



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

Monday, February 03, 2014

5:30 PM – Regular Meeting

AGENDA

Dan Skoglund, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Donald Terry, Council Member

Linda Budge, 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
--------------------------	--------------------------	--------------------------	--------------------------	------------------

2014

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

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

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

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

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

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

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

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

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

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

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

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

2014 CITY HALL CLOSURE DATES						
Wed, Jan 1 - New Year's Day						
Mon, Jan 20 - Martin Luther King Jr. Day						
Mon, Feb 17 - President's Day						
Mon, May 26 - Memorial Day						
Fri, Jul 4 - Independence Day						
Mon, Sep 1 - Labor Day						
Tue, Nov 11 - Veteran's Day						
Thu, Nov 27 - Thanksgiving Day						
Fri, Nov 28 - Day After Thanksgiving Day						
Wed, Dec 24 - Christmas Eve						
Thu, Dec 25 - Christmas Day						

2015 - Proposed

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED CITY HALL CLOSURE DATES	
Thu, Jan 1 - New Year's Day	
Mon, Jan 19 - Martin Luther King Jr. Day	
Mon, Feb 16 - President's Day	
Mon, May 25 - Memorial Day	
Fri, Jul 3 - Independence Day (observed)	
Mon, Sep 7 - Labor Day	
Wed, Nov 11 - Veterans Day	
Thu, Nov 26 - Thanksgiving Day	
Fri, Nov 27 - Day After Thanksgiving Day	
Thu, Dec 24 - Christmas Eve	
Fri, Dec 25 - Christmas Day	



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

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

Monday, February 03, 2014

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Reverend David McFarland from New Life Center, Rancho Cordova will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation Regarding Cordova High School Sober Graduation by Cordova High School Parent Teacher Student Association (PTSA) President, Sheryl Longworth.

6. PUBLIC COMMENT

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

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of January 21, 2014 Regular Meeting.

Recommendation: Adopt minutes.

- 8.2 **Subject:** Second Reading of Ordinance No. 1-2014, Amending Chapter 2.04 and Sections 2.38.020 and 3.60.030 of the Rancho Cordova Municipal Code to Increase the City Manager's Authority to Settle Third-Party Disputes and Claims.

Recommendation: Waive the second reading and adopt by title only Ordinance No. 1-2014.

Result of Recommended Action: This Ordinance amends the Municipal Code to increase the City Manager's settlement authority regarding third party disputes to \$100,000, to match the City Manager's purchasing authority. This authority would not apply to personal injury or property claims made pursuant to the Government Claims Act or the City's claim procedures. Currently, the City Manager may settle third party disputes for sums up to \$4,999 without City Attorney concurrence and may settle disputes between \$5,000 and \$25,000 with City Attorney concurrence. This Ordinance increases the City Manager's authority to settle disputes to \$100,000, but requires the City Manager to get City Attorney concurrence before settling a third party dispute valued at \$25,000 or more. The Ordinance also amends the Municipal Code to increase the City Manager's settlement authority to \$50,000 for claims for money or damages filed pursuant to the Government Claims Act or the City's claim procedures. This is the maximum amount allowed by law.

Staff Report: Donna Silva, Finance Director.

Advances Goal: 5.

- 8.3 **Subject:** Resolutions of the City of Rancho Cordova and the Successor Agency to the Former Redevelopment Agency of the City of Rancho Cordova Approving a Loan Agreement Between the Two Entities.

Recommendation: Staff recommends Council and Successor Agency adopt the following resolutions:

1. City Council Resolution No. 7-2014; and
2. Successor Agency Resolution No. SA-1-2014.

Result of Recommended Action: Adoption of these resolutions will allow the City of Rancho Cordova to be reimbursed for any funds loaned to the Successor Agency for administrative expenses during the ROPS 13-14B period covering January 1, 2014 to June 30, 2014.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

- 8.4 **Subject:** A Resolution of the Rancho Cordova Successor Agency Approving a Recognized Obligation Payment Schedule (ROPS 14-15A) and Administrative Budget for July through December 2014.
Recommendation: Adopt Resolution No. SA-2-2014, Approving a Recognized Obligation Payment Schedule (the "ROPS 14-15A") and Administrative Budget for July 1, 2014 through December 31, 2014.
Result of Recommended Action: Approval of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on ROPS 14-15A and establishes the administrative budget for the six month period; to the extent funds are available.
Staff Report: Michelle Mingay, Finance Department.
Advances Goal: 5.
- 8.5 **Subject:** Appointment of the City of Rancho Cordova Employee Representative to the Oversight Board of the Successor Agency to the Former Community Development Agency.
Recommendation: Adopt Resolution No. 12-2014.
Result of Recommended Action: Adoption of this resolution will recognize Joe Chinn as the appointee to the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community Redevelopment Agency representing the employees of the former redevelopment agency.
Staff Report: Mindy Cuppy, CMC, City Clerk.
Advances Goal: 5.
- 8.6 **Subject:** Appointment of Labor Negotiators for the position of Interim City Manager.
Recommendation: Appoint Adam Lindgren as Labor Negotiator.
Result of Recommended Action: This action will designate representatives authorized to negotiate contract, salary and fringe benefits for the position of Interim City Manager.
- 8.7 **Subject:** Appointment of Labor Negotiators for the Position of City Manager.
Recommendation: Appoint Bob Murray and Adam Lindgren as Labor Negotiators.
Result of Recommended Action: This action will designate representatives authorized to negotiate contract, salary and fringe benefits for the position of City Manager.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** 10240 Systems Parkway Lot Split Tentative Parcel Map; Project No. DD8420 – Located at 10240 Systems Parkway.
Recommendation: Adopt the Resolution No. 8-2014.
Result of Recommended Action: Adoption of Resolution No. 8-2014 would approve the applicant's request for a parcel split to subdivide the existing 4.77 acre parcel into two new parcels at 1.84 acres and 2.93 acres, each with a single building. The new 1.84 acre parcel contains an existing 6,000 square foot building while the new 2.93 acre parcel contains an existing 38,760 square foot building with shared parking and landscaped areas. The buildings could then be sold individually in the future and the project would be conditioned to maintain the common parking and access. The owner may wish to impose private conditions in the form of CC&R's to control other common maintenance needs outside the City preview.

Staff Report: Matt Diaz, Associate Planner.
Advances Goal: 5.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

NONE.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

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

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

16. CLOSED SESSION

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

PUBLIC EMPLOYEE APPOINTMENT (If Needed)

Title: City Manager

Pursuant to Government Code Section 54957

CONFERENCE WITH LABOR NEGOTIATORS (If Needed)

Agency designated representative: Adam Lindgren

Unrepresented employee: Interim City Manager

Pursuant to Government Code Section 54957

CONFERENCE WITH LABOR NEGOTIATORS (If Needed)

Agency designated representative: Bob Murray and Adam Lindgren

Unrepresented employee: City Manager

Pursuant to Government Code Section 54957

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS	
<i>Tuesday, February 11, 2014</i>	<i>City Council Special Meeting/Work Session (5:30 PM) Topic: Joint Meeting with the Cordova Recreation and Park District</i>
<i>Tuesday, February 18, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Monday, March 3, 2014</i>	<i>City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Monday, March 17, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, March 25, 2014</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, February 03, 2014 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, January 31, 2014 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Friday, January 31, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



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

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

Tuesday, January 21, 2014

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

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

Council Members Present: Terry, McGarvey, Skoglund, Sander

Council Members Absent: Budge

Staff Members Present: Gaebler, Lindgren, Cuppy, Sparkman, George, Abhar, Chinn, Silva, Gassaway, Hadley, Haven, Holt, Mingay, Simpson, Thomas, Goold, Judish, Boyer, Samuelson, Blair, Garcia, Junker, Cook (at 7:27)

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Kerry Simpson led the pledge.

4. INVOCATION

Mark Shelter from First Covenant Church will give the invocation.

5. OPEN SESSION - REPORT FROM CLOSED SESSION

6. PRESENTATIONS

- 6.1 Presentation of Proclamation to Charles Potter for Completing His Eagle Scout Community Project by Renovating the Kilgore Cemetery Sign and Building a Picnic Table at the Rancho Cordova Police Department.
- 6.2 Presentation of Proclamation to Dillon Lewis for Completing His Eagle Scout Community Project by Renovating the Picnic Table and Walkway Path with Stamped and Colored Concrete on the City Hall Grounds.
- 6.3 K-3 Literacy Program Presented by Angela Griffin, Community Outreach Coordinator for Folsom Cordova Unified School District.
- 6.4 Presentation by Jeff Leatherman, County Regional Parks Director, Regarding the American River Oak Mitigation Project.
- 6.5 10 Year Service to the City Recognition Presented by City Manager, Ted A. Gaebler to Dan Skoglund, Mayor.
- 6.6 Introduction of New City Employee: Associate Civil Engineer, Chris Boyer by Public Works Director/Chief Building Official, Cyrus Abhar.
- 6.7 Introduction of New City Employee: Customer Service Representative, Krystle Judish by Neighborhood Services Manager, Kerry Simpson.

7. PUBLIC COMMENT

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

8. COUNCIL REPORTS

Council reported on events since the last meeting. Mayor Skoglund asked Public Works/Chief Building Official Cyrus Abhar to comment on current water shortage.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 9.1 **Subject:** Meeting Minutes of January 6, 2013 Regular Meeting and January 14, 2013 Special Meeting.
Recommendation: Adopt minutes.

- 9.2 **Subject:** Resolution No. 3-2014, Authorizing the City Manager to Execute the First Amendment to Contract No. 64-2013 with R3 Consulting Group for Solid Waste Consulting Services.
Recommendation: Adopt Resolution No. 3-2014.
Result of Recommended Action: Adoption of Resolution No. 3-2014 allows the City Manager to execute the first amendment to Contract No. 64-2013 with R3 Consulting Group (“R3”). The first amendment to Contract No. 64-2013 expands the scope of services, increases the project budget by \$60,800 for a total contract amount of \$135,800 and extends the term of service through December 31, 2015.
Staff Report: Cyrus Abhar, Public Works Director and Kathy Garcia, Senior Engineer.
Advances Goal: 5.
- 9.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations related to, and accepting, the FY 2012-13 Development Impact Fee Report for the AB1600 Development Fees.
Recommendation: Adopt Resolution No. 4-2014.
Result of Recommended Action: Adoption of this resolution will allow the City to remain in compliance with California Government Code Section 66000, et seq.
Staff Report: Donna Silva and Michelle Mingay, Finance Department.
Advances Goal: 5.
- 9.4 **Subject:** Ordinance No. 1-2014, Amending Chapter 2.04 and Sections 2.38.020 and 3.60.030 of the Rancho Cordova Municipal Code to Increase the City Manager’s Authority to Settle Third-Party Disputes and Claims.
Recommendation: Waive the first reading and introduce by title only Ordinance No. 1-2014.
Result of Recommended Action: This Ordinance amends the Municipal Code to increase the City Manager’s settlement authority regarding third party disputes to \$100,000, to match the City Manager’s purchasing authority. This authority would not apply to personal injury or property claims made pursuant to the Government Claims Act or the City’s claim procedures. Currently, the City Manager may settle third party disputes for sums up to \$4,999 without City Attorney concurrence and may settle disputes between \$5,000 and \$25,000 with City Attorney concurrence. This Ordinance increases the City Manager’s authority to settle disputes to \$100,000, but requires the City Manager to get City Attorney concurrence before settling a third party dispute valued at \$25,000 or more. The Ordinance also amends the Municipal Code to increase the City Manager’s settlement authority to \$50,000 for claims for money or damages filed pursuant to the Government Claims Act or the City’s claim procedures. This is the maximum amount allowed by law.
Staff Report: Donna Silva, Finance Director.
Advances Goal: 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

- 10.1 **Subject:** 3500 Fitzgerald Road Industrial Building and Yards Major Design Review; Project No. DD8407 – Located at 3500 Fitzgerald Road (Continued from 1/6/2014)

Regular Meeting).

