the Laurelhurst neighborhood in May 2011. The second was held in the Mills Ranch neighborhood in October 2011. Over 240 cubic yards of garbage were removed.
- Conducted revisions and updates to the Zoning Code and adopted Specific Plans/Special Planning Areas to reflect current conditions and to better accommodate existing businesses and landowners. Zoning Code Amendments adopted in September 2011 were focused on streamlining the development process by reassigning planning agency functions, adding administrative approvals, and improving clarity of some design standards. The Folsom Boulevard Specific Plan Amendment – Industrial Uses was completed in September 2011. Amendments to the South Sunrise Special Planning Area were completed May 2011. An additional amendment to the

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Folsom Boulevard Specific Plan was initiated in December 2011 to establish building replacement and exceptions standards.

- Participation in the development of the South Sacramento HCP.
- Delivered smooth transition of the “finger” annexation.
- Relocation and expansion of the UC Davis Rancho Cordova health care facility.
- Successful grand opening of the Sacramento Children’s Museum in Rancho Cordova in August 2011.
- Completed construction and relocated police to the newly renovated Kilgore Police Facility in June 2011.
- White Rock Park opening in October 2011 with City providing \$1 million in park renovation fees; Mather Sports Complex Phase II opening in November 2011 with City providing \$425,000 in park renovation fees.
- Completed various design options, conducted Council Work Session and community meetings, finalized design concept, and received Council endorsement of the City’s gateway program.
- Creation and distribution of a quarterly Economic Development e-newsletter to brokers, developers, business community, and regional partners, highlighting the development success and opportunities in the City. Newsletters were sent in the spring and summer of 2011 to approximately 2,000 contacts.
- Facilitated the creation of a new Rancho Cordova Travel and Tourism Corporation.
- Delivered business license welcome packets to all new businesses as a vehicle to educate new business owners.
- Created marketing materials for Rancho Cordova businesses that include Enterprise Zone information and are targeted to Clean/Green businesses. A new incentives brochure from SACTO Enterprise Zone was also included. Two Enterprise Zone training seminars were held to encourage the number of companies using Enterprise Zone tax credits.
- Conducted an analysis of employment generating uses east of Sunrise Boulevard, focused on achieving the City’s long-term economic, housing, and environmental goals. The results were presented in March 2011. Meetings with property owners and follow up work with the City Council occurred throughout the year.

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- Inspected 1,030 rental units, as well as provided rental housing training classes to property owners and managers, through the Rental Housing Inspection Program.
- Began construction of the Crossings at New Rancho, an 18 unit affordable multi-family housing complex. Completion and opening are expected in early 2012.
- Completed pre-development activity for the Horizons at New Rancho project including demolition of the Stagger Inn and Woodberry Apartments.
- Completed the Pedestrian Master Plan with Council adoption in March 2011, focusing on prioritized gap completion in existing neighborhoods and guiding developer funded construction through the preparation of standards for pedestrian facilities design.
- Staff, working cooperatively with Regional Transit, continued to manage operations and increase ridership on the Rancho CordoVan. Ridership increased by over 40% in 2011, approaching 150 riders per day.
- **Roadway Projects:**
 - 2011 Road Rehabilitation – Completed construction of street rehabilitation for Horn Road, Business Park Drive, Prospect Park Drive, Kilgore Road, and Trade Center Drive in October 2011. Completed design and environmental clearance for cap seal of Rancho Cordova Maintenance Area 14.
 - In November 2011, a two lane road extending Zinfandel Drive south to Douglas Road and the realignment of Eagles Nest Road to the west side of the “Minute Man” statue was opened.
 - Construction of the International Drive connection to Sunrise Boulevard was completed in May 2011.

ANALYSIS OF GENERAL PLAN EFFICIENCY

The General Plan includes several actions related to annual review of the efficiency and effectiveness of the Plan, principally the Land Use Map and the mix of uses around the City. These include:

- **Action LU.1.1.1:** Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.
- **Action LU.1.1.2:** Utilize the PLACE³S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.
- **Action LU.1.2.1:** Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.
- **Action H.4.1.2:** 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.7.5 and associated actions), and reviewing amendments and updates to the Zoning Ordinance, Design Guidelines, and other development standards that may increase the cost of providing affordable housing to ensure that development of affordable housing remains feasible.
- **Action ISF.1.1.3:** Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.

During the 2011 planning year, the City has initiated and/or completed the following tasks associated with analyzing the efficiency and effectiveness of the General Plan:

- Review of the pending Specific Plans for the Arboretum, Suncreek, and The Ranch projects.
- Review of land uses east of Sunrise Boulevard to ensure achievement of the City's long-term economic, housing, and environmental goals.
- Completion of the updates to the Citywide Zoning Code for increased development review efficiency.

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill 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.

State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2006-2013 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2006-2013 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2006-2013 planning period. The plan was adopted on February 21, 2008. The 2006-2013 RHNP for the Sacramento region identified a total of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

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TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2006-2013

Income Category	Number of Units	Percent of Total
Very Low	2,107	20.3%
Low	1,595	15.3%
Moderate	1,991	19.2%
Above Moderate	4,702	45.2%
TOTAL	10,395	100%

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the end of 2009 to reflect the 2006-2013 RHNA.

Table 3 summarizes the number of units permitted in the City in 2011 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

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TABLE 3
ANNUAL BUILDING ACTIVITY REPORT SUMMARY
NEW CONSTRUCTION
VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY PROJECTS

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
Project Identifier	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
	New	R	18 ¹				18	18	Tax Credit Regulatory Agreement	Yes

Total of **Moderate and Above Moderate** from Table 5

Total by income 18

Total **Extremely Low-Income** Units

Notes:

1. Units were permitted in 2011. Will not be occupied until 2012 and will count towards RHNA progress during the 2012 reporting year.

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TABLE 4
ANNUAL BUILDING ACTIVITY REPORT SUMMARY - UNITS REHABILITATED,
PRESERVED AND ACQUIRED PURSUANT TO GC §65583.1(C)(1)

Activity Type	Affordability by Household Incomes				Description of Activity Including Housing Element Program Reference
	Extremely Low Income	Very Low Income	Low Income	Total Units	
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition	0	0	0	0	
Total Units by Income	0	0	0	0	

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TABLE 5
**ANNUAL BUILDING ACTIVITY REPORT SUMMARY FOR ABOVE MODERATE-
 INCOME UNITS (NOT INCLUDING THOSE REPORTED IN TABLE 3)**

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill Units
No. of Units Permitted for Moderate	15 ¹	0	0	0	0	15	0
No. of Units Permitted for Above Moderate	133	0	0	0	0	133	0
Notes:							
1. Sunridge Park							

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TABLE 6
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level		RHNA Allocation by Income Level	2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	2011 Year 6	2012 Year 7	2013 Year 8	2014 Year 9	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted					32		18				50	
	Non-Deed Restricted	2,107											2,057
Low	Deed Restricted												
	Non-Deed Restricted	1,595											1,595
Moderate	Deed Restricted												
	Non-Deed Restricted	1,991	203		36	62		15				316	1,675
Above Moderate		4,702	482	542	326	299		133				1,782	2,920
Total RHNA by COG		10,395											
Total Units			685	542	362	393		166				2,148	
Remaining Need for RHNA Period													8,247

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REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed use developments. Further, the Citywide Design Guidelines, adopted in 2005, do not pose a constraint on the development of housing, as they represent the City's guiding policies and expectations for quality development.

Table 7 identifies all of the General Plan Housing Element programs (or Actions) and the City's progress in implementing them.

TABLE 7
HOUSING PROGRAM IMPLEMENTATION STATUS

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.1.1	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)	ED	Survey larger employers by December 2010	GF	Completed.
H.1.1.2	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).	ED	The information collected was completed by an outside consultant and was returned to the City in June 2009. The City is in the process of reviewing the results and determining the next steps.	GF	Further analysis delayed due to changes in economy.
H.1.1.3	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.	H / RA	Survey larger employers by December 2010	GF	Further action delayed until resolution of Redevelopment issues.
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 project 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. For the purpose of satisfying the 5 percent for land uses at or above 20 units per acre, sites must meet the following requirements:	PL	Ongoing, as residential applications are received	GF / Low/Mod Funds / VLIHF	Ongoing, as projects are reviewed.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	- 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.				
H.1.2.2	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.	PL	Annually	GF	Ongoing. A 28.25 acre portion of APN 075-0450-005 was rezoned from Urban Reserve – 1 (UR-1), which allows a density range of 6.1 to 18 dwelling units per acre) to Urban Reserve -2 (UR2), which allows a residential density range between 6.1 to 40 dwelling units per acres. This action increased the housing capacity of this site from 488 dwellings to 781 dwelling. Amended the Zinfandel Special Planning Area to increase the density in the MD zone from 15 to 20 units per acre to 15 to 30 units per acre. This action increased the housing capacity of this site from 275 dwellings to 412 dwelling. .
H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing option in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	PL	Ongoing, as projects are processed through the Planning Department	GF	Ongoing. Specific plans considered and incorporated this housing type as desired.
H.1.4.1	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.	PW / H / PL / ED	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	GF	Ongoing.
H.1.5.1	Consider the adoption of an Affordable Housing Ordinance that	H / PL / ED	The Affordable	GF	While an Ordinance has not yet been adopted, the

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	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.		Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010		City continues to negotiate Affordable Housing Plans with individual development projects on an ongoing basis. Projects are not approved without an Affordable Housing Plan or condition of approval requiring one to be put in place.
H.1.6.1	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	Ongoing. As indicated above, affordable housing requirements are currently negotiated on a project-by-project basis.
H.1.6.2	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	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	Ongoing by project.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	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 dwelling concurrent with the construction of market-rate housing which 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.				
H.1.1.6.3	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.	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	Ongoing.
H.1.1.6.4	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.1.1.6.6. 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)	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	Ongoing.