Recommendation: Adopt Resolution No. 2-2014.

Result of Recommended Action: Adoption of this resolution would allow the applicant to construct a 10,118 square feet industrial building, internally divided into two tenant spaces, each with individual exterior yard area. The proposed building will be occupied by new auto dismantlers.

Staff Report: Jessica Jordan, Senior Planner.

Advances Goals: 1, 2, 6.

- 10.2 **Subject:** Dollar and Thrifty Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) for Off-sale Liquor Sales; Project DD8397 – Located at 10669 Coloma Road.

Recommendation: No action since the owner withdrew the application on January 13, 2014.

Result of Recommended Action: Staff will notify ABC that the owner has withdrawn application for a CUP and subsequent PCN.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2.

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Resolution Authorizing the Acquisition of Property and Authorizing Execution of a Certificate of Acceptance and Recordation of a Grant Deed for Land Located on Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.

Recommendation: Adopt Resolution No. 6-2014.

Result of Recommended Action: Adoption of this resolution authorizes the City Manager to proceed with execution of documents as necessary to purchase and take possession of property located on Zinfandel Drive at the Southern City Boundary.

Staff Report: Cyrus Abhar, Public Works Director and John Samuelson, Street Operations and Maintenance Manager.

Advances Goal: 5.

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

- Sara Malone, in opposition.

Mayor Skoglund closed the public comment period.

ACTION: Motion approve by Terry second by McGarvey;
Carried by a 4:0 roll call vote. (Budge absent)

- 12.2 **Subject:** Rancho CordoVan Service Provider Recommendation.

Recommendation: Continue providing Rancho CordoVan services through the existing City of Rancho Cordova Transit Operations and Maintenance Agreement with Sacramento Regional Transit.

Result of Recommended Action: Sacramento Regional Transit would continue to provide Rancho Cordovan services to the City. The City would revise the contract to

guarantee provision of services under the contract rates proposed in 2009, and the City would maintain the opportunity to end the contract under the current termination clauses in the contract, requiring a 60 day notice.

Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.

Advances Goals: 1, 5.

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

- Mark Lonergan from Sacramento Regional Transit.

Sander recused himself from the dais due to his alternate board position on the Sacramento Regional Transit board.

ACTION: Consensus of Council to come back with a contract modification for formal approval at a future city council meeting.
Carried by a 3:0 roll call vote. (Sander recused, Budge absent)

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Terry requested an update on the tobacco and e-cigarettes ordinance. The item will go to council on the Monday, March 3rd Work Session/Special Meeting.

14. CITY MANAGER'S REPORT

Planning Department Report to Council.

Planning Department Report to Council was postponed due to staff illness.

City Manager Ted Gaebler thanked everyone for the January Staff All-Hands Meeting and Saturday Retirement Party honoring him.

Adam Lindgren, City Attorney, reported that they will distribute a memo regarding new legislation for 2014. Due to legislative updates, Council Member votes on all action items will be by roll call votes.

15. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 7:48 PM.

16. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Skoglund called the closed session to order in the Community Board Room at 8:01 PM.

17. CLOSED SESSION

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

Council Members Present: Terry, McGarvey, Skoglund, Sander

Council Members Absent: Budge

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson

ACTION: Discussion item only; no action taken.

CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case)

Council Members Present: Terry, McGarvey, Skoglund, Sander

Council Members Absent: Budge

Staff Members Present: Gaebler, Lindgren, Abhar, Chinn, Junker, Gassaway, Cook

ACTION: Discussion item only; no action taken.

18. OPEN SESSION - REPORT FROM CLOSED SESSION

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

19. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 9:48 PM.

Mindy Cuppy, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 1-2014

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE MUNICIPAL CODE TO INCREASE THE CITY MANAGER'S AUTHORITY
TO SETTLE THIRD PARTY DISPUTES AND CLAIMS FOR MONEY DAMAGES**

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

Section 1. Purpose and Declarations.

WHEREAS, the City Manager has authority from the City Council to act as purchasing agent to purchase supplies, services and equipment, approve contracts thereto, and execute payment of all warrants in amounts of \$100,000 or less; and

WHEREAS, the City Council desires that the City Manager's authority to settle third party disputes match his or her authority as purchasing agent. Such disputes are often related to money owed to the City by a third party for services rendered or fees assessed by the City; and

WHEREAS, the Municipal Code provision regarding the City Manager's authority to settle third party disputes is more appropriately located under Chapter 2 of the Municipal Code relating to the powers and duties of the City Manager; and

WHEREAS, the City Council desires that the City Manager's authority to settle third party claims for money or damages owed to the City, made under the City's claims procedures and/or the Government Claims Act, should be the maximum authority allowed by the law, which is \$50,000; and

WHEREAS, the amendments to the Municipal Code made by this Ordinance will achieve these objectives.

Section 2. Amendment of Code. Section 3.60.030(C) of the Rancho Cordova Municipal Code, "Authority to settle third party disputes," is hereby repealed.

Section 3. Amendment of Code. Section 2.04.115, "Authority to settle third party disputes," is hereby added to the Rancho Cordova Municipal Code to read as follows:

2.04.115 Authority to settle third party disputes.

The city manager can promote the peaceful and efficient resolution of many disputes between third parties and the city. The city manager shall, without written concurrence of the city attorney, have the authority to settle for less than \$25,000 any disputes between third parties and the city. The city manager shall, with written concurrence of the city attorney, have the authority to settle for sums between \$25,000 and \$100,000 any disputes between third parties and the city. The city attorney may, according to applicable laws, confer with city council on litigation risks raised by third party disputes between \$25,000 and \$100,000. This Section does not concern claims made against the city pursuant to Chapter 2.38 of the RCMC or the Government Claims Act.

Section 4. Amendment of Code. Section 2.38.020, "Rejection and settlement of claims by city manager," of the Rancho Cordova Municipal Code is hereby amended to read as follows:

2.38.020 Rejection and settlement of claims by city manager.

Pursuant to Section 935.4 of the Government Code, the city manager is authorized to perform those functions of the city council under Chapter 2 of Part 3 of Division 3.6 of Title 1 of the Government Code, commencing with Section 910 of the Government Code, relating to presentation and consideration of claims. The city manager is further authorized to allow, compromise or settle a claim against the city if the amount to be paid does not exceed \$50,000.

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

Section 6. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

2220248.1

EXHIBIT A

1) Section 3.60.030(C) of the RCMC is repealed:

~~(C) The city manager can promote the peaceful and efficient resolution of many disputes between third parties and the city. The city manager shall, without written concurrence of the city attorney, have the authority to settle for less than \$5,000 any disputes between third parties and the city. The city manager shall, with written concurrence of the city attorney, have the authority to settle for sums between \$5,000 and \$25,000 any disputes between third parties and the city.~~

2) Section 2.04.115 is added to the RCMC. This Section is based on Section 3.60.030(C) with the following changes:

The city manager can promote the peaceful and efficient resolution of many disputes between third parties and the city. The city manager shall, without written concurrence of the city attorney, have the authority to settle for less than \$25,000 ~~\$5,000~~ any disputes between third parties and the city. The city manager shall, with written concurrence of the city attorney, have the authority to settle for sums between \$25,000 and \$100,000 ~~\$5,000 and \$25,000~~ any disputes between third parties and the city. The city attorney may, according to applicable laws, confer with city council on litigation risks raised by third party disputes between \$25,000 and \$100,000. This Section does not concern claims made against the city pursuant to Chapter 2.38 of the RCMC or the Government Claims Act.

3) Section 2.38.020 is amended as follows:

Pursuant to Section 935.4 of the Government Code, the city manager is authorized to perform those functions of the city council under Chapter 2 of Part 3 of Division 3.6 of Title 1 of the Government Code, commencing with Section 910 of the Government Code, relating to presentation and consideration of claims. The city manager is further authorized to allow, compromise or settle a claim against the city if the amount to be paid does not exceed \$50,000 ~~is less than \$2,500~~.

2221650.1

MEMORANDUM



DATE: February 3, 2014

TO: Honorable Mayor and Council Members
And Successor Agency Board Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: RESOLUTIONS OF THE CITY OF RANCHO CORDOVA AND THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A LOAN AGREEMENT BETWEEN THE TWO ENTITIES

RECOMMENDATION

Staff recommends Council and Successor Agency adopt the following resolutions:

1. City Council Resolution No. 7-2014
2. Successor Agency Resolution No. SA-01-2014

RESULT OF RECOMMENDED ACTIONS

Approval of the Loan Agreement will allow the City of Rancho to be reimbursed for any funds loaned to the Successor Agency for certain operating and administrative expenses.

BACKGROUND

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

The Dissolution Act provided that a city or county that formed a Redevelopment Agency would serve as the Rancho Cordova Successor Agency (the "Successor Agency") to the dissolved redevelopment agency, unless the Sponsoring Jurisdiction affirmatively elected not to fill that role. On January 10, 2012 the City Council elected to serve as the Successor Agency, an entity separate and distinct from the City.

Prior to dissolution, the Redevelopment Agency had been operating under a reimbursement agreement between the City and the Agency to provide funding for the Agency's expenditures due to the lack of tax increment revenue. Although this loan meets the Dissolution Acts definition of an enforceable obligation, the Department of Finance (the "DOF") has denied this

obligation, therefore the Successor Agency cannot rely on this agreement to meet its current funding needs.

Section 34173(h) of The Dissolution Act includes language authorizing a city that created a Redevelopment Agency to loan funds to its successor agency for administrative costs, enforceable obligations or project-related expenses at the city's discretion, provided that the receipt and use of these funds is reflected on the Recognized Obligation Payment Schedule or the administrative budget of the successor agency. Section 34173(h) further states that an enforceable obligation is created for the repayment of such a loan.

Since the Successor Agency is not currently receiving property tax revenue, approval of this loan agreements will allow the Successor Agency to borrow funds from the City during the ROPS 14-15A period (July to December 2014), but only in the event the Department of Finance does not allow the Successor Agency to retain reserve balances and only to the extent the funds are necessary, in order for the Successor Agency to meet its current obligations. In accordance with the terms of the loan agreements, if used, this loan is required to be repaid in any ROPS period with revenues in excess of enforceable obligations.