Action		Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.1.6.5	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.	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	Ongoing by project.
H.1.6.6	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.	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	State and federal housing programs / VLIHF / RDA Housing Set-Aside Fund	Ongoing.
H.1.6.7	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.	H / PL / ED	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department. The City will decide if they are going to adopt an ordinance by June 2010	GF	An update to the Housing Element is required by law in 2013. These efforts will begin in 2012.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.1.1	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.	H / ED / RA	June 2010	RDA Funds / CDBG / other	An initial set of resources are provided on the City's website.
H.2.1.2	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.	H	Information regarding the home improvement program will be available by June 2010	GF	An initial set of resources are provided on the City's website.
H.2.2.1	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.	H / NS / ED / RA	Develop program by June 2010, apply for funding as NOFAs are released	CDBG / Low/Mod Funds / other	Ongoing.
H.2.2.2	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.	H / NS / ED / RA	The City will provide loans as funding becomes available each year.	CDBG / Low/Mod Funds / other	Ongoing. Seeking additional funding sources as resources are exhausted.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.2.3	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. 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.	H / NS / ED / RA	Ongoing, as semi-annual community improvement days occur.	CDBG / Low/Mod Funds / other	Ongoing.
H.2.2.4	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.	H / NS / RA	Ongoing. Addressed through the Folsom Boulevard Specific Plan and the pending Economic Development Action Plan and Redevelopment 5-year Action Plan.	RDA Funds / HOME / CDBG	Ongoing. The City's Rental Housing Inspection Program (RHIP) inspected 1,030 rental units in 2011. Rehabilitations are ongoing and re-inspections occur on a regular basis. Units will be brought up to minimum housing standards or above.
H.2.2.5	Facilitate the rehabilitation and reuse of current single-family and two- and four-plex units, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market-rate resale.	H / RA	Ongoing	RDA Funds / HOME / CDBG	Ongoing. Need to identify additional funding sources.
H.2.3.1	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 multifamily units (3 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.	PL / H / RA	Implemented as part of project processing and review of individual development applications.	GF	Ongoing by project.
H.2.3.2	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.	H / NS / RA	Ongoing	HOME / CalHome / BEGIN / Other	Ongoing.
H.2.4.1	Continue to implement the Crime Prevention Through	PL / B	Implemented as	GF	Ongoing by project.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	Environmental Design (CPTED) standards through the Design Review process.		part of the project processing and review of individual development applications		
H.2.4.2	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.	RD / H / NS	Ongoing, as projects are approved through the planning process	Low/Mod Funds / CDBG	Ongoing by project.
H.2.4.3	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.	PL / NS / H	Establish a relocation ordinance by March 2007	GF	Work ongoing with City Attorney's office.
H.2.5.1	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.	H / NS / RA	Mixed-use and redevelopment opportunities are currently being developed through the Folsom Boulevard Specific Plan which was adopted in November 2006	RDA Funds	Completion of the Horizons project will add additional affordable units along Folsom Boulevard. Further efforts on this action have been suspended due to recent actions affect Redevelopment Agencies and associated funding sources. New actions will be considered in the future as alternate implementation tools are identified.
H.2.6.1	Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties.	RA / H / NS	Annually	CDBG / RDA Funds / GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.7.1	Establish a biennial monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.	H / NS / RA	Ongoing	Low/Mod Funds / HOME / CDBG	Ongoing. Monitoring currently conducted as part of RHIP efforts.
H.2.7.2	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.	H / NS / RA	Explore options and decide if a formal ordinance is going to be adopted by June 2010.	GF	No conversions occurred in 2011.
H.2.7.3	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	H / NS / RA	Annually	RDA Funds / Low/Mod Funds / LIHTF / CDBG	Ongoing monitoring and assistance was provided throughout the year. Further action delayed until resolution of Redevelopment issues.

Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
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 rehabilitations and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.2.8.1	Meet with mobile home park owners to determine their needs in providing a quality living environment in their mobile home parks.	H / RA	Ongoing	RDA Funds	Ongoing.
H.2.8.2	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.	H / NS / B / RA	Ongoing	RDA Funds / HOME / CDBG / Other	Ongoing. No specific action was taken during 2011.
H.2.8.3	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.	H / NS / B / RA	As the facilitation of a mobile home park strategy becomes necessary, the City will work with its residents and/or a nonprofit agency to assist with the application for a loan through the Mobile Home Park Residential Ownership Program.	Mobile Home Park Resident Ownership Program / RDA Funds / HOME / CDBG	Ongoing. No specific action was taken during 2011.
H.2.9.1	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.	PL / B	Information regarding the placement of manufactured housing will be drafted by October 2009 and posted at the City's permit counter regularly.	GF	Information is available for customers at the public counter.
H.2.9.2	Require minimum energy efficiency standards in manufactured housing.	PL / B	Implemented as part of the project processing and review of individual development applications.	GF	Required by Code.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.3.1.1	Continue to support targeted inspections by the Neighborhood Services Department to enforce higher standards for building maintenance, parking requirements, and landscaping.	PL / NS	Ongoing	GF	Ongoing.
H.3.1.2	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.	H / RA	Ongoing, as projects are processed through the Planning Department	GF / Low/Mod Funds / VLIHTF / Other	Ongoing. No projects of this type were processed during 2011.
H.3.1.3	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.	H / RA	Ongoing	GF / Low/Mod Funds / VLIHTF / Other	Ongoing.
H.4.1.1	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.	H	Ongoing	GF	Ongoing by project.
H.4.1.2	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.	PL / H	Implemented as part of project processing and review of individual development applications. Reviewed as part of the General Plan Annual Report	GF	Adequate site inventory is in place.
H.4.1.3	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.	PL	Annually	GF	Ongoing.
H.4.1.4	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	PL	Provide a listing of sites to affordable housing developers in the area on a yearly basis and assist	GF / RDA Funds	List of underutilized sites has not been produced. However, technical support to mixed use projects is available upon request at any time during the business day. No individual mixed use projects were proposed during 2011.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	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.		developers as projects are processed through the Planning Department, 2008 – 2013.		
H.4.1.5	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).	PL	September 2010	GF	Adequate site inventory is in place.
H.4.1.6	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.	PL	Within two years of adoption of the Housing Element	GF	No such applications were submitted in 2011.

Action		Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.4.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	PL / H / B / FD	Evaluate the feasibility of converting units as sites are identified and funding becomes available	GF	Research current shows lack of funding for these types of conversions. Additional research to be conducted as economic change occurs.
H.4.2.2	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.	PL / B / FD	Ongoing, as projects are processed through the Planning Department	GF	Ongoing by project.
H.4.3.1	Continue to allow density bonus provisions consistent with the requirements of state law.	PL	Annually	GF	Ongoing by project.
H.4.3.2	Continue to allow farmworker employee housing (12 or fewer employees) by right in the AG-20 and AG-80 zones.	PL	Annually	GF	Ongoing by project.
H.4.4.1	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.	PL / B / H	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	GF	Ongoing by project. Reasonable accommodations are identified in the City’s Zoning Code.
H.4.4.2	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.	H / PL / RA	Implemented as part of project processing and review of individual development applications.	GF / Low/Mod Funds / VLIHTF / CDBG	Ongoing by project. No such requests received in 2011.
H.4.4.3	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	H / PL	Ongoing. The City will ensure that special housing needs are addressed as funding becomes available and as projects are	CDBG / Low/Mod Funds / VLIHTF / HOME	Zoning regulations were amended to allow special needs housing by right. Further efforts require additional funding sources.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	assistance programs, and supportive services programs.		processed through the Planning Department.	/ Other	
H.4.4.4	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.	H	Participate in regional coordination on an annual basis	GF / State Emergency Shelter Project / HUD / Other	Ongoing.
H.4.4.5	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.	PL	Ongoing	GF	Ongoing.
H.4.4.6	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	PL	Ongoing, but will consider adopting standards by June 2010	GF	Ongoing.
H.4.4.7	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	PL	Evaluate need for standards by June 2010. If necessary develop and adopt standards by June 2011.	GF	Standards not yet adopted.
H.4.5.1	Continue to modify parking needs of affordable multi-family rental properties, condominiums, townhomes, and senior facilities as requested by the project.	PL	Ongoing. As projects are processed	GF	Ongoing by project.

Action		Responsible Party	Time Frame	Funding Source	Status/Steps Taken
			through the Planning Department, the City will continue to work with developers to provide parking modifications that meet the needs of the project.		
H.4.7.1	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.	H	Ongoing	GF	Ongoing. City has worked on this action in conjunction with the Human Rights Fair Housing Commission.
H.4.7.2	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.	PL	Ongoing	GF	Ongoing.
H.4.8.1	Continue to require a richer diversity of front elevations and increased quality of housing plans through design review.	PL / H	Implemented as part of project processing and review of individual development applications.	GF	Ongoing by project.
H.4.8.2	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.	PL / H	Ongoing	GF	Ongoing by project.
H.5.1.1	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	H / RD	Ongoing	CDBG / BEGIN /HOME / Other	No such programs established to date. Collaboration with outside entities is ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.5.2.1	credit certificates and energy efficiency mortgages. 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.)	H / RD	Ongoing	CDBG / HOME / RDA Funds	Requirements included in Citywide Zoning Code.
H.6.1.1	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.	PL / B	Amend Zoning Code for Title 24 requirements, and begin assessment of LEED and similar programs, by June 2010 and update Specific Plans and Development Agreements as they are processed through Planning Department.	GF	Ongoing by project.
H.6.1.2	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.	PL / B	Ongoing	GF	Not yet undertaken.
H.6.1.3	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	PL / B	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
	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.				
H.7.1.1	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.	ED	Business Retention Program to be established by December 2010	GF	Not yet established.
H.7.2.1	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.	H / RD	Ongoing. The City will apply for all of the above loans and grants as NOFAs are released from HCD.	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	Ongoing.

Action		Responsible Party	Time Frame	Funding Source	Status/Steps Taken
Program Funds					
H.7.2.2	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.	H / RD	Meet with financial institutions serving Rancho Cordova annually to determine what funding is available for lower income households.	CDBG, HOME, RDA Funds	The City initiated contacts with banks/financial institutions in 2011 and these discussions will continue into 2012.
H.7.3.1	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; 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.	PL / H / RD	Offer incentives as projects are processed through the Planning Department. Information will be on the City's website by June 2010.	GF	Information is available on the City's website.
H.7.4.1	Update the existing Very Low Income Housing Trust Fund Fee (fee for non-residential 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-	H	Update the existing Very Low Income Housing Trust Fund Fee by September 2009.	GF	In process. This is anticipated to be a major focus of activity in 2012 and 2013.

	Action	Responsible Party	Time Frame	Funding Source	Status/Steps Taken
H.7.5.1	development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program. 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 City plans to use the funds to assist developers in producing and rehabilitating affordable housing. The funds will also be used for gap financing (i.e., acquisitions, demolitions, relocation assistance, environmental documents, etc.) for tax credit programs for both rehabilitation and new construction. In addition, the City plans to use this funding for first-time homebuyer subsidy efforts and foreclosure acquisition.	H	Ongoing	RDA Funds	Further action delayed until resolution of Redevelopment issues.

MEMORANDUM



DATE: March 5, 2012
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: RESOLUTION APPROVING THE ANNUAL INVESTMENT POLICY FOR
THE CITY OF RANCHO CORDOVA

RECOMMENDATION

Adopt Resolution No.16-2012.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will guide the City's investment of excess funds through December 31, 2012.

BACKGROUND

State law requires all local agencies to develop an annual investment policy that must be considered by the City Council at a public meeting. A good investment policy drives the cash, treasury and investment management functions of a City. It serves as a guide for setting and achieving program objectives, defines rules and establishes benchmarks, and reduces the exposure to liability of both the City staff and the City Council.

The Local Agency Investment Fund ("LAIF") has increased the maximum allowable account balance from \$40 million to \$50 million. While we don't historically maintain balances in LAIF at those levels, it is prudent to adjust our maximum balance policy to mirror that of LAIF.

ATTACHMENT

Resolution No. 16-2012 including (**Exhibit A**) Investment Policy

CITY OF RANCHO CORDOVA

RESOLUTION NO. 16-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE 2012 INVESTMENT POLICY**

WHEREAS, California Government Code Section requires that a City adopt an annual investment policy at public meeting; and

WHEREAS, the 2012 Investment Policy is in compliance with current guidelines for the investment of public funds; and

WHEREAS, a good investment policy drives the cash, treasury and investment management functions of a City and serves as a guide for setting and achieving program objectives, defines rules and establishes benchmarks, and reduces the exposure to liability of both the City staff and the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council hereby approves Resolution No. 16-2012 adopting the 2012 Investment Policy (**Exhibit A**).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA
CALIFORNIA
2012 STATEMENT OF INVESTMENT POLICY

CITY OF RANCHO CORDOVA, CALIFORNIA 2010 STATEMENT OF INVESTMENT POLICY

POLICY

It is the policy of the City of Rancho Cordova, CA (the “City”) to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the entity and conforming to all state and local statutes governing the investment of public funds.

SCOPE

This investment policy applies to all financial assets of the City. These funds are accounted for in the City Comprehensive Annual Financial Report and may include:

- General Fund
- Special Revenue Funds
- Debt Service Funds
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds
- Permanent and Private Purpose Trust Funds

This Policy shall also apply to all funds of the City of Rancho Cordova including those funds which may be created during the period ending December 31, 2012 as well as any other fund under the control of the City Treasurer.

PRUDENCE

Investments shall be made with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the City that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City.

OBJECTIVE

The primary objective in priority order, of the City’s investment activities shall be:

- **Safety:** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective is to mitigate credit risk and interest rate risk summarized as follows:
 - **Credit Risk:** This is a risk of loss due to the failure of the security issuer or backer. Credit risk may be mitigated by:
 - Limiting investments to the safest types of securities.
 - Pre-qualifying the financial institution, broker/dealers, intermediaries and advisors with which an entity will do business.

- Diversifying the investment portfolio so that potential losses on individual securities will be minimized.
 - **Interest rate risk:** This is a risk that the market value of securities in the portfolio will fall due to changes in general interest rates. Interest rate risk may be mitigated by:
 - Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market before maturity.
 - Investing operating funds primarily in shorter-term securities.
- **Liquidity:** The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity).
- **Return on Investments (Yield):** The City's investments shall be designed with the objective of attaining a market rate of return throughout the budget and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of least importance compared to the safety and liquidity objectives described above. The core of investments is limited to relatively low risk securities in anticipation of earning a reasonable return relative to the risk being assumed. Securities shall not be sold before maturity with the following exceptions:
- A declining credit security could be sold early to minimize loss of principal
 - A security swap would improve the quality, yield or target duration in the portfolio.
 - Liquidity needs of the portfolio require that the security be sold.
 - A capital gain would be realized that better positions the overall portfolio in achieving investment policy goals.

DELEGATION OF AUTHORITY

The City Treasurer is appointed by the City Manager. The City Treasurer is currently the Finance Director. Pursuant to the Government Code, the City Council delegates the authority to invest or to reinvest funds, or to sell or exchange securities so purchased, to the City Treasurer for a one-year period. The City Treasurer is charged with the responsibility for carrying out the policies of the City Council and shall assume full responsibility for investment transactions until the delegation of authority is revoked or expires.

The daily cash management, investment transactions and account reconciliation's are the primary responsibilities of the City Treasurer. These activities are also carried out by other members of the Finance Department under the direction of the City Treasurer. The City Treasurer shall establish procedures for the operation consistent with this investment policy.

The City Treasurer and authorized individuals acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICT OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activities that could conflict with proper execution of the investment program or which could impair their ability to make impartial decisions. Officers and employees involved in the investment process shall abide by the Conflict of Interest Code, (California Government Code Section 1090 et seq.) and the California Political Reform Act (California Government Code Section 81000 et seq.).

PERMITTED INVESTMENTS

California Government Code Sections 53601, 53635 and 16429.1 govern the investments permitted for purchase by the City. Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the investments listed below.

Percentage limitations, where indicated, apply at the time of the purchase. Rating requirements, where indicated, apply at the time of purchase. In the event a security held by the City is subject to a rating change that brings it below the minimum specified rating requirement, the City Treasurer shall notify the City Council of the change. The course of action to be followed will then be decided on a case-by-case basis, considering such factors as the reason for the rate drop, prognosis for recovery or further rate drops, and the market price of the security. Investment maturities shall be based on review of cash flow forecasts. Maturities will be scheduled so as to permit the City to meet all projected obligations.

No investment shall be made in any security, other than a security underlying a repurchase or reverse repurchase agreement, that at the time of the investment has a term remaining to maturity in excess of five years, unless the City Council has granted express authority to make that investment no less than three months prior to the investment.

ELIGIBLE INVESTMENTS

- A. **State of California Local Agency Investment Fund ("LAIF")**. The City may invest in LAIF. A maximum of \$50 million may be invested in this category.
- B. **California Asset Management Trust**. The City may invest in the shares in the California Asset Management Trust, so long as the portfolio is rated among the top two rating categories by one of the nationally recognized rating agencies. A maximum of \$40 million may be invested in this category, net of bond proceeds.
- C. **Certificates of Deposit**. FDIC insured or fully collateralized time certificates of deposit in financial institutions located in California. Eligible investments are restricted to those issuing institutions that have been in business at least five years. The maximum term for deposits shall be one year. Investments in certificates of deposit are further limited to 20% of surplus funds. All time deposits must be collateralized in accordance with California Government Code section 53561. The City, at its discretion, may waive the collateralization requirements for any portion of the deposit that is covered by federal insurance.