ATTACHMENTS

1. Resolution 7-2014 including Exhibit A.
2. Resolution SA-01-2014 including Exhibit A.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 7-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING LOAN AGREEMENTS WITH THE SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY**

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos*, (2012) 53 Cal.4th 231, upheld Assembly Bill x1 26 (“ABx1 26”); and

WHEREAS, pursuant to ABx1 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

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

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

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

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

WHEREAS, California Health and Safety Code Section 34173(h) authorizes the city that created a redevelopment agency to loan funds to its successor agency for administrative costs, enforceable obligations or project-related expenses at the city’s discretion, provided that the receipt and use of these funds is reflected on the Recognized Obligation Payment Schedule or the administrative budget of the successor agency. Section 34173(h) says that an enforceable obligation is created for the repayment of such a loan; and

WHEREAS, The Rancho Cordova Successor Agency is currently not receiving property tax revenue due the assessed values of the properties located within the project area falling below the frozen base established when the Agency was formed.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City of Rancho Cordova that it hereby approves a Loan Agreement (**Exhibit A**) for certain ROPS 14-15A obligations payable during the period of July to December 2014 with the Successor Agency of the former Community Redevelopment Agency.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2014 by the following vote:

ATTACHMENT 1**AYES:****NOES:****ABSENT:****ABSTAIN:**

Dan Skoglund, Mayor**ATTEST:**

Mindy Cuppy, CMC, City Clerk

EXHIBIT A**LOAN AGREEMENT**

THIS LOAN AGREEMENT (this “**Agreement**”) is entered into, effective as of July 1, 2014, (“**Effective Date**”) by and between the Successor Agency of the former City of Rancho Cordova Community Redevelopment Agency, a public body corporate and politic (the “**Successor Agency**”) and the City of Rancho Cordova, California a municipal corporation (the “**City**”).

RECITALS

A. On January 10, 2012, the City Council designated itself as the Successor Agency to the Redevelopment Agency pursuant to the Community Redevelopment Law, California Health and Safety Code section 33000 *et seq.*

B. California Health and Safety Code section 34173(h) authorizes the City that created a Redevelopment Agency to loan funds to its successor agency for administrative costs, enforceable obligations or project-related expenses at the city’s discretion, provided that the receipt and use of these funds is reflected on the Recognized Obligation Payment Schedule (the “**ROPS**”) or the administrative budget of the successor agency. Section 34173(h) says that an enforceable obligation is created for the repayment of such a loan.

C. The City and Successor Agency now desire to enter into a loan agreement pursuant to Section 34173(h) as described above, for the purposes of paying for the administrative costs, enforceable obligations and project-related expenses incurred by the City in its capacity as Successor Entity. Without a loan, the Successor Agency would have no ability to meet its enforceable obligations.

D. The Agreement shall cover ROPS 14-15A which includes enforceable obligations paid between July 1, 2014 and December 31, 2014.

D. The Successor Agency and the City have each determined that the loan pursuant to the terms of this Agreement is in the interests of the health, safety and welfare of the residents of the City.

NOW, THEREFORE, the Successor Agency and the City agree as follows:

1. Loan. The City agrees to loan to the Successor Agency, and the Agency agrees to borrow from and repay to City an amount not to exceed \$235,255 (the “**Loan**”) upon the terms and conditions and for the purposes set forth in this Agreement.

2. Interest Rate; Maturity Date; Prepayment. Interest shall accrue on the outstanding principal balance of the Note at a rate equal to the Local Agency Investment Fund Rate, commencing upon the date of disbursement of the Loan proceeds and continuing until the Note is paid in full. The entire outstanding principal balance of the Loan together with interest accrued thereon and all other sums due under the Note shall be payable in one lump sum on June 30, 2015 (the “**Maturity Date**”). The Successor Agency may prepay the Loan in whole or in part at any time without penalty or premium. Partial prepayments shall be applied first to accrued interest and then to principal.

EXHIBIT A

The repayment of debt pursuant to the Loan shall occur in accordance with Section 34171(d)(1)(B) and take precedence over, and be paid before, other enforceable obligations.

3. Use of Loan Proceeds. The Loan proceeds shall be used solely for the pay, costs and benefits of administrative, legal, audit and services provided to the Successor Agency. The loan shall not be used to pay court ordered attorney fees or settlements to third party litigants.

4 Parties Not Co-Venturers. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another.

5. Amendments. No amendment to or modification of this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed by the Parties.

6. Non-Liability of Officials, Employees and Agents. No member, official, employee or agent of the Agency shall be personally liable to City in the event of any default or breach by the Agency, or for any amount of money which may become due to City or its successor, or for any obligation of Agency under this Agreement.

7. No Third Party Beneficiaries. There shall be no third party beneficiaries to this Agreement.

8. Headings. The headings of the sections and paragraphs of this Agreement have been inserted for convenience only and shall not be used to construe this Agreement.

9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law.

10. Recitals. The Recitals set forth above are hereby incorporated into this Agreement as though fully set herein.

11. Remedies. If either Party breaches any of its obligations hereunder, the other Party shall have all remedies for such breach available at law or in equity, including without limitation, damages, and the right to compel the defaulting party to specifically perform its obligations under this Agreement.

12. Severability. If any term of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the Parties are materially altered or abridged by such invalidation, voiding or unenforceability.

14. Entire Agreement. This Agreement, together with the Note contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect thereto.

15. Notices. Notices delivered pursuant to this Agreement shall be delivered personally or by first class mail to the Parties at the addresses set forth below or such other address as a Party may designate in writing by notice delivered to the other Party.

EXHIBIT A

Agency: Successor Agency of the City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 Attention: Executive Director

City: City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 Attention: City Manager

IN WITNESS WHEREOF, the Parties have executed this Loan Agreement as of the date first written above.

RANCHO CORDOVA SUCCESSOR AGENCY

By: _____
 Executive Director

Attest: _____
 Agency Secretary

Approved as to form:

 Agency Counsel

CITY OF RANCHO CORDOVA

By: _____
 City Manager

Attest: _____
 City Clerk

Approved as to form:

 City Attorney

1951968.2

ATTACHMENT 2

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

RESOLUTION NO. SA-1-2014

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY OF THE CITY OF RANCHO CORDOVA APPROVING A LOAN AGREEMENT WITH
THE CITY OF RANCHO CORDOVA**

WHEREAS, the California Legislature adopted, the Governor signed, and the California Supreme Court, in *California Redevelopment Association, et al. v. Matosantos*, (2012) 53 Cal.4th 231, upheld Assembly Bill x1 26 (“ABx1 26”); and

WHEREAS, pursuant to ABx1 26, all California redevelopment agencies were dissolved effective February 1, 2012; and

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

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

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

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

WHEREAS, California Health and Safety Code Section 34173(h) authorizes the city that created a redevelopment agency to loan funds to its successor agency for administrative costs, enforceable obligations or project-related expenses at the city’s discretion, provided that the receipt and use of these funds is reflected on the Recognized Obligation Payment Schedule or the administrative budget of the successor agency. Section 34173(h) says that an enforceable obligation is created for the repayment of such a loan; and

WHEREAS, The Rancho Cordova Successor Agency is currently not receiving property tax revenue due the assessed values of the properties located within the project area falling below the frozen base established when the Agency was formed.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of the Successor Agency to the former Community Redevelopment Agency of the City of Rancho Cordova that it hereby approves a Loan Agreement (**Exhibit A**) for ROPS 14-15A obligations payable during the period of July to December 2014 with the City of Rancho Cordova.

ATTACHMENT 2

PASSED AND ADOPTED by the Board Members of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova on the ____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Agency Chair

ATTEST:

Mindy Cuppy, CMC, Agency Secretary

EXHIBIT A

LOAN AGREEMENT

THIS LOAN AGREEMENT (this “**Agreement**”) is entered into, effective as of July 1, 2014, (“**Effective Date**”) by and between the Successor Agency of the former City of Rancho Cordova Community Redevelopment Agency, a public body corporate and politic (the “**Successor Agency**”) and the City of Rancho Cordova, California a municipal corporation (the “**City**”).

RECITALS

A. On January 10, 2012, the City Council designated itself as the Successor Agency to the Redevelopment Agency pursuant to the Community Redevelopment Law, California Health and Safety Code section 33000 *et seq.*

B. California Health and Safety Code section 34173(h) authorizes the City that created a Redevelopment Agency to loan funds to its successor agency for administrative costs, enforceable obligations or project-related expenses at the city’s discretion, provided that the receipt and use of these funds is reflected on the Recognized Obligation Payment Schedule (the “**ROPS**”) or the administrative budget of the successor agency. Section 34173(h) says that an enforceable obligation is created for the repayment of such a loan.

C. The City and Successor Agency now desire to enter into a loan agreement pursuant to Section 34173(h) as described above, for the purposes of paying for the administrative costs, enforceable obligations and project-related expenses incurred by the City in its capacity as Successor Entity. Without a loan, the Successor Agency would have no ability to meet its enforceable obligations.

D. The Agreement shall cover ROPS 14-15A which includes enforceable obligations paid between July 1, 2014 and December 31, 2014.

D. The Successor Agency and the City have each determined that the loan pursuant to the terms of this Agreement is in the interests of the health, safety and welfare of the residents of the City.

NOW, THEREFORE, the Successor Agency and the City agree as follows:

1. Loan. The City agrees to loan to the Successor Agency, and the Agency agrees to borrow from and repay to City an amount not to exceed \$235,255 (the “**Loan**”) upon the terms and conditions and for the purposes set forth in this Agreement.

2. Interest Rate; Maturity Date; Prepayment. Interest shall accrue on the outstanding principal balance of the Note at a rate equal to the Local Agency Investment Fund Rate, commencing upon the date of disbursement of the Loan proceeds and continuing until the Note is paid in full. The entire outstanding principal balance of the Loan together with interest accrued thereon and all other sums due under the Note shall be payable in one lump sum on June 30, 2015 (the “**Maturity Date**”). The Successor Agency may prepay the Loan in whole or in part at any time without penalty or premium. Partial prepayments shall be applied first to accrued interest and then to principal.

EXHIBIT A

The repayment of debt pursuant to the Loan shall occur in accordance with Section 34171(d)(1)(B) and take precedence over, and be paid before, other enforceable obligations.

3. Use of Loan Proceeds. The Loan proceeds shall be used solely for the pay, costs and benefits of administrative, legal, audit and services provided to the Successor Agency. The loan shall not be used to pay court ordered attorney fees or settlements to third party litigants.

4 Parties Not Co-Venturers. Nothing in this Agreement is intended to or shall establish the Parties as partners, co-venturers, or principal and agent with one another.

5. Amendments. No amendment to or modification of this Agreement shall be effective unless and until such amendment or modification is in writing, properly approved in accordance with applicable procedures, and executed by the Parties.

6. Non-Liability of Officials, Employees and Agents. No member, official, employee or agent of the Agency shall be personally liable to City in the event of any default or breach by the Agency, or for any amount of money which may become due to City or its successor, or for any obligation of Agency under this Agreement.

7. No Third Party Beneficiaries. There shall be no third party beneficiaries to this Agreement.

8. Headings. The headings of the sections and paragraphs of this Agreement have been inserted for convenience only and shall not be used to construe this Agreement.

9. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California without regard to principles of conflicts of law.

10. Recitals. The Recitals set forth above are hereby incorporated into this Agreement as though fully set herein.

11. Remedies. If either Party breaches any of its obligations hereunder, the other Party shall have all remedies for such breach available at law or in equity, including without limitation, damages, and the right to compel the defaulting party to specifically perform its obligations under this Agreement.

12. Severability. If any term of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall continue in full force and effect unless the rights and obligations of the Parties are materially altered or abridged by such invalidation, voiding or unenforceability.

14. Entire Agreement. This Agreement, together with the Note contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes all prior oral or written agreements between the Parties with respect thereto.

15. Notices. Notices delivered pursuant to this Agreement shall be delivered personally or by first class mail to the Parties at the addresses set forth below or such other address as a Party may designate in writing by notice delivered to the other Party.