- D. **Negotiable Certificates of Deposit.** Negotiable certificates of deposit issued by a nationally or state chartered bank or a state or federal savings and loan association or by a state-licensed branch of a foreign bank; provided that the senior debt obligations of the issuing institution are rated “AA” or better by Moody’s or Standard & Poor’s. Investments in negotiable certificates of deposit are limited to 30% of the portfolio
- E. **Banker’s Acceptances.** Banker’s acceptances issued by domestic or foreign banks, which are eligible for purchase by the Federal Reserve System. Purchases of banker’s acceptances may not exceed 180 days maturity. Eligible banker’s acceptances are restricted to issuing financial institutions with short-term paper rated in the highest category by one or more nationally recognized rating services. Investments in banker’s acceptances are further limited to 40% of the portfolio with no more than 30% of surplus invested in the banker’s acceptances of any one commercial bank.
- F. **U.S. Government Issues.** United States Treasury notes, bonds, bills, or certificates of indebtedness, or those for which the faith and credit of the United States are pledged for the payment of principal and interest.
- G. **Federal Agency Securities.** Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises.
- H. **Repurchase Agreements.** Repurchase agreements are to be used solely as short-term investments not to exceed 30 days. The City may enter into repurchase agreements with primary government securities dealers rated “A” or better by two nationally recognized rating services. Counterparties should have (i) a short-term credit rating of at least “A-1/P-1”; (ii) minimum assets and capital of \$25 billion in assets and \$350 million in capital; (iii) five years of acceptable audited financial results; and (iv) a strong reputation among market participants. A maximum of 20% of the portfolio may be invested in this category.

The following collateral restrictions will be observed:

Only U.S. Treasury securities or Federal Agency securities will be acceptable collateral. All securities underlying repurchase agreements must be delivered to the City’s custodian bank versus payment or be handled under a properly executed tri-party repurchase agreement. The total market value of all collateral for each repurchase agreement must equal or exceed 102 percent of the total dollar value of the money invested by the City for the term of the investment. For any repurchase agreement with a term of more than one day, the value of the underlying securities must be reviewed on an on-going basis according to market conditions. Market value must be calculated each time there is a substitution of collateral.

The City or its Trustee shall have perfected first security interest under the Uniform Commercial Code in all securities subject to repurchase agreements. The City shall have properly executed a Professional Services Agreement with each counter party with which it enters into repurchase agreements.

I. **Commercial Paper.** Commercial paper of “prime” quality of the highest ranking or of the highest letter and number rating as provided by a nationally recognized statistical-rating organization (NRSRO). The entity that issues commercial paper shall meet all of the following conditions in one of the following

- a. The entity meets the following criteria:
 - i. Is organized and operating within the United States as a general corporation.
 - ii. Have total assets in excess of \$500 million.
 - iii. Has debt other than commercial paper, if any, that is rated “A” or higher by a nationally recognized statistical-rating organization (NRSRO)

(or)

- b. The entity meets the following criteria:
 - i. Is organized within the United States as a special purpose corporation, trust, or limited liability company.
 - ii. Has program wide credit enhancements including, but not limited to, over collateralization, letters of credit, or surety bond.

Investments in commercial paper are limited to a maximum of 25% of the portfolio. Purchases shall not exceed 10 percent of the outstanding paper of the issuing corporation. The maximum investment maturity is restricted to 270 days.

J. **Money Market Funds.** Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission (SEC) under the Investment Company Act of 1940 (15 U.S.C., Sec. 80a-1, et seq.).

The City may invest in shares of beneficial interest issued by a company shall have met either of the following criteria:

- a. Attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized rating services.

(or)

- b. Retained an investment advisor registered or exempt from registration with the SEC with not less than five years experience in managing money market mutual funds with assets under management in excess of five hundred million dollars (\$500,000,000).

The purchase price of shares of beneficial interest purchased pursuant to this subdivision shall not include any commission that the companies may charge. Investments in Money Market Funds are limited to 20% of the portfolio.

K. **Local Agency Bonds.** Bonds, including Certificates of Participation, notes or evidences of indebtedness issued by any state, municipality or local agency, whether payable from any fund of such entity or from special revenues pledged for such payment.

ELIGIBLE INVESTMENTS FOR BOND PROCEEDS

Bond proceeds shall be invested in securities permitted by the applicable bond documents. If the bond documents are silent as to the permitted investments, bond proceeds will be invested in securities permitted by this Policy.

With respect to maximum maturities, the Policy authorizes investing bond reserve fund proceeds beyond five years if prudent in the opinion of the City Treasurer.

INELIGIBLE INVESTMENTS

As provided in California Government Code section 53601.6, the City shall not invest any funds in inverse floaters, range notes, mortgage derived interest-only strips or in any security that could result in zero interest accrual if held to maturity.

The purchase of any security not listed above, but permitted by the California Government Code is prohibited unless the City Council approves the investment either specifically or as a part of an investment program approved by the Council

BROKERS

In selecting securities brokers, the City Treasurer shall conduct credit and capitalization analysis to determine that firms are adequately financed to conduct public business.

LOCAL INVESTMENT POOL POLICIES AND REPORTS

To the extent there are investments in the State or CAMP investment pools, the City Treasurer shall review and maintain current copies of the adopted investment policies of the State and CAMP. The policies shall be reviewed for concurrence with the investment policy of the City.

SAFEKEEPING AND CUSTODY

All security transactions entered into by the City of Rancho Cordova, CA shall be conducted on a delivery-versus payment basis. A third party custodian designated by the City Treasurer and evidenced by safekeeping receipts will hold securities.

The only exceptions to the foregoing are Local Agency Investment Pools, Certificates of Deposit, and Money Market funds since the purchased securities are not deliverable. In all cases, purchased securities shall be held in the City's name.

Internal Control

The City Treasurer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits to be derived and that the valuation of costs and benefits requires estimates and judgments by management.

PERFORMANCE STANDARDS

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs.

The City will measure the portfolio's performance by comparing the rates of return earned by CAMP, LAIF, and MBIA/Cutwater to ensure that the investment managers are achieving a competitive rate of return commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

REPORTING

The City Treasurer shall provide a quarterly investment report to the City Council, which provides a clear picture of the status of the current investment portfolio. This report will be submitted to the City Council each quarter at a public meeting.

Schedules in the quarterly Treasurer's Report will include the following:

- A list of individual securities held at the end of the reporting period by authorized investment category
- Average life and final maturity of all investments
- Par value, historic cost, and market value
- Percentage of the portfolio by investment category

The quarterly report shall state compliance of the portfolio to the investment policy, or manner in which the portfolio is not in compliance. The quarterly report shall also include a statement denoting the ability of the City to meet its expenditure requirements for the next six months, or provide an explanation as to why sufficient money shall, or may, not be available.

POLICY REVIEW

The investment policy shall be adopted by resolution of the City Council on, at minimum, an annual basis. The investment policy shall be reviewed at least annually to ensure its consistency with the overall objectives of preservation of principal, liquidity and yield, and its relevance to current law and financial and economic trends. Any amendments to the policy shall be forwarded to the City Council for approval.

**CITY OF RANCHO CORDOVA
2012 STATEMENT OF INVESTMENT POLICY**

**GLOSSARY OF TYPES OF INVESTMENTS
AVAILABLE TO LOCAL GOVERNMENTS**

STATE INVESTMENT POOL (LAIF)

The Local Agency Investment Fund (LAIF) is a voluntary program created by statute; began in 1977 as an investment alternative for California's local governments and special districts. The enabling legislation for the LAIF is Section 16429.1 et seq. of the California Government Code.

This program offers local agencies the opportunity to participate in a major portfolio, which invests hundreds of millions of dollars, using the investment expertise of the Treasurer's Office investment staff at no additional cost to the taxpayer. This in-house management team is comprised of civil servants who have each worked for the State Treasurer's Office for an average of 20 years.

The LAIF is part of the Pooled Money Investment Account (PMIA). The PMIA began in 1953 and oversight is provided by the Pooled Money Investment Board (PMIB) and an in-house Investment Committee. The PMIB members are the State Treasurer, Director of Finance, and State Controller.

The Local Investment Advisory Board (LIAB) provides oversight for LAIF. The Board consists of five members as designated by statute. The Chairman is the State Treasurer or his designated representative. Two members qualified by training and experience in the field of investment or finance, and the State Treasurer appoints two members who are treasurers, finance or fiscal officers or business managers employed by any county, city or local district or municipal corporation of this state. The term of each appointment is two years or at the pleasure of the appointing authority.

All securities are purchased under the authority of Government Code Section 16430 and 16480.4. The State Treasurer's Office takes delivery of all securities purchased on a delivery versus payment basis using a third party custodian. All investments are purchased at market and a market valuation is conducted monthly.

Additionally, the PMIA has Policies, Goals and Objectives for the portfolio to make certain that our goals of Safety, Liquidity and Yield are not jeopardized and that prudent management prevails. These policies are formulated by investment staff and reviewed by both the PMIB and the LIAB on an annual basis.

The State Treasurer's Office is audited by the Bureau of State Audits on an annual basis and the resulting opinion is posted to the STO website following its publication. The

Bureau of State Audits also has a continuing audit process throughout the year. All investments and LAIF claims are audited on a daily basis by the State Controller's Office as well as an in-house audit process involving three separate divisions.

Under Federal Law, the State of California cannot declare bankruptcy, thereby allowing the Government Code Section 16429.3 to stand. This Section states that "moneys placed with the Treasurer for deposit in the LAIF by cities, counties, special districts, nonprofit corporations, or qualified quasi-governmental agencies shall not be subject to either of the following: (a) transfer or loan pursuant to Sections 16310, 16312, or 16313, or (b) impoundment or seizure by any state official or state agency."

During the 2002 legislative session, California Government Code Section 16429.4 was added to the LAIF's enabling legislation. The Section states that "the right of a city, county, city and county, special district, nonprofit corporation, or qualified quasi-governmental agency to withdraw its deposited moneys from the LAIF, upon demand, may not be altered, impaired, or denied in any way, by any state official or state agency based upon the state's failure to adopt a State Budget by July 1 of each new fiscal year."

The LAIF has grown from 293 participants and \$468 million in 1977 to more than 2,780 participants and \$22 billion in 2012.

There is a limitation of \$50 million per legal entity within an agency. There is also a maximum of fifteen transactions, deposits or withdrawals per month.

CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP)

CAMP provides California public agencies, together with any bond trustee acting on behalf of such public agency, assistance with the investment of and accounting for bond proceeds and surplus funds. For bond proceeds, the objective of CAMP is to invest and account of such proceeds in compliance with arbitrage management and rebate requirements of the Internal Revenue Service. The program includes the California Asset Management Trust, a California common law trust organized in 1989. The Trust currently offers a professionally managed money market investment portfolio, the Cash Reserve Portfolio, to provide public agencies with a convenient method of pooling funds for temporary investment pending their expenditure. The Trust also provides record keeping, custodial and arbitrage rebate calculation services for bond proceeds. As part of the program, public agencies may also establish individual, professionally managed investment accounts.

The Pool seeks to attain as high a level of current income as is consistent with the preservation of principal. The Pool purchases only investments of the type in which public agencies are permitted by statute to invest surplus funds and proceeds of their own bonds.

CERTIFICATES OF DEPOSITS (CD)

Certificates of Deposits, sometimes known as "Jumbo Accounts" or "Fixed CD's" are savings accounts with Banks or Savings and Loans. These accounts are for a specific amount, have a set interest rate, and set maturity date. There is a substantial interest penalty if the CD is withdrawn prior to the maturity date.

The State law requires Public Fund CD's to be collateralized by the financial institution at 110% with US Government notes/bonds or at 150% with quality First Trust Deeds. This collateral can be waived if Federal Insurance (FDIC for banks or FSLIC for savings and loans) is available. These federal agencies will insure each account up to \$100,000.

The City generally waives the collateralization requirements for the FDIC or FSLIC insurance. The waiver of collateral is a wide spread practice and will generally generate higher interest rates and provide the greatest security for the funds from the Federal Insurance Agencies. For deposits in excess of \$100,000, the collateralization requirements are not waived.

NEGOTIABLE CERTIFICATE OF DEPOSIT (NCD)

This investment is similar to the Fixed CD's above. However, the NCD can be sold through a broker on a "secondary market" prior to the maturity date. Normally, NCD's are issued in \$500,000 and \$1,000,000 amounts. The State Code limits NCD's to not more than 30% of the local agency's portfolio and to a five-year maximum term. The security is the credit worthiness of the issuer. These deposits are uninsured and uncollateralized promissory notes.

BANKER'S ACCEPTANCES (BA)

A Banker's Acceptance is a time draft of invested funds, which has been drawn on and accepted for repayment by a bank. This financial instrument is generally used for short term (30 and 180 days) financing of export, import, or storage of goods. By accepting the draft (investment of City funds), the bank is liable for the payment at maturity. This bank liability makes the Banker's Acceptance a marketable investment. The State Code limits BA's to not more than 180 days to maturity and 40% of the local agency's portfolio. In addition, not more than 30% of the local agency's portfolio may be placed in any one bank.

US TREASURY BILLS

Commonly referred to as T-Bills, these are short-term marketable securities sold as obligations of the US Government. They are offered in three month, six month, nine month and one-year maturities. T-Bills do not accrue interest but are sold at a discount, and pay the face value at maturity.

US TREASURY NOTES

These are marketable, interest-bearing securities sold as obligations of the US Government with original maturities of one to ten years. Interest is paid semi-annually.

US TREASURY BONDS

These are the same as US Treasury Notes except they have original maturities of ten years or longer.

FEDERAL AGENCY ISSUES

Many Federal Government Agencies are authorized to issue short term and long term obligations that are used to finance various programs such as home loans, business loans, farm loans, etc. These Agencies were created by the Federal Government in the 1930's and have since become independent quasi-public agencies. The security for their issues

is the guarantee of the Agency to pay. The Federal Government has only an implied liability to the extent that the Agency has an open credit line to borrow from the U.S. Treasury. It is widely accepted that Federal Agency issues are as secure as U.S. Government notes.

There is an active secondary market available to sell these issues prior to maturity. The issues are fairly liquid depending on the prevailing market interest rates at the time of sale.

Some of the more common agency notes are issued by the Federal National Mortgage Association (Fannie Mae), Federal Home Loan Banks, Federal Home Loan Mortgage Corporation (Freddie Mac), and the Federal Farm Credit Banks.

REPURCHASE AGREEMENTS AND REVERSE REPURCHASE AGREEMENTS (REPOS)

A Repurchase Agreement is a short-term investment agreement to loan City funds for a fixed period in return for a fixed interest rate and secured collateral, such as U.S. Treasuries or Agency Notes. This type of investment is usually done for overnight or very short term (7 days) investment of funds left in the general operating checking account. Reverse Repurchase agreements is a short-term investment, which is used to take advantage of market interest rate changes and increase the size of the portfolio. State law was amended in 1996 to limit the use of both repurchase and reverse repurchase agreements. The City Council must approve each reverse repurchase agreement.

COMMERCIAL PAPER (CP)

Commercial Paper is unsecured promissory notes of industrial corporations, utilities and bank holding companies. The notes are in bearer form in amounts starting at \$100,000. State law limits the City to investments in United States corporations having assets in excess of five hundred million dollars with an "A" or higher rating. Cities may not invest more than 25% of the portfolio in commercial paper and the CP's may not exceed a term of 270 days.

MUTUAL FUNDS

An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments, cities may invest in Mutual Funds or Money Market funds that receive the highest ranking or the highest letter and numerical rating by two of the three largest nationally recognized rating services. The Mutual Funds must abide by the same investment restrictions and regulations that apply to public agencies in California. Money Market Funds must follow regulations specified the Security and Exchange Commission under the Investment Company Act of 1940. The City must verify that the Mutual Fund is in compliance with state laws for public agencies prior to purchasing shares.

GUARANTEED INVESTMENT CONTRACT (GIC)

This is an agreement acknowledging receipt of funds for deposit, specifying terms for withdrawal and guaranteeing a rate of interest to be paid. The investment follows all state laws for the investment of public funds.

MEMORANDUM



DATE: March 5, 2012

TO: Ted Gaebler, City Manager

FROM: Curt Haven, Economic Development Director
Jessica Hayes, Housing Services

**SUBJECT: APPOINTMENT OF CITY OF RANCHO CORDOVA
REPRESENTATIVES TO THE OVERSIGHT BOARD OF THE
SUCCESSOR AGENCY**

RECOMMENDATION

Adopt Resolution No. 15-2012.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will recognize Mayor David Sander and City Manager Ted Gaebler as the City of Rancho Cordova's representatives to the Oversight Board of the Successor Agency. The City is responsible for appointing two of the seven seats on the Oversight Board – one representing the Community at Large, and the other representing the employees of the former Redevelopment Agency. The remaining five members of the Oversight Board will consist of representatives from taxing entities of the former Redevelopment Agency. Per ABX1 26, a seven-member Oversight Board must be in place by May 1, 2012; otherwise representatives will be appointed by Governor Brown.

BACKGROUND

On June 29, 2011 Governor Jerry Brown signed into law ABx1 26, the Assembly Bill that dissolved redevelopment agencies and created a mechanism to wind down all redevelopment activity, including the sale of redevelopment assets and the re-allocation of redevelopment funds. This legislation was challenged in the Supreme Court of the State of California in August of 2011, and was put under judicial stay while the Supreme Court decided its constitutionality. On December 29, 2011 the California Supreme Court issued its decision on ABx1 26, declaring it constitutional and upholding it as law. The court also re-started the timeline for RDA dissolution, and the transfer of assets to the Successor Agency, which had been stalled during the judicial stay period. On January 10, 2011 the City Council of the City of Rancho Cordova adopted a resolution stating that the City, as a jurisdiction with a Community Redevelopment Agency, had decided to perform the duties of the Successor Agency, as identified in ABx1 26, to wind-down redevelopment activities and to dispose of RDA assets.

ABx1 26 establishes a governing framework under which Successor Agencies will fulfill their obligations to pay off the existing debt and dispose of the assets of the defunct RDA.

Successor Agency Responsibilities

The Successor Agency is the acting party in the wind-down of the RDA. It is the entity responsible for initiating and completing all of the tasks involved in the wind-down process. The purpose of the Successor Agency is to bring closure to current redevelopment activities, and to dispose of the defunct RDA's assets and properties. It has a list of responsibilities identified in ABX1 26 to help complete that task, including:

- Continuing to make payments on enforceable obligations (as identified on the enforceable obligations payment schedule)
- Take actions that are required by the identified enforceable obligations (such as maintenance or the completion of a contracted project)
- Give the unencumbered balances of RDA funds to the County Auditor/Controller for re-distribution to the other taxing entities.
- Dispose of the assets and properties formerly owned by the defunct RDA
- Enforce the previous RDA's rights, including collecting rents, loans, and any other revenues
- "Expediently" wind-down the affairs of the former RDA.¹

The Successor Agency answers first to a seven member Oversight Board that is then responsible to the California State Department of Finance (DoF). The list of activities that the Successor Agency can engage in without the confirmation of the Oversight Board is very short. The Successor Agency can continue to pay debts as identified on the Enforceable Obligations Payment Schedule (EOPS) that was approved as the last action of the RDA before it was eliminated, and remit any unencumbered fund balances from the former RDA.²

The Oversight Board has considerable authority over the Successor Agency, including the authority to approve or disapprove the sale of property, the allocation of assets; as well as the authority to approve the Successor Agency's budget.³

Oversight Board Authority:

A quorum of Oversight Board members (four members) is necessary for the Successor Agency to engage in any wind-down activities other than making payments as identified on the EOPS. This includes basic activities like:

- Amending the EOPS after Feb. 1, 2012.
- Using funds other than those originally identified in the Recognized Obligations Payment Schedule (ROPS) to pay down RDA debt.