EXHIBIT A

Agency: Successor Agency of the City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 Attention: Executive Director

City: City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 Attention: City Manager

IN WITNESS WHEREOF, the Parties have executed this Loan Agreement as of the date first written above.

RANCHO CORDOVA SUCCESSOR AGENCY

By: _____
 Executive Director

Attest: _____
 Agency Secretary

Approved as to form:

 Agency Counsel

CITY OF RANCHO CORDOVA

By: _____
 City Manager

Attest: _____
 City Clerk

Approved as to form:

 City Attorney

1951968.2

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency:	Rancho Cordova
Name of County:	Sacramento

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A	Sources (B+C+D):	\$ 110,255
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	110,255
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 445,763
F	Non-Administrative Costs (ROPS Detail)	320,763
G	Administrative Costs (ROPS Detail)	125,000
H	Current Period Enforceable Obligations (A+E):	\$ 556,018

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	445,763
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 445,763

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	445,763
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	445,763

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

_____	_____
Name	Title
/s/ _____	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 15,414,849		\$ -	\$ 110,255	\$ -	\$ 320,763	\$ 125,000	\$ 556,018
3	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2007-08 portion of the total loan balance for Agency overhead, administrative and planning expenses	Rancho Cordova Redevelopment		N						
4	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2010-11 portion of the total loan balance for Agency project expense - Purchase of property for Mills Station Crossing Project	Rancho Cordova Redevelopment		N						
5	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2011-12 portion of the total loan balance for Agency overhead, administrative and planning expenses	Rancho Cordova Redevelopment		N						
6	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Fiscal Year 2011-12 portion of the total loan balance for Agency project expense - Purchase of property for Mills Station Crossing Project	Rancho Cordova Redevelopment		N						
7	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	8/6/2036	City of Rancho Cordova	Redevelopment Statutory obligation to relocate tenant when acquiring property with tenant in place (est.) - This item will only be needed if payment has not been made by June 30, 2014	Rancho Cordova Redevelopment	97,755	N		97,755				\$ 97,755
11	Audit Services	Professional Services	6/10/2013	6/30/2014	Maze & Associates	Audit services required by law to be performed for the Successor Agency (est.)	Rancho Cordova Redevelopment	5,000	N		5,000				\$ 5,000
14	Mills Station Crossing/Property Maintenance	Property Maintenance	1/1/2014	6/30/2014	Terra Care Associates	Monthly property/landscape maintenance charges for properties currently owned by the former RDA (est.)	Rancho Cordova Redevelopment	1,000	N		1,000				\$ 1,000
15	Statutory Payment	Miscellaneous	2/1/2011	8/6/2036	City of Rancho Cordova as the Successor Housing Agency	Low/Moderate Housing Replacement Obligation (est.)	Rancho Cordova Redevelopment	3,520,000	N						\$ -
AGENDA	Administrative Allowance	Admin Costs	2/1/2011	6/30/2035	City of Rancho Cordova	Staff Cost to wind down former redevelopment agency activities (est.)	Rancho Cordova Redevelopment	5,000,000	N					125,000	\$ 125,000
	Assessments at New Rancho	Miscellaneous	12/2/2010	12/2/2025	Urban Housing Communities	Project based rental assistance (est.)	Rancho Cordova Redevelopment	610,377	N						\$ -
	Legal expense related to assets, obligations, settlements and judgments	Legal	2/24/2003	6/30/2015	Meyers Nave	Legal expenses for the Rancho Cordova Successor Agency to defend assets or obligations (est.)	Rancho Cordova Redevelopment	2,500	N		2,500				\$ 2,500

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail July 1, 2014 through December 31, 2014 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
21	Loan Agreement	City/County Loans After 6/27/11	2/4/2013	6/30/2014	City of Rancho Cordova	Short term loan for the payment of ROPS 13-14A DOF approved Enforceable Obligations (EO's). This loan will only be used in the event the EO's are greater than 1) reserve balance (DOF approved) , 2) RPTTF revenue or 3) a combination of both reserve balance and RPTTF. (est.)	Rancho Cordova Redevelopment	-	Y						\$ -
22	Appraisal Services	Property Dispositions	1/1/2014	6/30/2014	Integra Realty Resources or comparable business	Appraisal services for Successor Agency Land (est.)	Rancho Cordova Redevelopment	3,500	N		3,500				\$ 3,500
23	Property Taxes	Property Maintenance	1/1/2014	6/30/2014	Sacramento County	Property Taxes due for Successor Agency Property (est.)	Rancho Cordova Redevelopment	500	N		500				\$ 500
25	Loan Agreement	City/County Loans After 6/27/11	8/19/2013	12/31/2014	City of Rancho Cordova	Short term loan for payment of ROPS 13-14B DOF approved EO's. The loan will only be used in the event the EO's are greater than 1) reserve balance (DOF approved) , 2) RPTTF revenue or 3) a combination of both reserve balance and RPTTF. (est.)	Rancho Cordova Redevelopment	320,763	N				320,763		\$ 320,763
26	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	6/30/2014	City of Rancho Cordova	Interest on FY 2005-06 poriton of city loan approved as an Enforceable Obligaiton (Line #1) which has not been reported/paid in prior ROPS periods	Rancho Cordova Redevelopment		N						
27	Reimbursement Agreement entered into within two years of Agency formation.	City/County Loans On or Before 6/27/11	7/1/2005	6/30/2014	City of Rancho Cordova	Interest on FY 2006-07 poriton of city loan approved as an Enforceable Obligaiton (Line #2) which has not been reported/paid in prior ROPS periods	Rancho Cordova Redevelopment		N						
28	Reimbursement Agreement (reauthorized by Oversight Board)	City/County Loans After 6/27/11	9/9/2013	8/6/2036	City of Rancho Cordova	Loan Repayment pursuant to AB 1484 §34191.4 (b). Total Obligation amount represents outstanding balance at June 30, 2013; amounts will be updated each ROPS period to reflect accrued interest and/or payments	Rancho Cordova Redevelopment	5,617,634	N						\$ -
29	Loan Agreement	City/County Loans After 6/27/11	2/3/2014	6/30/2015	City of Rancho Cordova	Short term loan for payment of ROPS 14-15A DOF approved EO's. The loan will only be used in the event the EO's are greater than 1) reserve balance (DOF approved) , 2) RPTTF revenue or 3) a combination of both reserve balance and RPTTF. (est.)	Rancho Cordova Redevelopment	235,820	N						\$ -
															\$ -
	NOTE: Red highlights represents items denied by the Department of Finance as enforceable obligations and cannot be modified by Successor Agency														\$ -
															\$ -

AGENDA ITEM

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
ROPS 13-14A Actuals (07/01/13 - 12/31/13)								
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	-		709,020	-	-	-	
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	-	-	1,954	-	-	-	
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs	-	-	73,028	-	-	-	
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	-	-	-	
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required					-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ 637,945	\$ -	\$ -	\$ -	
ROPS 13-14B Estimate (01/01/14 - 06/30/14)								
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ -	\$ -	\$ 637,945	\$ -	\$ -	\$ -	
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014			-				Successor Agency's assessed values are still below the frozen base resulting in no RPTTF being available for enforceable obligation (EO's) payments
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)			262,255				
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B			375,690				The Successor Agency needs to continue to retain all cash balances to meet future EO's until RPTTF is available for distribution.
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments																					
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)																					
(Report Amounts in Whole Dollars)																					
ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.																					
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T		
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures												SA Comments	
																					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin								
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)			
		\$ -	\$ -	\$ -	\$ 73,028	\$ 1,200,165	\$ -	\$ 449,955	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -		\$ -	\$ -	No RPTTF available for distribution		
8	Mills Station Crossing Project	-		-		7,000	-	-		\$ -		\$ -						\$ -			
9	Mills Station Crossing Project	-		-		984,665	-	-		\$ -		\$ -						\$ -			
10	Mills Station Crossing Project	-		-		100,000	-	-		\$ -		\$ -						\$ -			
11	Audit Services	-		-	2,500	10,000	-	-		\$ -		\$ -						\$ -			
12	Mills Station Crossing/Property Maintenance	-		-	-	10,500	-	-		\$ -		\$ -						\$ -			
13	Mills Station Crossing/Property Maintenance	-		-	-	9,000	-	-		\$ -		\$ -						\$ -			
14	Mills Station Crossing/Property Maintenance	-		-	-	4,500	-	-		\$ -		\$ -						\$ -			
16	Administrative Allowance	-		-	50,079	-	-	-		\$ -		\$ -	125,000	-		-		\$ -			
18	Litigation expense related to assets or obligations, settlements and judgments	-		-	20,245	40,000	-	-		\$ -		\$ -						\$ -			
20	Loan Agreement	-		-	-	-		449,955	-	\$ -	-	\$ -						\$ -			
	Appraisal Services	-		-	-	3,500	-	-		\$ -		\$ -						\$ -			
	Property Taxes	-		-	204	1,000		-		\$ -		\$ -						\$ -			
	Mills Station Crossing/Property Maintenance	-		-	-	30,000	-	-		\$ -		\$ -						\$ -			

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

**Successor Agency to the former Rancho Cordova Redevelopment Agency
Proposed Administrative Budget
For the period between:**

	July 1, 2014 and December 31, 2014
<i>Successor Agency Staffing</i>	
Salaries	57,305
Benefits	22,695
Total Salaries and Benefits	\$ 80,000
<i>Prof. & Contractual Services</i>	
General Counsel	30,000
Consultants - Other	15,000
Total Prof. & Contractual Services	\$ 45,000
TOTAL ADMINISTRATIVE COST	\$ 125,000

ATTACHMENT 1

RESOLUTION NO. SA-2-2014

**A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY TO THE
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA
APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 14-15A) AND
ADMINISTRATIVE BUDGET FOR JULY THROUGH DECEMBER 2014**

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

WHEREAS, pursuant to the Dissolution Act, the City of Rancho Cordova became the successor agency (the "Successor Agency") to the former Redevelopment Agency and, by operation of law under Section 34175(b) of the Dissolution Act, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency (the "redevelopment assets") were transferred to the Successor Agency, on February 1, 2012; and

WHEREAS, Section 34177(l) of the Dissolution Act requires the Successor Agency to prepare a Recognized Obligation Payment Schedule ("ROPS") for each six month fiscal period, which lists the outstanding obligation of the former Redevelopment Agency and the source of funds for the payments; and

WHEREAS, the Successor Agency has prepared a ROPS for the July 1, 2014 through December 31, 2014, period ("ROPS 14-15A"), attached hereto as (**Exhibit A**); and

WHEREAS, the Successor Agency has prepared the administrative budget (**Exhibit B**), which estimates the cost for the Successor Agency to comply with the requirements associated with winding down the affairs of the agency.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE BOARD MEMBERS OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF RANCHO CORDOVA THAT:

1. The Successor Agency hereby approves the ROPS 14-15A for the period July 1, 2014 through December 31, 2014, attached hereto as Exhibit A.

2. The Successor Agency hereby approves the Administrative Budget for the period July 1, 2014 through December 31, 2014, attached hereto as Exhibit B.

2. The Successor Agency Secretary is hereby directed to transmit the ROPS 14-15A to the Oversight Board for approval before transmitting the ROPS 14-15A to the Sacramento County Auditor-Controller, State Department of Finance, and the State Controller.