¹ H&S 34177 (a) – (h)

² H&S 34177

³ H&S 34177 and 34181

- Preparing an administrative budget for the administrative costs of winding down the RDA.
- Approving the ROPS (which must be regularly submitted to the County Auditor/Controller, Department of Finance (DoF), and State Controllers Office on a six month schedule).
- Entering any new agreements, including new agreements with the City.
- Approving any asset sales.

Ultimately, the Successor Agency needs the Oversight Board to be formed before it can engage in the wind-down of redevelopment activities mandated by ABX1 26.

Oversight Board Membership:

The Oversight Board is made up of seven members. Members are required to be selected from various taxing entities to help ensure that successor agencies will meet the intent of ABx1 26 – the dissolution of the RDA and disposal of the RDA’s assets and properties "expeditiously and in a manner aimed at maximizing value."⁴ The members of the Oversight Board represent the various taxing entities that have the most to gain from the proceeds of any assets sold. However, legally, the Oversight Board has a responsibility to both the taxing entities and also to the holders of enforceable obligations.⁵

ABX1 26 allows for the Oversight Board to conduct business with a quorum, though actions will require a majority vote of the full membership.⁶

To date, the County of Sacramento has sent out two letters concerning the Oversight Board formation and membership. The first letter, dated January 9, 2012, suggests that the City of Rancho Cordova, as the Successor Agency, is to play an active role in forming its Oversight Board. This letter requested that the City identify the Oversight Board members and the chairperson to the County by May 1, 2012.

The second letter, dated January 24, 2012, addressed the composition of the Oversight Board. The County and City staff both read ABX1 26 to require that the seven member Oversight Board be composed of:

1. One member appointed by the County Board of Supervisors.
2. **One member appointed by the Mayor for the City of Rancho Cordova.**
3. One member appointed by the Sacramento Metropolitan Fire District to represent special districts in the redevelopment area. (This is the largest special district by property tax share in our former Redevelopment Agency)
4. One member appointed by the County Superintendent (Superintendent of Education) to represent Sacramento Unified School District and Folsom-Cordova Unified School District.
5. One member appointed by the Chancellor of the Community Colleges to represent Lost Rios Community College District.
6. One member of the public appointed by the County Board of Supervisors.

⁴ H&S 34177 (e)

⁵ H&S 34179 (i)

⁶ H&S 34179 (e)

7. One member representing the employees of the former Redevelopment Agency appointed by the Mayor of the City of Rancho Cordova.

Staff recommends Mayor David Sander and City Manager Ted Gaebler for the two seats that represent the City of Rancho Cordova.

ABX1 26 allows for Oversight Board members to be on as many as five Oversight Boards, and these members “may hold an office in a city, county, city and county, special district, school district, or community college district.”⁷ Oversight Board members do not receive any compensation. All Oversight Board operating costs will be borne by the Successor Agency.

Oversight Board Formation Timeline:

ABX1 26 provides a fairly tight timeline in which the Oversight Board is to be formed. The Oversight Board must be established by May 1, 2012. Any Oversight Board seats still vacant by May 15, 2012 will be filled by Governor’s appointment. Additionally, a list of all board members, including the chairperson, who is elected by the members of the board, are to be provided to the DoF and the County of Sacramento on or before May 1, 2012.

The goal of ABX1 26 is to expeditiously wind-down all redevelopment activities and dispose of all redevelopment assets. To help encourage successor agencies to meet the mandates of the legislation, ABX1 26 has an additional deadline of July 1, 2016, at which point all Oversight Boards in each county will be consolidated into a county-wide board.

Appointment of the City’s Oversight Board members is necessary for the Board to begin operating as soon as possible. The advantages and disadvantages of quickly putting the Board in place are summarized below.

Advantages of Establishing an Oversight Board As Soon As Possible:

- Adoption of a Recognized Obligation Payment Schedule that will protect the City’s loan to the RDA and will specifically identify the approved enforceable obligations.
- Formation of an Oversight Board that is engaged in protecting the community, as well as meeting their legal duty to debt holders and other taxing entities through pro-active and timely City involvement.
- The possibility of an Oversight Board that will support the Successor Agency in making fiscally sound wind-down decisions, rather than only focusing on the fastest possible sale of RDA assets .
- While only a quorum of Oversight Board members (4) is necessary to conduct business, any actions (such as the approval of the disposal of assets) will require a majority vote (4) of the total membership. Actions, such as the recognized protection of the City’s loan, and the potential sale of RDA assets, may be time sensitive. Ensuring against additional losses may require that the Oversight Board is formed as soon as possible.

⁷ H&S 34179 (i)

Risks of delaying Oversight Board Member Appointments:

- The Successor Agency cannot take action beyond paying debt and remitting unencumbered funds without the formation of the Oversight Board. Any actions that need timely attention (such as an amendment to the EOPS or the protection of the City's loan to the now defunct RDA) cannot be completed until the Oversight Board is formed and may end up incurring additional damage to the City's interests if there is significant delay in the formation of the Oversight Board.

ATTACHMENT

Resolution No. 15-2012

CITY OF RANCHO CORDOVA

RESOLUTION NO. 15-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPOINTING CITY OF RANCHO CORDOVA REPRESENTATIVES TO THE
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY**

WHEREAS, on December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 dissolving all redevelopment agencies effective February 1, 2012; and

WHEREAS, on January 10, 2012, Resolution No. 1-2012 was adopted, in which the City Council of the City of Rancho Cordova elected to serve as the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova; and

WHEREAS, according to ABX1 26, each Successor Agency shall have an Oversight Board composed of seven members; and

WHEREAS, one member shall be appointed by the mayor for the City that formed the redevelopment agency; and

WHEREAS, one member shall be appointed by the mayor of the City that formed the redevelopment agency, representing the employees of the former redevelopment agency.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA THAT:

The City Council and Mayor David Sander hereby appoint Mayor David Sander and City Manager Ted Gaebler to serve on the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community Redevelopment Agency as City of Rancho Cordova representatives.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: March 5, 2012

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: RESOLUTION APPROVING THE ABANDONMENT OF A 10 FOOT PLANTING EASEMENT PARALLEL TO AND ADJACENT TO HIGHWAY 50 ON LOT 88 OF BRADSHAW WOODS UNIT NO. 4 LOCATED ON RESIDENTIAL PROPERTY AT 3214 HOGARTH DRIVE

RECOMMENDATION

Adopt Resolution No. 11-2012

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will remove an existing 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.

ADVANCES GOAL: 2

BACKGROUND

3214 Hogarth Drive is a residential lot located adjacent to Highway 50. A 10 foot planting easement was granted over this residential property in 1979 with the recording of the subdivision map creating the lot. The purpose of the easement was to accommodate landscaping that would help to shield the lot from Highway 50 traffic noise. Recently, Caltrans completed the construction of the Highway 50 sound wall along the common property line making the planting easement no longer necessary.

Pursuant to the provisions of Chapter 3, Part 3 of the Public Streets, Highways and Service Easement Vacation Law commencing at Section 8320 of the Streets and Highway Code, a Notice of Hearing was posted on site and published in the Grapevine Independent on February 10 and February 17, 2011.

Easement Vacation Agreement

The landscape easement is entirely located on 3214 Hogarth Drive, but it is directly adjacent to a single driveway that serves two residential properties, 3214 and 3218 Hogarth Drive. The property line for the two homes is centered on the driveway and the interest of both owners is important to the vacation of the easement.

The property at 3214 Hogarth Drive was recently purchased by Francis A. Nervo and City staff has been working with both concerned property owners to identify the best treatment of the easement area to ensure that it does not become a nuisance for the property owners or the City. After evaluating all available options, it has been determined that it would be in the interest of the City and the property owners to leave the area as a landscape strip. The City has reached an agreement with Mr. Nervo that will facilitate the transition of maintenance responsibility from the City to the property owner.

The property owner, Mr. Francis A. Nervo, has agreed to accept a \$2,000 payout to install some landscaping and to build a drip line irrigation system. This fund will also allow him to perform some small driveway repairs on the north side of the driveway. As part of the agreement, Caltrans will final grade the easement area so that the land is prepared for Mr. Nervo's improvements.

ATTACHMENT

Resolution No. 11-2012 including Exhibit A Planting Easement Description and Exhibit A-1 Location Map.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 11-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO
VACATE A 10 FOOT PLANTING EASEMENT PURSUANT TO THE PROVISIONS OF
CHAPTER 3, PART 3 OF PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS
VACATION LAW COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS
AND HIGHWAYS CODE**

WHEREAS, a hearing date was scheduled for a proposed resolution to vacate a 10 foot Planting Easement; and

WHEREAS, a notice of the hearing has been posted at City hall and published at least two weeks in advance of the hearing; and

WHEREAS, at least two weeks before the day set for the hearing at least three notices of vacation were conspicuously posted along the easements to be vacated, not more than 300 feet apart; and

WHEREAS, the hearing described above has been conducted, and this Council, has heard and considered all oral, documentary and other evidence presented.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council hereby finds as follows:

- a) A sound wall has been constructed along the property line of 3214 Hogarth Drive.
- b) The sound wall now attenuates the freeway noise causing the Planting Easement to no longer be necessary
- c) The Department of Public Works recommends this abandonment be approved.

BE IT FURTHER RESOLVED AND ORDERED that the following described Irrevocable Offer of Dedication and Public Utility Easement are hereby vacated:

See attached Exhibit A and A-1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

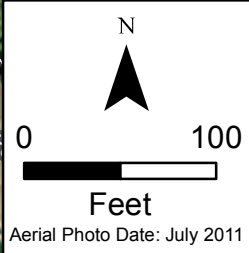
ATTEST:

Mindy Cuppy, CMC, City Clerk

EXHIBIT A

The 10 foot Planting Easement located on Lot 88 as shown on the Map of Bradshaw Woods Unit No. 4 recorded in the office of the Recorder of Sacramento County in Book 128 of Maps, Map No. 8

EXHIBIT A-1



MEMORANDUM



DATE: March 5, 2012

TO: Honorable Mayor and Council Members

FROM: Donna Silva, Finance Director

SUBJECT: A RESOLUTION OF THE CITY COUNCIL APPROVING REVENUE BOND FINANCING TO BE ISSUED BY THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO BENEFIT GOODWILL INDUSTRIES OF SACRAMENTO VALLEY & NORTHERN NEVADA, A CALIFORNIA NON-PROFIT CORPORATION

RECOMMENDATION

- a) Conduct a public hearing under the requirements of Tax and Equity Fiscal Responsibility Act ("TEFRA") and the Internal Revenues Code of 1986, as amended (the "Code"), for the proposed issuance in one or more series of revenue bonds by the California Municipal Finance Authority ("CMFA"), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$30,000,000 (the "Bonds"), for the purpose of financing and refinancing the acquisition, construction, improvement, renovation, furnishing and equipping of certain retail and donation facilities (the "Project") located at the following address in the City and generally known as Goodwill Industries of Sacramento Valley & Northern Nevada, a California non-profit corporation (the "Borrower"): 11092 Coloma Road, Rancho Cordova, 95670.
- b) Adopt Resolution No. 17-2012 approving the issuance of the Bonds for the financing of the Project (as described herein) by the CMFA.

RESULT OF RECOMMENDED ACTION

If Council adopts the resolution, the CMFA, or its designee, may proceed with tax-exempt bond financing of the project. If Council declines to adopt the resolution, the CMFA may need to seek other financing at higher interest rates or not proceed with the project.

ADVANCES GOALS: 1 and 13

BACKGROUND

Reasons for the Hearing and the Resolution

In order for all or a portion of the Bonds to qualify as tax-exempt bonds, the City of Rancho Cordova must conduct a public hearing (the "TEFRA Hearing") providing the

members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project. Prior to such TEFRA Hearing, reasonable notice must be provided to the members of the community. Following the close of the TEFRA Hearing, the governing body must provide its approval of the issuance of the Bonds for the financing of the Project.

The Project

The proceeds of the Bonds will be used as follows, (1) for the acquisition, construction, improvement, renovation, furnishing and equipping of certain retail and donation facilities to be located at: 11092 Coloma Road, Rancho Cordova, 95670, (2) establish a debt service reserve fund for the Bonds, and (3) to pay certain expenses incurred in connection with the issuance of the Bonds. The project is to be owned and operated by the Borrower.

As is typical with some TEFRA projects, this Bond will be a multi-jurisdictional issuance, requiring each local jurisdiction to adopt a resolution of approval for the project(s) located within its boundaries. While the total Bond issuance will be in an amount not to exceed \$30,000,000, only a small portion of those Bond funds will be used within Rancho Cordova. The borrower has indicated they are purchasing Land and Building for \$1,575,748; Equipment and Fixtures in the amount of \$152,000 and \$35,000 in Signage for a total combined financing of \$1,761,248 for the Rancho Cordova location.

Staff has met with both the Planning and Economic Development Department to review the proposed site location. The Planning Department has determined that a Goodwill Facility is an allowable use at this site and based on the location of the property Economic Development is in support of the proposed use at this site.

The Bonds

The Bonds to be issued by the CMFA for the Project will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California, but are to be paid for solely from funds provided by the Borrower.

Outside of holding the public hearing, adopting the required resolution, no other participation or activity of the City or the City Council with respect to the issuance of the Bonds will be required.

California Municipal Finance Authority

The CMFA was created on January 1, 2004 pursuant to a joint exercise of powers agreement to promote economic, cultural and community development, through the financing of economic development and charitable activities throughout California. To date, over 150 municipalities have become members of CMFA, including the City of Rancho Cordova in 2007.

The CMFA was formed to assist local governments, non-profit organizations and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. The CMFA's representatives and its Board of Directors have considerable experience in bond financing.

ATTACHMENTS

1. Resolution No. 17-2012
2. Map of Site Location

CITY OF RANCHO CORDOVA

RESOLUTION NO. 17-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING REVENUE BOND FINANCING TO BE ISSUED BY THE CALIFORNIA
MUNICIPAL FINANCE AUTHORITY TO BENEFIT GOODWILL INDUSTRIES OF
SACRAMENTO VALLEY & NORTHERN NEVADA, A CALIFORNIA NON-PROFIT
CORPORATION**

WHEREAS, Goodwill Industries of Sacramento Valley & Northern Nevada, a California non-profit corporation, or a subsidiary or affiliate thereof (the "Borrower"), has requested that the California Municipal Finance Authority (the "Authority") adopt a plan of finance to issue bonds in one or more series in an aggregate principal amount not to exceed \$30,000,000 (the "Bonds") for the purpose of, among other things, financing the following projects (collectively, the "Projects") to be owned and/or operated by the Borrower in the City of Rancho Cordova (the "City"): (1) the acquisition, construction, improvement, renovation, furnishing and equipping of certain retail and donation facilities to be located at: 11092 Coloma Road, Rancho Cordova, California 95670 in the County of Sacramento, California (the "County"), (2) establish a debt service reserve fund for the Bonds, and (3) to pay certain expenses incurred in connection with the issuance of the Bonds; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), and Section 4 of the Joint Exercise of Powers Agreement Relating to the California Municipal Finance Authority dated as of January 1, 2004 (the "Agreement"), the issuance of the Bonds by the Authority must be approved by the City; and

WHEREAS, the Authority has requested that the City Council of the City approve the issuance of the Bonds by the Authority in order to satisfy such legal requirements; and

WHEREAS, pursuant to Section 147(f) of the Code and Section 6586.5 of the Government Code of the State of California, the City has, following notice duly given, held a public hearing regarding the Projects and the issuance of the Bonds, and now desires to approve the Projects and the plan of finance for the issuance of the Bonds by the Authority;

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council hereby approves as follows:

Section 1. The City hereby approves the Projects and the issuance of the Bonds by the Authority. It is the purpose and intent of the City that this Resolution constitute approval of the Projects and the issuance of the Bonds for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Projects are to be located, in accordance with said Section 147(f), and (b) Section 4 of the Agreement.

Section 2. The City finds that the actions authorized hereby regarding the financing of the Projects will result in demonstrable savings in effective interest rate, bond preparation, bond underwriting, or bond issuance costs to produce significant public benefits.