PASSED AND ADOPTED by the Board Members of the Rancho Cordova Successor Agency on the ____ day of _____, 2014 by the following vote:

ATTACHMENT 1**AYES:****NOES:****ABSENT:****ABSTAIN:**

Dan Skoglund, Agency Chair**ATTEST:**

Mindy Cuppy, CMC, Agency Secretary

SUCCESSOR AGENCY TO THE FORMER

Community Redevelopment Agency

OF THE CITY OF RANCHO CORDOVA

MEMORANDUM

DATE: February 3, 2014

TO: Rancho Cordova Successor Agency Director and Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: A RESOLUTION OF THE RANCHO CORDOVA SUCCESSOR AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 14-15A) AND ADMINISTRATIVE BUDGET FOR JULY THROUGH DECEMBER 2014

RECOMMENDATION

Adopt Resolution No SA-02-2014 Approving a Recognized Obligation Payment Schedule (the "ROPS 14-15A") and Administrative Budget for July 1, 2014 through December 31, 2014.

RESULT OF RECOMMENDED ACTION

Approval of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on ROPS 14-15A and establishes the administrative budget for the six month period; to the extent funds are available.

BACKGROUND

Assembly Bill 1x 26 (Stats. 2011, chap.5) added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*), which was subsequently modified by the California Supreme Court in *California Redevelopment Association v. Matosantos* (2011) 53 Cal.4th 231 and by Assembly Bill 1484 (Stats. 2012, chap. 26, effective June 27, 2012) (the "Dissolution Act"), and in accordance therewith, all redevelopment agencies in the State of California, including the Community Redevelopment Agency of the City of Rancho Cordova (the "Redevelopment Agency"), were dissolved effective February 1, 2012. Also on this date, all assets, properties, contracts, leases, books and records, building, and equipment of the former Redevelopment Agency were transferred to the Rancho Cordova Successor Agency (the "Successor Agency").

The Successor Agency is required by Section 34177(l) of the Dissolution Act to adopt a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period. The ROPS functions as the Successor Agency's claim for property tax revenue, and general authorization, to pay enforceable obligations. It lists the outstanding obligations of the former

Redevelopment Agency, the obligation amount that will be due during the six-month reporting period along with the funding source for each obligation. The Successor Agency can only pay, and will only be allocated property tax revenue by the County Auditor-Controller (the "County AC") for payments of obligations listed on the ROPS; to the extent property tax revenue is available.

Assembly Bill 1484 made certain adjustments and additions to the Dissolution Act procedure for the adoption of a ROPS. New subdivision (m) of Section 34177 states that the Successor Agency must submit an Oversight Board approved ROPS to the Department of Finance (the "DOF") and the County AC no fewer than 90 days (March 1st) before the date of property tax distribution (June 1st). The DOF shall make its determination of the enforceable obligations and the amounts and funding sources of the enforceable obligations no later than 45 days after the ROPS is submitted.

ROPS 14-15A is attached to the resolution submitted for approval on the template provided by the DOF. As required by AB 1484, ROPS 14-15A includes a reconciliation of the estimated to actual activity for the ROPS 13-14A, which covers the period of July 1, 2013 through December 31, 2013.

ROPS 14-15A includes all of the items from previous ROPS with the following exceptions:

- The following Line Items have been fully funded/paid therefore they have been removed from the ROPS template by the Department of Finance:
 - Line Item 1 – City Loan (FY 2005-06)
 - Line Item 2 – City Loan (FY 2006-07)
 - Line Item 8 – Legal Expenses for litigation against the former RDA on the Mills Station Crossing Project (Lily)
 - Line Item 9 – Payment of defendant's (Lily) legal fees on the Mills Station Crossing Project
 - Line Item 12 – Utility charges for property sold to Los Rios College
 - Line Item 13 – Property Maintenance charges for property sold to Los Rios
 - Line Item 19 – Short term loan (ROPS II) – Loan not necessary due to the use of reserve balances
 - Line Item 20 – Short term loan (ROPS III) – Loan not necessary due to the use of reserve balances
 - Line Item 24 – Demolition cost associated with the property sold to Los Rios
- Line Item 29 – Added the repayment of the Loan Agreement between the City of Rancho Cordova (the "City") and the Successor Agency. There is currently no property tax revenue being generated within the project area due to the assessed values of properties remaining below the frozen base established during the formation of the former Redevelopment Agency. As a result of the lack of property tax revenue, this loan may be necessary to cover administrative cost and professional services during the ROPS 14-15A period (July to December 2014) if the Department of Finance does not allow the Successor Agency to continue to retain and use reserve balances to meet

these obligations. The addition of this line item ensures the City can be repaid for this loan, if used, once property tax revenues become available.

Although the Successor Agency continues to list, in accordance with Section 3419.4(b)(1) of the Dissolution Act, the previously disallowed portion of the City Loan as an enforceable obligation on the ROPS, because of the repayment calculation outlined in the Dissolution Act, repayment of this loan cannot begin until the Successor Agency starts receiving property tax revenue.

In accordance with Dissolution Act requirements, the Successor Agency will submit the adopted ROPS 14-15A to the Oversight Board for review and approval, at their February board meeting. At the same time the ROPS 14-15A is submitted to the Oversight Board, a copy will also be provided to the county administrative officer, the County AC, and the DOF for review. Following the Oversight Board's approval of the ROPS 14-15A, the Successor Agency will submit a certified copy of the ROPS electronically to the DOF to complete the Dissolution Act reporting requirements and start the 45 day review period.

It is important for the reporting process to be completed by the March deadline to avoid significant penalties which have been added to §34177(m)(2) of the Dissolution Act. Those penalties include a civil penalty of \$10,000 per day for each day the ROPS is not submitted to the DOF and a 25% reduction to the maximum administrative cost allowance.

ATTACHMENT

1. Resolution No. SA-2-2014 with Exhibits.

MEMORANDUM



DATE: February 3, 2014

TO: Honorable Mayor and Council Members

FROM: Mindy Cuppy, CMC, City Clerk

SUBJECT: APPOINTMENT OF CITY OF RANCHO CORDOVA EMPLOYEE REPRESENTATIVE TO THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY

RECOMMENDATION

Adopt Resolution No. 12-2014.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will recognize Joe Chinn as the appointee to the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community Redevelopment Agency representing the employees of the former redevelopment agency.

BACKGROUND

On March 5, 2012 Ted Gaebler was appointed to serve as the appointee to the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community Redevelopment Agency representing the employees of the former redevelopment agency. On the occasion of his retirement, it is imperative that we appoint a replacement.

ATTACHMENT

Resolution No. 12-2014.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 12-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPOINTING REPRESENTATIVE TO THE OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY OF THE FORMER REDEVELOPMENT AGENCY REPRESENTING THE
EMPLOYEES OF THE FORMER REDEVELOPMENT 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 of the City that formed the redevelopment agency, representing the employees of the former redevelopment agency.

WHEREAS, on March 5, 2012 Resolution No. 15-2012 appointed 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 representative; and

WHEREAS, Joe Chinn will replace Ted Gaebler as the appointee to the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community 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 appoint Joe Chinn to serve on the Oversight Board of the Successor Agency to the City of Rancho Cordova's Community Redevelopment Agency representing the employees of the former redevelopment agency

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

MEMORANDUM

DATE: February 3, 2014

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner

SUBJECT: **10240 SYSTEMS PARKWAY LOT SPLIT TENTATIVE PARCEL MAP;
PROJECT NO. DD8420 – LOCATED AT 10240 SYSTEMS PARKWAY.**



PROPERTY OWNER: Ethan Conrad 1300 National Drive, Suite 100 Sacramento, CA 95834	APPLICANT/DEVELOPER: Same as Owner
--	--

PROJECT: FILE: LOCATION: APN: PLANNER:	The applicant is requesting a Tentative Parcel Map (TPM) to subdivide a developed 4.77 acre parcel into two new parcels at 1.84 acres and 2.93 acres. DD8420 10240 Systems Parkway (southwest corner of Systems Drive and Old Placerville Highway); 077-0360-019-0000 Matthew Diaz, Associate Planner
---	---

RECOMMENDATION

Adopt Resolution No. 8-2014.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 8-2014 would approve the applicant's request for a parcel split to subdivide the existing 4.77 acre parcel into two new parcels at 1.84 acres and 2.93 acres, each with a single building. The new 1.84 acre parcel would contain an existing 6,000 square foot building while the new 2.93 acre parcel would contain an existing 38,760 square foot building with shared parking and landscaped areas. The buildings could then be sold individually in the future and the project would be conditioned to maintain the common parking and access. The owner may wish to impose private conditions in the form of CC&R's to control other common maintenance needs outside the City preview.

BACKGROUND

The property is located on the southwest corner of Systems Drive and Old Placerville Road. The existing facilities were approved and constructed around 1988 and included the construction of two (2) office/industrial buildings south of Systems Parkway, adjacent to the existing Sacramento Fire Communication Center.

The City of Rancho Cordova received an application on November 26, 2013 requesting a Tentative Parcel Map to create two (2) new parcels;

- Parcel 1: A new 2.93 acre parcel with an existing 38,760 square foot one-story office building, paved parking area and landscape;
- Parcel 2: A new 1.84 acre parcel with an existing 6,000 square foot one-story office building, paved parking area and landscape;

The application was routed to the City's commenting agencies and reviewed for environmental concerns. As a result of that review the project area has been found to have ample parking to support both buildings and is landscaped with mature trees and turfed planter areas. The current owner desires to split the property into two (2) parcels, with one (1) building on each new parcel.

REQUIRED PERMITS AND REGULATORY BASIS

According to the State Subdivision Map Act and Municipal Code, a single commercial parcel may be split up into separate lots with a Parcel Map, guided by the following provisions:

1. Subdivision Map Act Section 66428 and 66444- Requirements for and the provisions to approve the subdivision of land into four or less lots.
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 21 Zoning Code, provides the local authority for all development standards to regulate the use and size of the new parcels created with this subdivision.

Figure 1: Existing 4.77 acre Parcel in Red

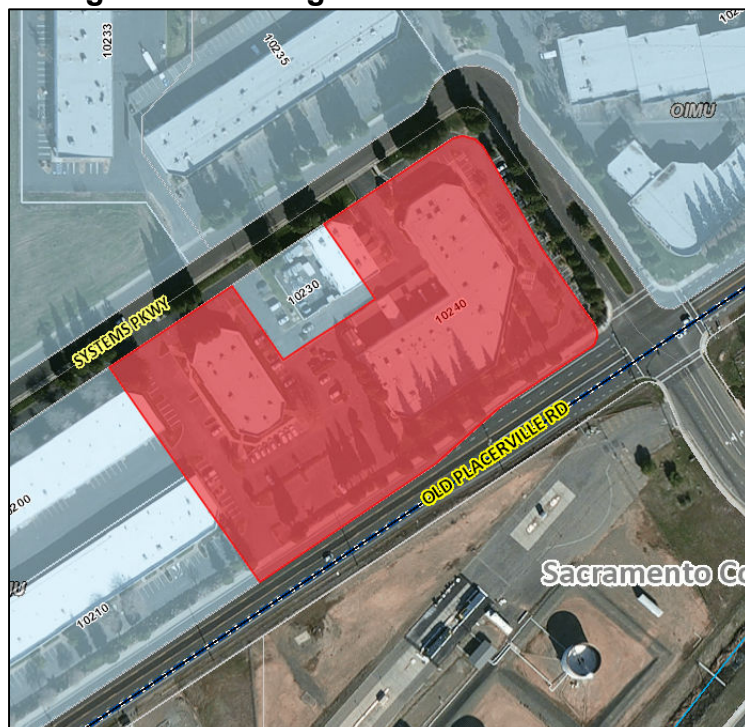
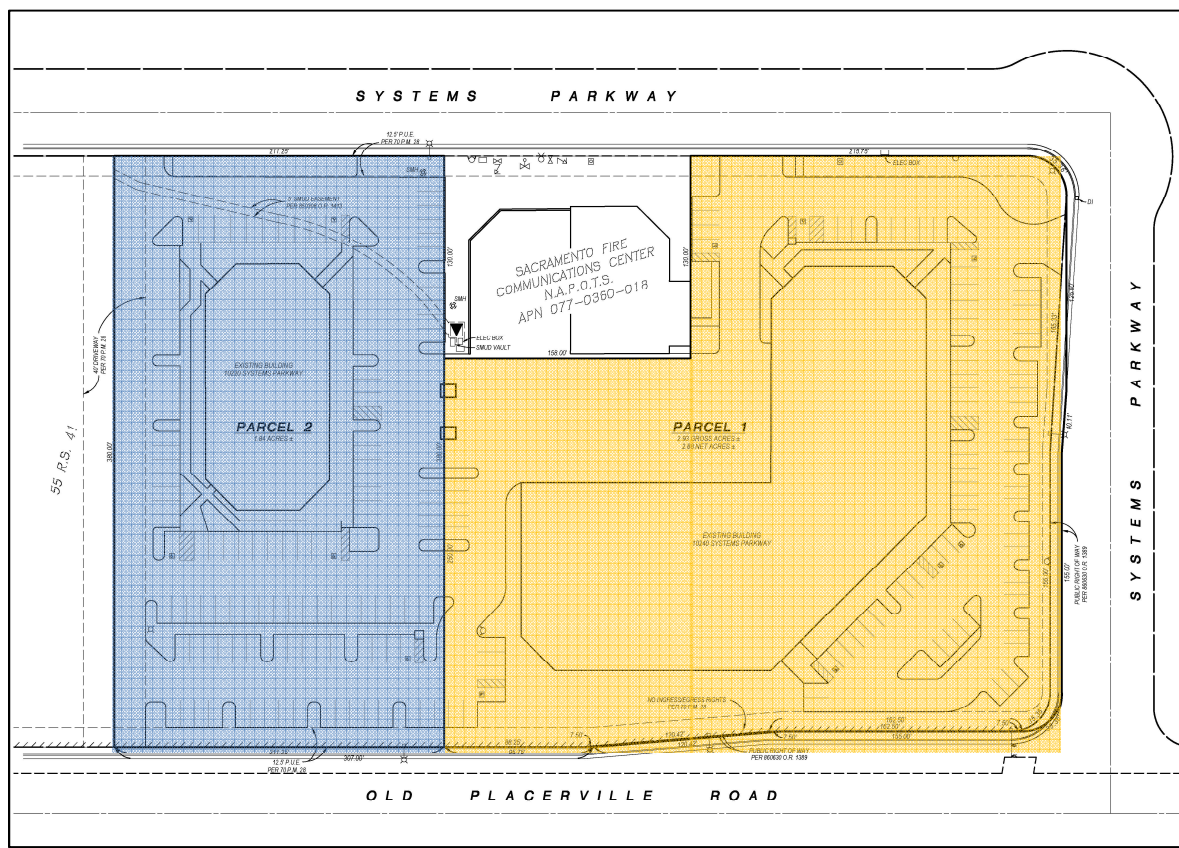


Figure 2: Proposed Lot Split (Parcel 1 in Orange and Parcel 2 in Blue)



ANALYSIS

The applicant is requesting approval of a Tentative Parcel Map to divide a single parcel of 4.77 acres into two (2) parcels and does not propose any physical improvements or changes in use at this time.

General Plan:

The project site is located in the Countryside-Lincoln Village Planning Area (CS/LVPA) of the City's General Plan. This Planning Area consists of mostly residential development while allowing a variety of office and commercial mixed-use developments that allow for existing and new offices to be developed with commercial and/or residential uses integrated horizontally or vertically.

This project does not propose any new use or physical change to the existing facilities.

Figure 3: Aerial of Project Site with Photo locations



Figure 4: Photo from Systems Parkway looking West at the Sacramento County Fire Communication Facility



Figure 5: Photo from Systems Parkway looking South along the west side of the new Parcel 2



Figure 6: Photo of proposed Parcel 1 and Parcel 2 boundary line looking south to north towards the Sacramento County Fire Communication Facility



Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
10240 Systems Parkway (Project Address)	Two (2) one-story office buildings on a 4.77 acre parcel with shared parking and landscape	Countryside-Lincoln Village Planning Area (CS/LVPA)	Office industrial Mixed Use (OIMU)
North	Sacramento Fire Communication Center/Existing Office/Industrial buildings	Countryside-Lincoln Village Planning Area (CS/LVPA)	Office industrial Mixed Use (OIMU)
East	Existing Office/Industrial buildings	Countryside-Lincoln Village Planning Area (CS/LVPA)	Office industrial Mixed Use (OIMU)
South	Sacramento County/Mather Airfield	Sacramento County	Sacramento County
West	Existing Office/Industrial buildings	Countryside-Lincoln Village Planning Area (CS/LVPA)	Office industrial Mixed Use (OIMU)

Zoning Code

The project site is zoned Office Industrial Mixed-Use (OIMU) which allows for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, while commercial and other support services may be integrated vertically and/or horizontally in this district. The Zoning Code does not require a minimum lot size for new parcels in the OIMU Zone; therefore the lot sizes proposed have been designed to give each lot the necessary setbacks to be code compliant. The project does not entail any exterior construction and will not change any of the site features of the lot.

There are approximately 161 standard parking spaces and 12 handicap accessible parking spaces (173 total spaces) on the existing site that will be divided amongst the new parcels. Parcel 1 will have approximately 76 parking spaces and 7 handicap accessible spaces (83 total spaces); while Parcel 2 will have approximately 85 parking spaces and 5 handicap accessible parking spaces (90 total spaces). Based on the office parking requirements of the zoning code Table 23.719-1, the 38,760 square foot office building on Parcel 1 will require 105 spaces while the 6,000 square foot office building on Parcel 2 will require 16 spaces. Although the proposed lot split would create a deficiency of 22 parking spaces for Parcel 1, a shared parking agreement would allow Parcel 1 to have access to the 74 parking space surplus in Parcel 2. The proposed split would also impact the Sacramento County Fire Communication facility that has shared access and required parking from Parcel 1 and Parcel 2 as it was originally approved as one business center before the fire facility was subdivided to its own lot around the mid-1980s.

A condition of approval has been added that all existing agreements are maintained and referenced on the final map and any new shared access and parking agreements need to meet minimum parking and access requirements for Parcel 1, Parcel 2 and the Sacramento County Fire Communication facility and will be recorded prior to final map issuance. These agreements will ensure access and parking should the new parcels be sold to other owners.

Title 22- Land Development

Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a tentative parcel map application.

CONCLUSION

The required findings to approve a map and the supporting evidence are provided within the attached resolution, accompanied by the draft conditions of approval. The conditions are not complex, due to the simple request to split one parcel into two and no other off-site improvements are required by this action. A condition has been added to ensure cross site access and shared parking for the business center, especially the Sacramento County Fire Communication Facility which relies on Parcel 1 and Parcel 2 for access and shared parking.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as a Class 15 exemption per section 15315 "Minor Land Division" and adopt Resolution Number 8-2014 the Tentative Parcel Map for 10240 Systems Parkway DD8240, subject to the findings, Project Plans (**Exhibit A**) and Conditions of Approval (**Exhibit B**)."

ATTACHMENTS:

1. Resolution No. 8-2014, including Tentative Parcel Map (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. 500' Radius Map and Labels.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 8-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
TWO LOT TENTATIVE PARCEL MAP, PROJECT NO. DD8420**

WHEREAS, Ethan Conrad Properties (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a two lot Parcel Map, subject to the Conditions of Approval (**Exhibit B**) located at 10240 Systems Parkway. (Assessor's Parcel Number: 077-0360-019); and

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

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

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

1. Determine that the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Categorically Exempt under Section 15315, Minor Land Divisions.
2. Tentative Parcel Map (**Exhibit A**)

Findings: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

- A. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

The proposed project is consistent with the General Plan and the land use designation specified for this parcel. The current uses and buildings are consistent with the existing development standards of the General Plan planning area and the Zoning Code designation of Office Industrial Mixed Use. No changes to the existing uses are proposed, only the splitting of the one parcel into two.

- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The proposed project is consistent with the General Plan and the land use designation specified for this parcel and the subject property is not within a designated specific plan. The current uses and buildings are consistent with the existing development standards of the General Plan designation of

ATTACHMENT 1

Countryside-Lincoln Village Planning Area and the Zoning Code designation of Office Industrial Mixed Use. No changes to the existing uses are proposed, only the splitting of the one parcel into two.

- C. That the site is not physically suitable for the type of development.

The site is physically suitable to divide the parcel into two parcels that will allow each building to be placed on its own lot. The proposed parcels will be supported by on-site parking and landscape requirements of the City of Rancho Cordova Zoning Code.

- D. That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development. The proposed project is to divide an existing parcel into two lots, no additions or improvements are proposed at this time. The existing parking and vehicular access drives will be reciprocally joined for common use and maintenance as a condition of the map.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The proposed project does not involve any physical improvements or changes in use at this time. The site is currently developed with paved parking, landscaped areas, and two existing buildings without any undeveloped areas that could contain sensitive plant and/or wildlife. The proposed project is categorically exempt per section 15315, Minor Land Divisions of the California Environmental Quality Act which allows the division of property in commercial parcels.

- F. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

The subdivision of one parcel into two new parcels would allow the existing buildings to be placed on individual lots (Parcel 1 and Parcel 2). The project does not propose any physical change and will not disturb any undisturbed or contaminated soil.

- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

There are existing easements within the proposed subdivision for access through the property. No change is proposed with this subdivision and a condition has been placed on the project to ensure the access and shared parking remains for all businesses prior to sale of the new parcels.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2014 by the following vote:

AYES:

NOES:

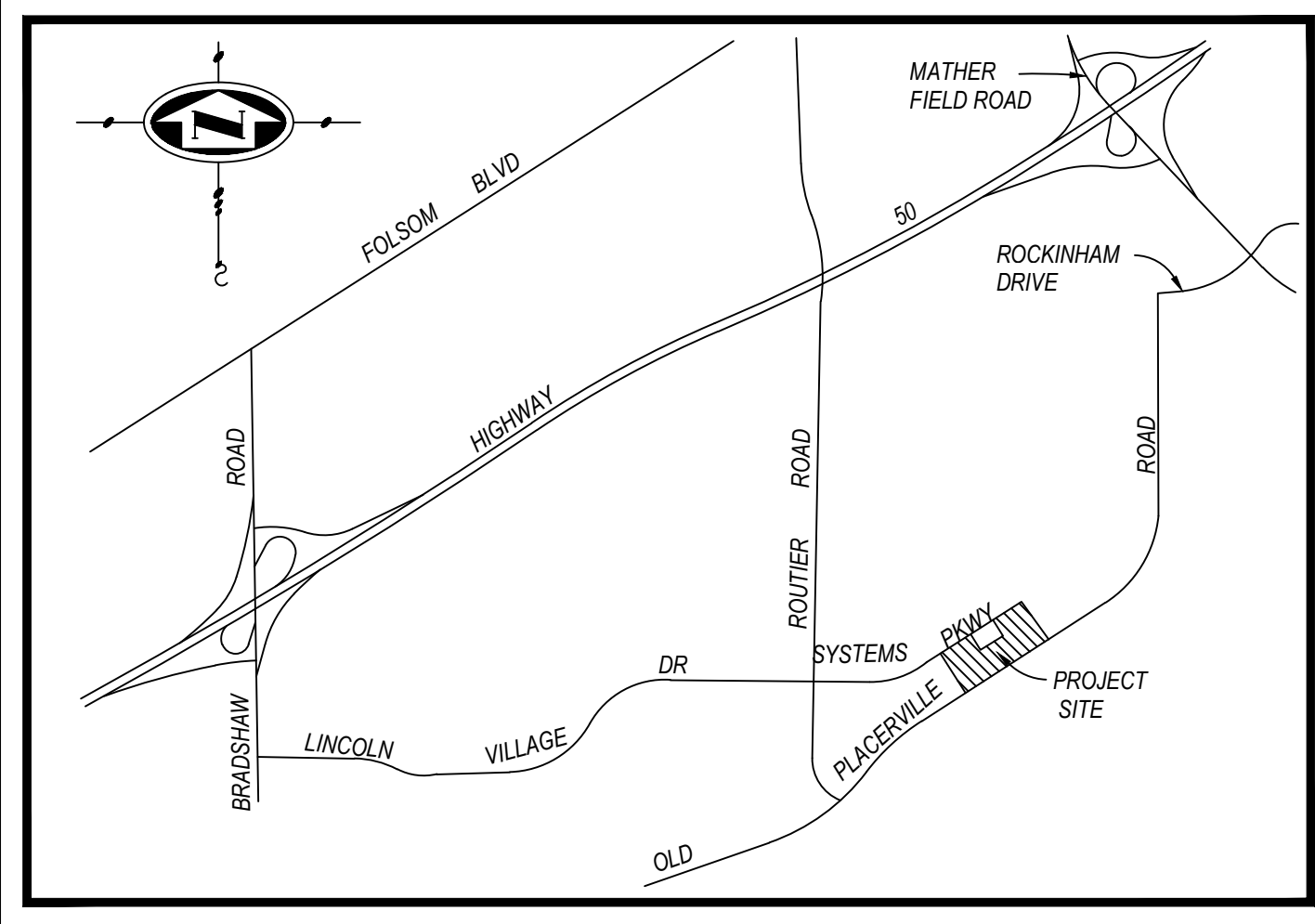
ABSENT:

ABSTAIN:

Dan Skoglund, Mayor

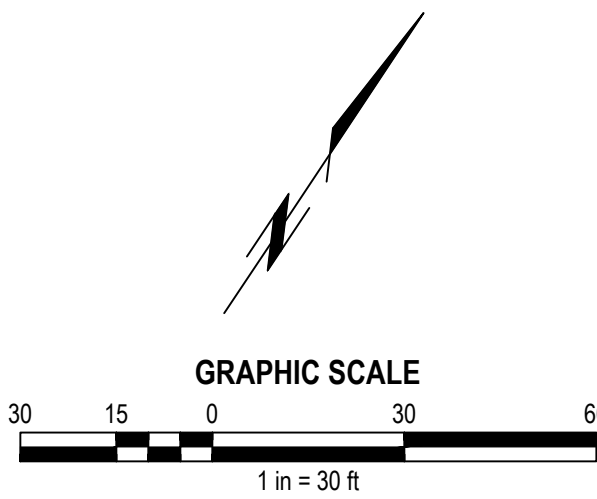
ATTEST:

Mindy Cuppy, CMC, City Clerk



VICINITY MAP

N.T.S.



OWNER/DEVELOPER/APPLICANT

ETHAN CONRAD
1300 NATIONAL DRIVE, SUITE 100
SACRAMENTO, CA 95834
(916) 779-1000

ENGINEER

MORTON & PITALO, INC.
75 IRON POINT CIRCLE, SUITE 120
FOLSOM, CA 95630
(916) 984-7621

APN

077-0360-019

PRESENT ZONING

OIMU

PROPOSED ZONING

OIMU

WATER

CAL AMERICAN WATER COMPANY

SANITARY SEWER

SACRAMENTO AREA SEWER DISTRICT

STORM DRAINAGE

CITY OF RANCHO CORDOVA

FIRE

CITY OF RANCHO CORDOVA

POLICE

CITY OF RANCHO CORDOVA

GAS

PG&E

ELECTRICITY

SACRAMENTO MUNICIPAL UTILITY DISTRICT

TELEPHONE

PACIFIC BELL

SCHOOLS

CITY OF SACRAMENTO UNIFIED SCHOOL DIST.

PARKS AND RECREATION

CITY OF RANCHO CORDOVA

NUMBER OF PARCELS

2

AREA

4.77 GROSS ACRES±
4.72 NET ACRES±

PRESENT USE

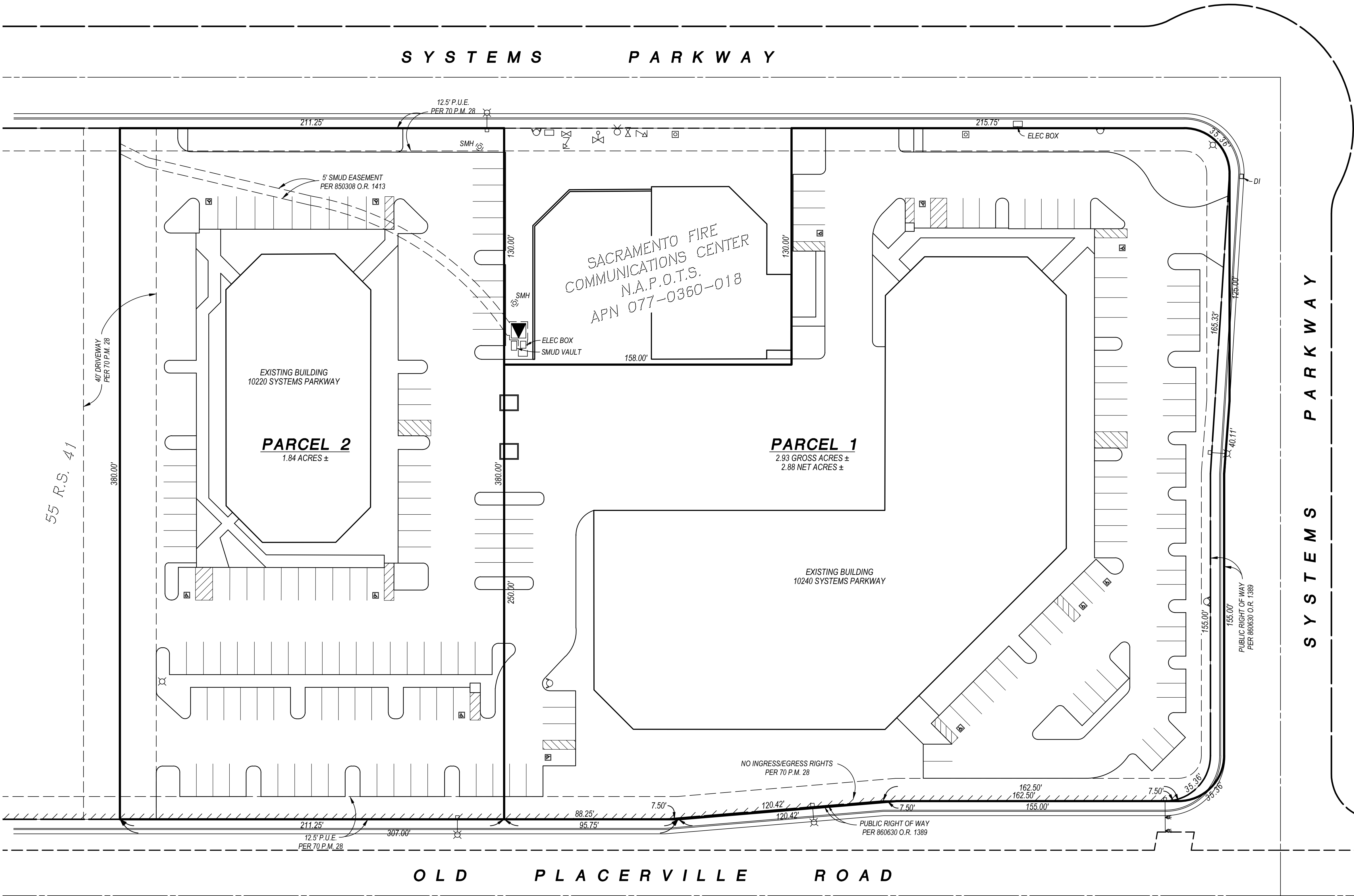
OFFICE

TENTATIVE PARCEL MAP
PORTION PARCEL 5 ~ MATHER BUSINESS PARK
70 P.M. 28
CITY OF RANCHO CORDOVA, CALIFORNIA

DATE
NOVEMBER 2013

SHEET
OF

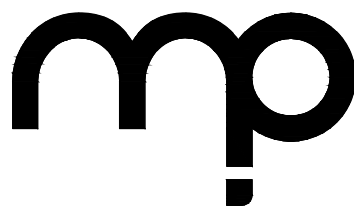
47



LEGEND

- | | | |
|-----------------------------------|------------------------------|-------------------------------------|
| —○— POWER OR TELEPHONE POLE W/GUY | AC ASPHALTIC CONCRETE | JP JOINT POLE |
| —★— AREA LIGHT OR POLE LIGHT | BEG BEGINNING | L.E. LANDSCAPE EASEMENT |
| —□— STREET LIGHT (ELECTROLIER) | BLDG BUILDING | OHE OVERHEAD ELECTRIC |
| —□— TRAFFIC SIGNAL | CMP CORRUGATED METAL PIPE | OHT&E OVERHEAD ELECTRIC & TELEPHONE |
| —□— TRANSFORMER | CONC CONCRETE | PP POWER POLE |
| —□— MANHOLE | DI DRAIN INLET | PT&T PACIFIC TELEPHONE & TELEGRAPH |
| —□— CLEANOUT | DMH DRAIN MANHOLE | P.U.E. PUBLIC UTILITY EASEMENT |
| —□— CURB INLET | ELEC ELECTRIC | RET RETAINING |
| —□— DRAIN INLET | EP EDGE OF PAVEMENT | R/W RIGHT OF WAY |
| —□— FIRE HYDRANT | ESMT EASEMENT | SLB STREET LIGHT BOX |
| —□— FIRE DEPARTMENT CONNECTION | FF FINISHED FLOOR | SMH SINKER MANHOLE |
| —□— WATER METER | FL FLOW LINE | TBC TOP BACK OF CURB |
| —□— WATER VALVE | FNC FENCE | TELE TELEPHONE |
| —□— BACKFLOW PREVENTOR | FND FOUND | TMH TELEPHONE MANHOLE |
| —□— DOUBLE DETECTOR CHECK VALVE | GM GAS METER | TP TELEPHONE POLE |
| —□— BLOW OFF VALVE | GRT GRATE | TSB TRAFFIC SIGNAL BOX |
| —□— POST INDICATOR VALVE | GV GAS VALVE | UG UNDERGROUND |
| —□— DIMENSION POINT | JCV IRRIGATION CONTROL VALVE | UTIL UTILITY |
| —□— MONUMENT FOUND AS NOTED | INW INVERT | WD WOOD |
| —□— ROAD SIGN | I.P. IRON PIPE | |
| —□— EDGE OF PAVEMENT | | |

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 40'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	JRJ



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 1 Folsom, CA 95630
phone: 916.984.7621 | fax: 916.984.9617
survey email: staking@mpengr.com | web: www.mpengr.com

Conditions of Approval

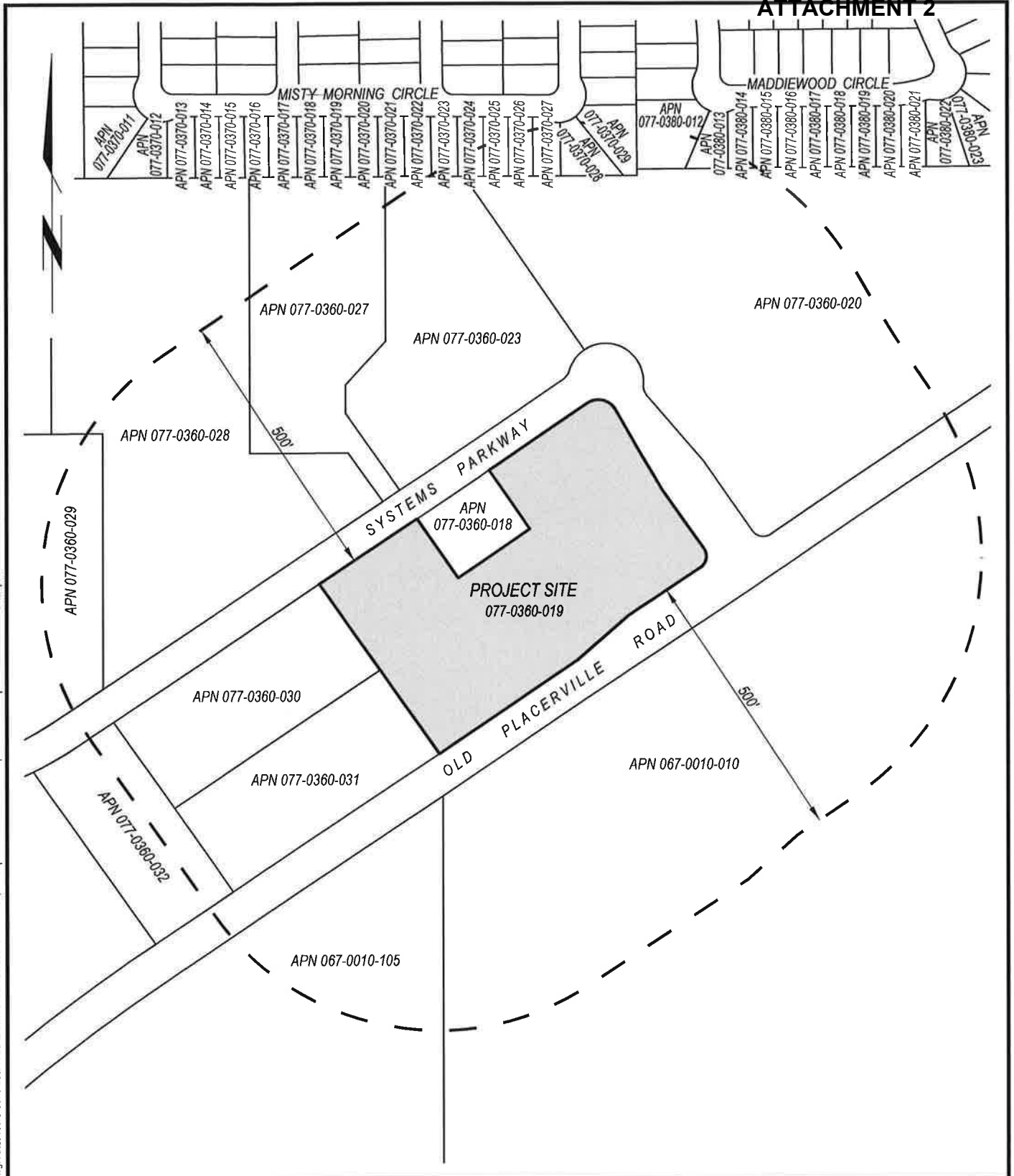
	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide one (1) parcel (APN 077-0360-019-000) into two (2) parcels, as described in the City Council staff report dated February 3, 2014 and Tentative Parcel Map (Exhibit A) dated November 2013 with the conditions herein, for project number DD8420.	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	Planning	
3.	The Tentative Parcel Map approval is valid for three years from the date of City approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Planning	
4.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations.	Planning/ Building /Public Works	
5.	In accordance with Zoning Code Section 23.719.060, all vehicular parking areas shall be maintained by the owner of the property, such as being kept free of damage to asphalt or concrete surface, damage to landscape areas or curbing, garbage and debris. Parking spaces shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use and shall be kept clear of temporary or permanent obstructions.	Planning	

Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	Prior to Final Map			
6.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged sidewalk and driveways along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint.	Prior final map	Public Works	
7.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels". This note shall reference all recorded reciprocal access and parking agreements for the Sacramento County Fire Station as well as the adjacent business complex and access along the west side of Parcel 2. Should an agreement need to be amended and/or created for additional cross parcel access and shared parking, this agreement must be completed and recorded prior to final map. At a minimum, such agreement must provide for mutual access to driveway entries on Parcel 1 and Parcel 2; right of use for Parcel 1 tenants to at least 22 parking spaces on Parcel 2 and, right of access and use of parking for the Sacramento County Metro Fire Communication facility located adjacent to Parcel 1.	Prior to final map	Planning/Public Works	

ATTACHMENT 2

Dwg: X:\2013\13-0070-000DWG\PLAN\WORKING\130070-P1-RM01.DWG | Saved: 11-22-13 01:20pm MCHARA | Plotted: 11-22-13 01:21pm MCHARA



MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
 75 Lion Point Circle, Suite 120 • Folsom, CA 95630
 phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
 survey email: staking@mpengr.com • web: www.mpengr.com

DRAWN:	MJC	JOB NO:	130069
CHECKED:	JRJ	DATE:	NOVEMBER 2013
SCALE:	1"=250'	SHEET:	1 of 1

RADIUS MAP FOR
TENTATIVE MAP
10240 SYSTEMS PARKWAY
PORTION PARCEL 5 ~ 70 PM 28
 CITY OF RANCHO CORDOVA, CALIFORNIA

ATTACHMENT 2

APN 077-0360-018-0000 **C054
SACRAMENTO COUNTY FIRE
COMMUNICATIONS CENTER
10230 SYSTEMS PKWY
SACRAMENTO CA 95827-3006

APN 077-0360-031-0000 **C054

JON & MARYLOIS GIBSON
10210 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0360-029-0000
SACRAMENTO CITY UNIFIED
SCHOOL DISTRICT
SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0360-023-0000 **C054
THEODORE H SMYTH JR TRUST
TWO
10235 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0380-022-0000 **C064

KELLY LOESSBERG
3549 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-019-0000 **C064

RAHEEL A TAHIRKHELI
3561 MADDIEWOOD CIR
SACRAMENTO CA 95827

APN 077-0380-016-0000 **C064

SHINDERPAL KAUR
3573 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-013-0000 **C064

VLADIMIR TYULYU
3585 MADDIEWOOD CIR
SACRAMENTO CA 95827

APN 077-0370-028-0000 **C064

PAEZ DE MINERVA
3524 MISTY MORNING CIR
SACRAMENTO CA 95827-3056

APN 077-0370-025-0000 **C064

BERNARDITA FERRER
3512 MISTY MORNING CIR
SACRAMENTO CA 95827-3054

APN 067-0010-010-0000 **C004
COUNTY OF SACRAMENTO
10345 PETER A MCCUEN BLVD
MATHER CA 95655

APN 077-0360-030-0000 **C054

SYSTEMS TWO PARKWAY LLC
10200 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0360-028-0000
D BRUCE & DARLYNE FITE
FAMILY
SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0360-020-0000 **C054
BCT 1 ACQUISITION COMPANY
LLC
10255 OLD PLACERVILLE RD
SACRAMENTO CA 95827

APN 077-0380-021-0000 **C064

EFREN & MARIA VELAZCO
3553 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-018-0000 **C064

GALINA MAKHNOVSKAYA
3565 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-015-0000 **C064

HAO H XU
3577 MADDIEWOOD CIR
SACRAMENTO CA 95827

APN 077-0380-012-0000 **C064

GIAU T VO
3589 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0370-027-0000 **C064

GREG T TAKEHARA
3520 MISTY MORNING CIR
SACRAMENTO CA 95827-3056

APN 077-0360-019-0000 **C054

ETHAN CONRAD
10240 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 067-0010-105-0000
SACRAMENTO COUNTY OFFICE
OF EDUCATION
OLD PLACERVILLE
MATHER CA 95655

APN 077-0360-032-0000 **C054

PEGGY B KONG
10190 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0360-027-0000 **C054

STATE OF CALIFORNIA
10233 SYSTEMS PKWY
SACRAMENTO CA 95827

APN 077-0380-023-0000 **C064

ALLA OLIFERCHIK
3545 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-020-0000 **C064

KIM MANALUS
3557 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-017-0000 **C064

OSVALDO MARTINEZ
3569 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0380-014-0000 **C064

LESLIE & MARVIN VOELLM
3581 MADDIEWOOD CIR
SACRAMENTO CA 95827-3067

APN 077-0370-029-0000 **C064

SEGUN & ERICSHEA TIDE
3532 MISTY MORNING CIR
SACRAMENTO CA 95827-3056

APN 077-0370-026-0000 **C064

MARIA SOROKOPUD
3516 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-011-0000 **C064

RUTHUS W & SHIRLEY A WHITE
3456 MISTY MORNING CIR
SACRAMENTO CA 95827

ATTACHMENT 2**APN 077-0370-012-0000 **C064**

OLENA KRASNOVA
3460 MISTY MORNING CIR
SACRAMENTO CA 95827-3053

APN 077-0370-015-0000 **C064

STEPHEN B HAWTHORNE
3472 MISTY MORNING CIR
SACRAMENTO CA 95827-3053

APN 077-0370-018-0000 **C064

JSA TRUST
3484 MISTY MORNING CIR
SACRAMENTO CA 95827-3053

APN 077-0370-021-0000 **C064

DALE E & TERESA A GAGE
3496 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-024-0000 **C064

TONY Y & ELISA K CHIN
3508 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-013-0000 **C064

CHRISTOPHER G & MARILYN
MANN
3464 MISTY MORNING CIR
SACRAMENTO CA 95827-3053

APN 077-0370-016-0000 **C064

GLORIA C HORNBECK
3476 MISTY MORNING CIR
SACRAMENTO CA 95827-3053

APN 077-0370-019-0000 **C064

JAMES WILLIAM & CAROLYN
AVERY
3488 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-022-0000 **C064

SHAO YU XIE
3500 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-014-0000 **C064

ROBERT T & LYNDA M STREET
3468 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-017-0000 **C064

JAMES WILLIAM III
3480 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-020-0000 **C064

MARTIN SZEGEDY
3492 MISTY MORNING CIR
SACRAMENTO CA 95827

APN 077-0370-023-0000 **C064

MARK J & LINDA E EDMONSTON
3504 MISTY MORNING CIR
SACRAMENTO CA 95827