Section 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

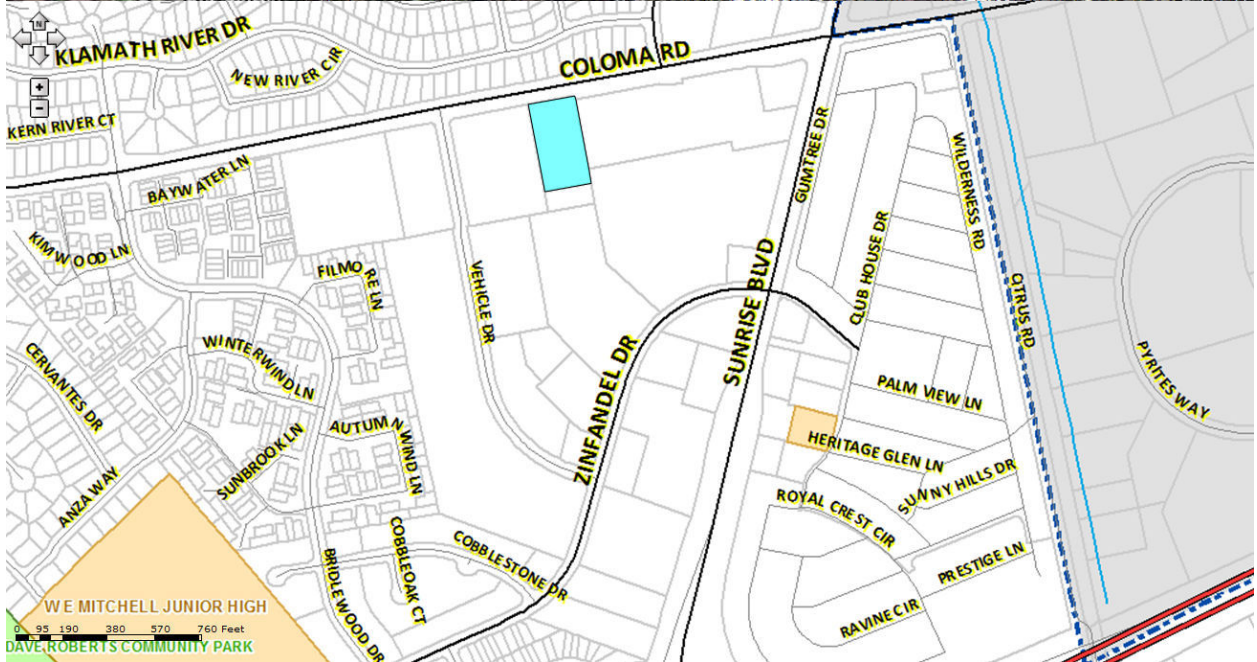
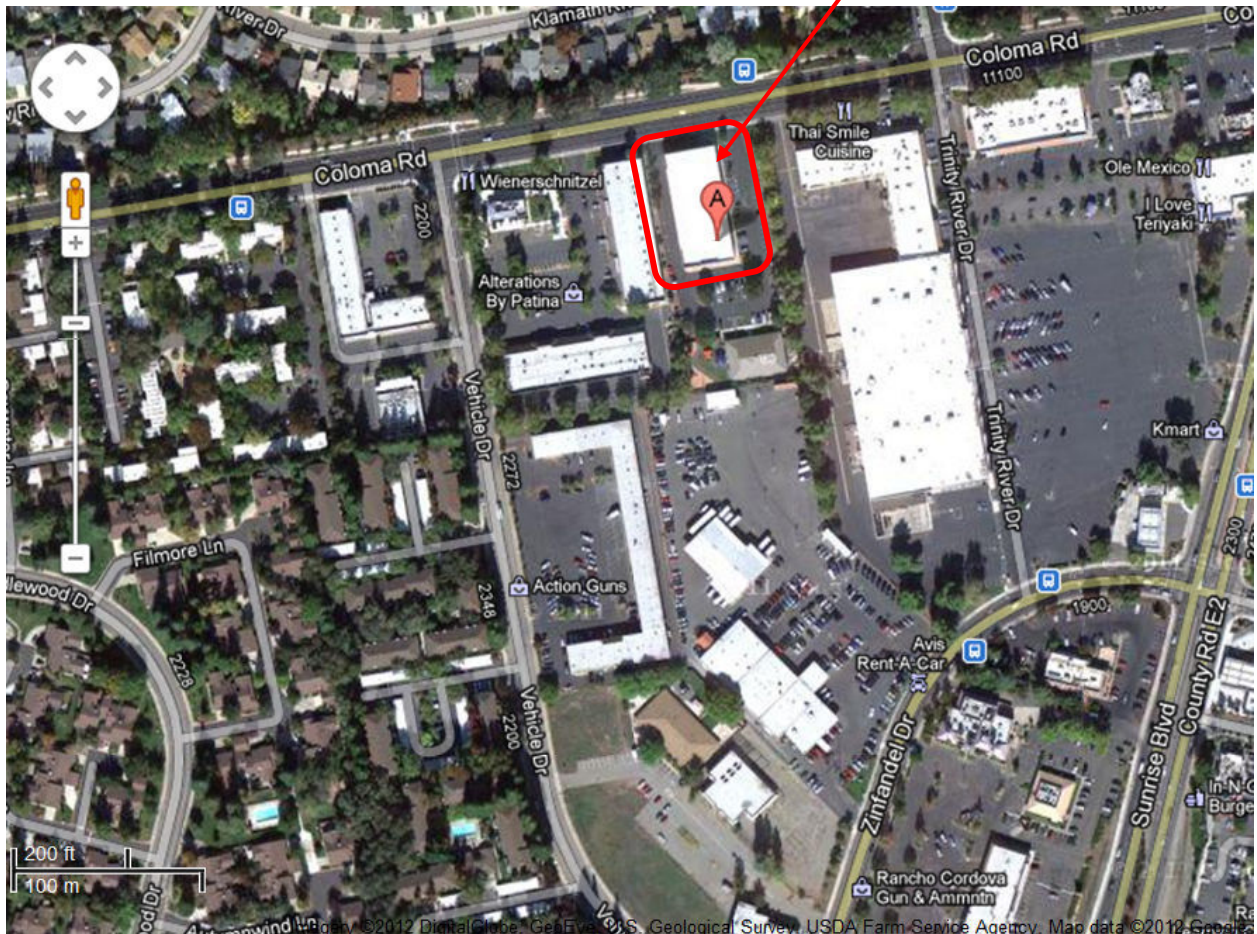
ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

11092 Coloma Rd, Rancho Cordova



MEMORANDUM



DATE: March 5, 2012

TO: Honorable Mayor and Council Members

FROM: Linda Budge, Vice Mayor

SUBJECT: CITY OF RANCHO CORDOVA SUPPORT FOR THE REGIONAL ENTERTAINMENT AND SPORTS COMPLEX (ARENA)

RECOMMENDATION

Council adopts Resolution No. 14-2012.

RESULT OF RECOMMENDED ACTION

By adopting the attached resolution, the City of Rancho Cordova will show its commitment to supporting a regional entertainment and sports complex (arena) and will allow the City Manager to discuss with leadership in the region how the City of Rancho Cordova can support and encourage the development of a regional arena.

BACKGROUND

Since incorporating Rancho Cordova, City Council members and staff have traveled to many cities and other states to educate themselves on the latest community building trends, whether they be civic programs, smart growth neighborhoods, or specific buildings. We have also traveled with the Sacramento Metropolitan Chamber of Commerce touring other notable cities to bring back important lessons that have been learned as these cities have grown and developed. In each of these cities, we have toured their basketball sports facilities, including Denver, Indianapolis, Charlotte, Salt Lake City, and the baseball stadium in San Diego.

Regardless of the age of these various facilities, each one has reinforced the inadequacies of the arena in Sacramento. In addition to being the home of the Sacramento Kings, it is also the largest entertainment and performance venue for the Sacramento Region, and in that role, the current building is even more inadequate. The acoustics are notoriously bad. Its lack of loading dock capacity makes hosting a circus difficult, and hosting a major concert impossible. As one of the least desirable venues in the sports world, Power Balance Pavilion has lost a variety of national sporting events over the years.

A regional Entertainment and Sports Complex is a critical civic asset. It employs thousands of people directly and countless others indirectly. It is supported by hundreds of small and large business suppliers, generating sales and property taxes throughout the region. Maloof Sports and Entertainment, while often focused on civic contributions

within the City of Sacramento, has also supported many valuable causes in the region. Several years ago, they distributed hundreds of bicycles to Rancho Cordova children.

Support for the Sacramento Kings remains worldwide. Some of the most dedicated advertisers during game time include noted Rancho Cordova businesses VSP and Zoom Image Copying. The name "Sacramento" rarely appeared in national newspapers before the Kings arrived almost 25 years ago. Cities that have lost their basketball and other national sports teams have regretted the situation almost immediately, such as the City of Seattle.

It was the intent of Mayor Kevin Johnson in establishing Think Big Sacramento to create a true regional partnership. While there was participation by a dozen elected officials from other jurisdictions early on, there has never been a specific request made of those elected officials. As a result, participation in Think Big Sacramento has dwindled to include the Sacramento Metropolitan Chamber of Commerce, other business and labor leaders, Sacramento City Council members, and the city of Rancho Cordova. Many of the Sacramento City Council members have expressed appreciation that Rancho Cordova has continued to be there and disappointment that other jurisdictions have dropped out.

Tonight's discussion of empowering the City Manager to discuss support for the entertainment and sports complex with his counterpart in Sacramento gives us an opportunity to grow our business community, support our residents in helping to provide a diversity of entertainment and sports events for them to attend, and furthers our goal of "Providing Regional Leadership".

ADVANCES GOALS: 1, 8, 9, and 13.

ATTACHMENT

Draft Resolution No. 14-2012.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 14-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
SUPPORTING THE REGIONAL ENTERTAINMENT AND SPORTS COMPLEX (ARENA)**

WHEREAS, The City of Sacramento has remained committed to their efforts to champion a regional entertainment and sports complex (arena); and

WHEREAS, An entertainment and sports complex is integral to a thriving region and will help to focus worldwide attention on our region and its attributes; and

WHEREAS, A regional entertainment and sports complex would be home to professional sporting events, concerts and special events of importance to our residents; and

WHEREAS, The Sacramento Kings, a professional National Basketball Association (NBA) team, have encouraged a regional connectivity, with fans from the City of Sacramento, the City of Rancho Cordova and surrounding communities coming together to cheer on a common champion; and

WHEREAS, The recent threat of losing the Sacramento Kings created a broad coalition of the business community, labor leaders, regional elected officials, sports enthusiasts, and thousands of area residents. This coalition culminated in the Think Big Sacramento regional initiative launched by Sacramento City Mayor Kevin Johnson; and

WHEREAS, A regional entertainment and sports complex will promote job creation, economic growth, cultural development and civic pride across the region; and

WHEREAS, The City of Rancho Cordova would like to partner with the City of Sacramento to champion the continuation of regional leadership and the efforts to create a ntertainment and sports complex (arena).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager of the City of Rancho Cordova to commence discussions with leadership in the region on how the City of Rancho Cordova can support and encourage the development of a regional entertainment and sports complex (arena).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk