



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

Monday, March 17, 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



**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, March 17, 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

Pastor Jeff Koons from First Covenant Church will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamation to Ty Danzl for Completing His Eagle Scout Community Project and Fulfilling the Requirement to Attain His Eagle Scout.
- 5.2 Presentation of Proclamation Recognizing March as the Month of the Young Professional Presented to Verna Sulpizio, PAC Chair, Metro EDGE and Vice Chair, ULI Sacramento Young Leaders Group.

- 5.3 Regional Transit Police Services Overview Presented by Mark Lonergan, Regional Transit Chief Operating Officer and Norm Leong, Regional Transit Police Lieutenant.

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 March 3, 2014 Special and Regular Meeting.
Recommendation: Adopt minutes.
- 8.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: Provide City Council with information concerning the City's investment portfolio and to meet state code.
Staff Report: Donna Silva, Finance Director.
Advances Goal: 4.
- 8.3 **Subject:** Approval of Parcel Map of Subdivision No. 2014-001-01; aka northwest corner of Old Placerville Road and Systems Parkway.
Recommendation: Approval of Parcel Map of Subdivision No. 2014-001-01 being a portion of parcel 5 of Mather Business Park recorded in Book 70 of Parcel Maps, at Page 28; located on the northwest corner of Old Placerville Road and Systems Parkway.
Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map creating two separate parcels, each containing an existing commercial building.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1 and 2.
- 8.4 **Subject:** Mortgage Credit Certificate (MCC) Program.
Recommendation: Approve Resolution for participation in the Sacramento County Mortgage Credit Certificate (MCC) Program.
Result of Recommended Action: The MCC helps first-time homebuyers and/or homeowners in federally designated target areas reduce the amount of Federal income tax they pay by receiving a tax credit for 20 percent of the annual interest paid on the mortgage loan.
Staff Report: Peter Ibrahim, Housing Services Division.

Advances Goal: 1.

8.5 **Subject:** 2013 General Plan Annual Report.

Recommendation: Receive the 2013 General Plan Annual Report as required by State law.

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

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1,2,6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** An Urgency Ordinance of the City Council Establishing a Temporary Moratorium on the Establishment and Operation of Private Smokers' Lounges, E-Cigarette Lounges, Vapor Bars, and Hookah Bars, to Become Effective Immediately.

Recommendation: Adopt Urgency Ordinance No. 8-2014, establishing a temporary moratorium on the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars, pending the review and possible amendment of zoning regulations applicable to these types of establishments.

Result of Recommended Action: Adoption of this Ordinance will establish a forty-five (45) day temporary moratorium on the establishment, expansion or relocation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars. This moratorium is needed in order to: (1) address the community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (2) study the potential impacts that these types of businesses may have on the public health, safety and welfare; (3) study and determine what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (4) study and determine the appropriate zoning and location for these types of businesses; and (5) determine appropriate measures to ensure the protection of public health, safety and welfare.

Staff Report: Adam Lindgren, City Attorney and Paul Junker, Planning Director.

Advances Goals: 1 and 2.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. 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, March 25, 2014</i>	<i>City Council Special Meeting/Work Session (5:30 PM) Topic: Sign Code Update</i>
<i>Tuesday, March 28, 2014</i>	<i>City Council Special Meeting/Work Session (11:00 AM) Topic: Corporate Report</i>
<i>Monday, April 7, 2014</i>	<i>City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)</i>
<i>Tuesday, April 15, 2014</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, April 21, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>

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

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

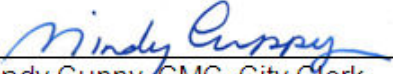
The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune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

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

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 17, 2014 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, March 13, 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.cityofranhocordova.org.

Signed Thursday, March 13, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk



❖ Overview of Police Services

➤ 2014 RTPS (152 Total)

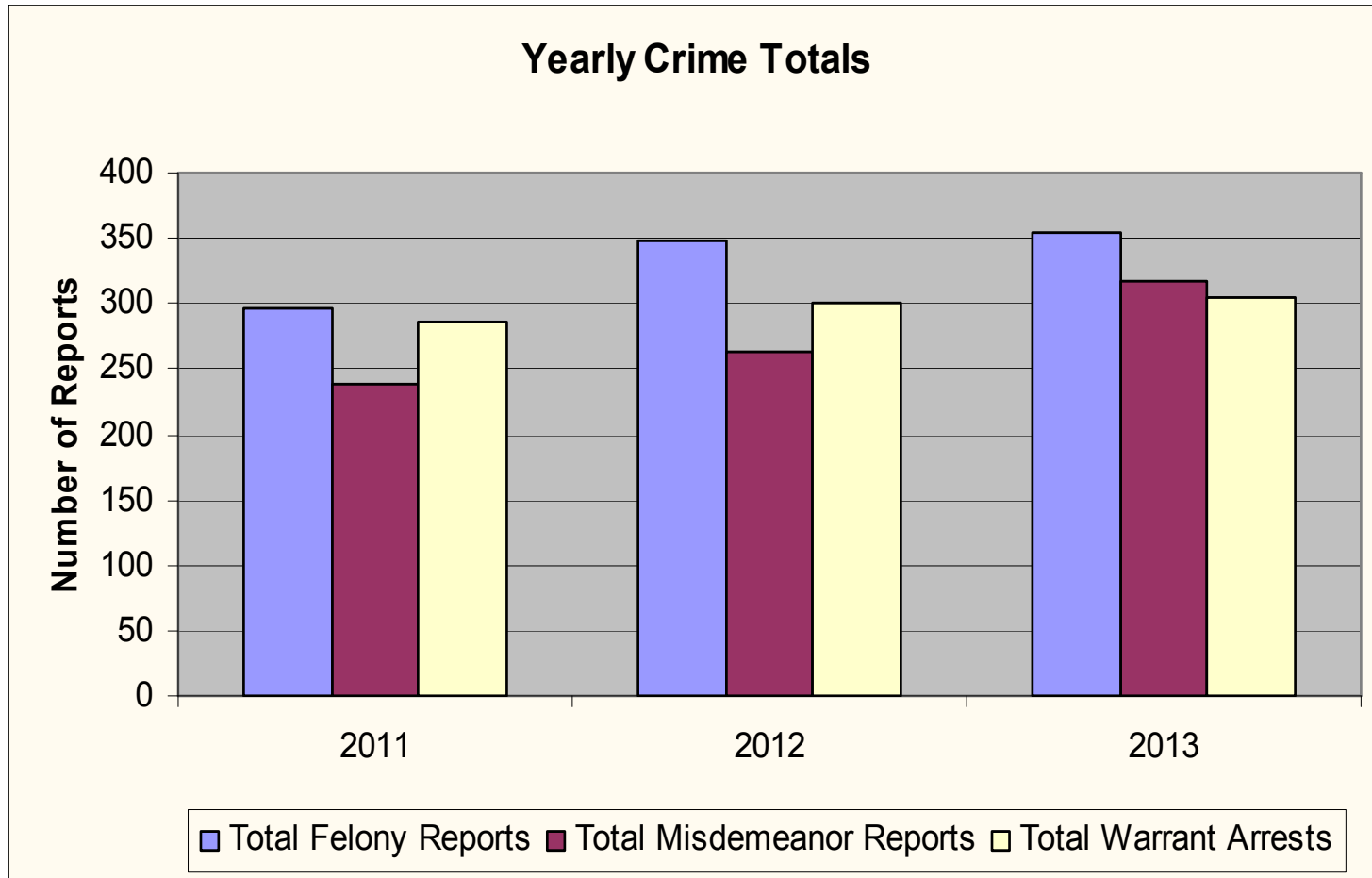
- 27 Sworn Officers
- 13 Transit Officers
- 98 Contract Security Guards (G4S)
- 2 Administrative Staff
- 12 SPD Volunteers

➤ FY14 Budget: \$9.6 million

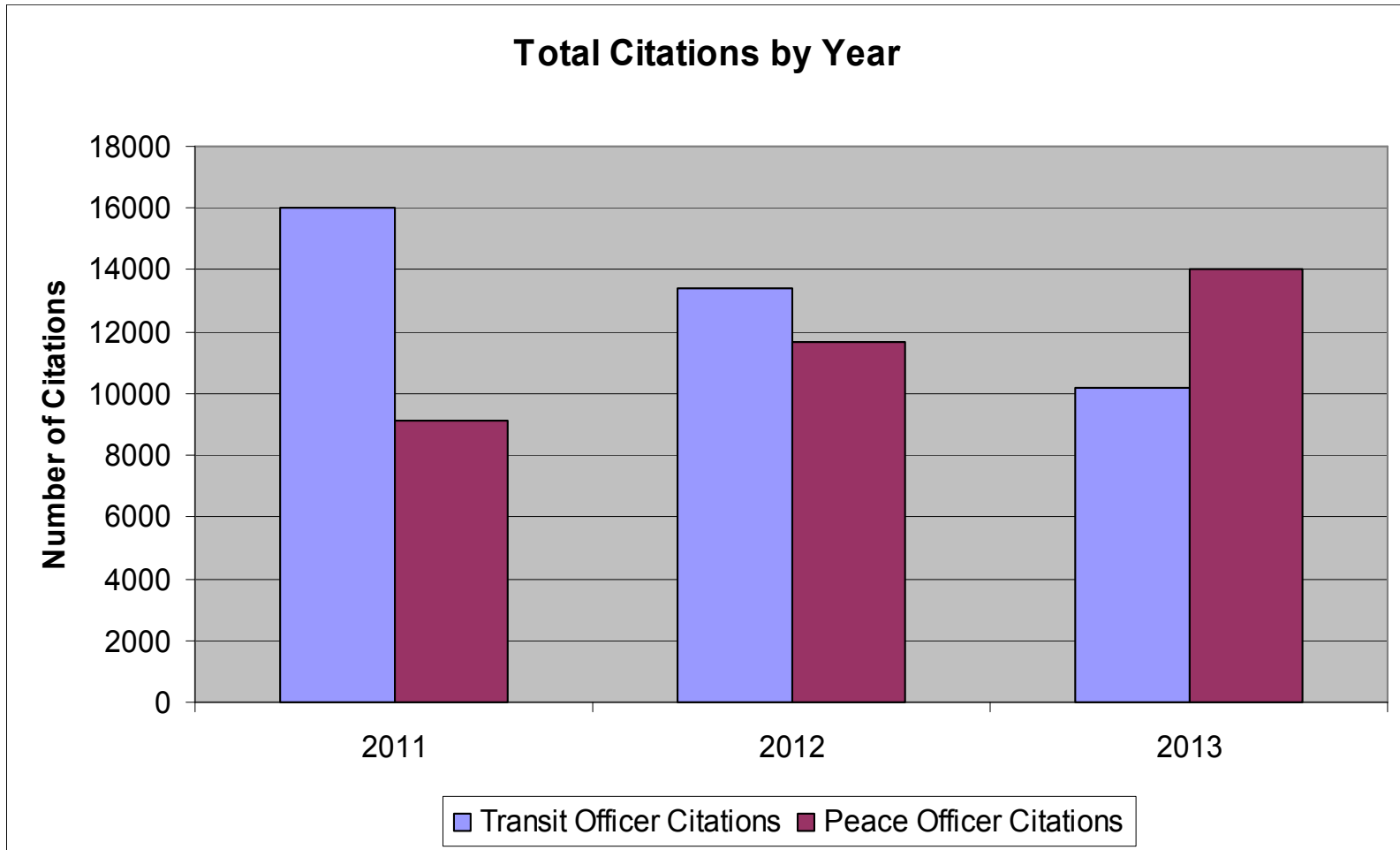
❖ Transit Crime Statistics

- Robbery – 60 in 2012, 76 in 2013
- Firearms – 8 in 2012, 12 in 2013
- Misdemeanor – 110 D.I.P. #1
 - 34% of all Misdemeanors
- Increased Inspections





	<u>2011</u>	<u>2012</u>	<u>2013</u>
Total Felony Reports	296	349	366
Total Misdemeanor Reports	238	263	323
Total Warrant Arrests	286	300	311



2011 - 25,158

2012 - 25,065

2013 - 24,178

❖ Analysis of Crime Rate Increase

- Increased service hours
- Short-term crime series
- Prison realignment
- Cell phones, tablets

❖ Grants

- Federal TSGP
 - Anti-Terrorism (\$384,000)
 - Drills / Training (\$93,000)
 - Both end August 2014
- Recent TSA Audit – Gold!

❖ Security Operations Center

- Live Security Monitoring
 - Staffed by G4S Guards & SPD Volunteers
 - Open from 6am to 11pm
- Police Desk / Central Control
- Retrieving Archived Events
- See It - Hear It - Report It
 - Crime Tip Line (433 in 2013)
 - Text Tip Line (217 in 2013)



Text to: 67283 message must begin with “sacrt”

❖ RT Video System - Over 1,500 Cameras

- Started in 2005, revised in 2012
- Homeland Security Funds – Over \$6M
- 136 Cameras at 51 Stations
- 456 Train Cameras – 76 Trains
- 824 Bus Cameras – 206 Buses
- 55 Crossing Arm Cameras

❖ Technology Updates

- Replacement of Marked Patrol Vehicles
- New Mobile Data Computers
- New In-Car Cameras
- In-Field Fingerprint Identification
- Digital/Live Train Camera Viewing

❖ Changes in the coming years:

- Blue Line to CRC
 - 4 New Stations / Park and Ride Lots
 - CRC Transfer Center
- Downtown Arena
- Increased Service Hours
- Increased Ridership

❖ What is new for 2014?

➤ Core Principles:

- Protect the Community
- Partnerships
- Professionalism
- Prevention and Intervention
- Ownership

❖ What do the core principles mean for Rancho Cordova?

- Partnerships
- Ownership
- Professionalism
- Prevention
- Protect the Community



**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, March 03, 2014

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

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

DRAFT MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Skoglund called the special meeting to order in the American River Community Room North at 4:11 PM.

Council Members Present: McGarvey, Skoglund, Budge, Terry, Sander (arrived at 4:24 PM)

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Chinn, Simpson, Cook, Davis, Haven, Diaz, Snyder (arrived at 4:36 PM)

2. PUBLIC COMMENT

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

- Cory Koehler
- Attal Sadiq

- Diann Rogers

Mayor Skoglund closed the public comment period.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** City Council Discussion Regarding Proposed Amendments to Rancho Cordova Municipal Code Sections on Smoking to Include Electronic Cigarettes, Smoking Prohibitions for Outdoor Public Areas, and Tobacco Sales and Licenses.
Recommendation: Discuss the draft ordinance amending smoking regulations within the City's Municipal Code, and direct staff on whether to proceed with the item at a future meeting and whether any changes are necessary.
Result of Recommended Action: If so directed by Council, staff will make necessary changes and bring the ordinance back to a regular meeting for introduction and first reading. This draft ordinance repeals the current outdated smoking ordinance and implements a streamlined set of regulations. As drafted, the ordinance would treat electronic cigarettes like traditional cigarettes, effectively prohibiting them wherever the smoking of traditional cigarettes is prohibited. It would also prohibit smoking on patios where food and beverages are consumed.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1, 2.

ACTION: Motion to update the smoking ordinance to include e-cigarettes and marijuana by Budge second by McGarvey;
Carried by a 5:0 vote.

ACTION: Discussion regarding smoking in public outdoor areas listed in section 6.84.030(A) (26). Direction to bring back to a future work session.

4. ADJOURNMENT OF STUDY SESSION

Mayor Skoglund adjourned the meeting at 5:23 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:46 PM.

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

Council Members Absent: None

Staff Members Present: Chinn, Lindgren, Cuppy, Junker, Holt, Kennedy, Diaz, Jordan, Davis, Haven, Sparkman, George, Simpson, Silva

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Alan Withers led the pledge.

8. INVOCATION

Mayor Skoglund called for a moment of silence in memory of all of those who are suffering.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Honoring Women's History Month Presented to the Soroptimist International of Rancho Cordova club.
- 9.2 Saving Lives Campaign Presented by Alan Withers and George Burnash from Cordova Community Collaborative.

10. PUBLIC COMMENT

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

- Chuck Shaw, expressed appreciation to Council

Mayor Skoglund closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 12.1 **Subject:** Meeting Minutes of February 18, 2014 Regular Meeting.

Recommendation: Adopt Minutes.

- 12.2 **Subject:** Second Reading of Ordinance No. 2-2014 and No. 3-2014, Ordinance Amendments to Eliminate North Vineyard Well Protection Fee and Groundwater Optimization Fee.

Recommendation: Waive the second reading and adopt Ordinance No. 2-2014 and No. 3-2014.

Result of Recommended Action: Adoption of these Ordinances will revise Ordinance SZC-2002-0014 by deleting conditions 24 and 25 and Ordinance SZC-2002-0015 by deleting conditions 23 and 24 as they relate to the establishment and collection of fees for the North Vineyard Well Protection Insurance Program and the Groundwater Optimization Program.

Staff Report: Cyrus Abhar, Public Works Director & Elizabeth Sparkman, Senior Engineer.

Advances Goal: 6.

- 12.3 **Subject:** Second Reading of Ordinance No. 4-2014 and No. 5-2014, Ordinances Reinstating the Annual Program Fee Inflationary Adjustments for Certain Plan Area Development Impact Fee Programs and Changing the Annual Adjustment Date Starting in 2015.

Recommendation: Waive the second reading and adopt by title only Ordinance No. 4-2014 and 5-2014, reinstating the annual program fee inflationary adjustments and changing the adjustment date for the following Development Impact Fee Programs:

- a) Villages of Zinfandel Special Plan Area
- b) Sunrise Douglas Community Plan Area

Result of Recommended Action: Adoption of these Ordinances will reinstate the annual Construction Cost Index (CCI) inflationary fee adjustment for certain Plan Area Development Impact Fee Programs without making up for the suspension of past adjustments and changes the adjustment date from March 1st to January 1st starting in 2015 to be consistent with other fee programs.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

14. PUBLIC HEARING ITEMS

- 14.1 **Subject:** An Urgency Ordinance of the City of Rancho Cordova Extending a Temporary Moratorium on the Establishment and Operation of Computer Gaming and Internet Access Businesses, to Become Effective Immediately.

Recommendation: Adopt Urgency Ordinance No. 6-2014, extending for one (1) year a temporary moratorium on the establishment and operation of Computer Gaming and Internet Access Businesses pending the review and possible amendment of zoning regulations applicable to these types of establishments.

Result of Recommended Action: Adoption of this Ordinance will extend, one (1) year, the temporary moratorium on the establishment, expansion or relocation of Computer Gaming and Internet Access Businesses previously adopted by the City Council on March 4, 2013 via Urgency Ordinance No. 5-2013 and extended by ten (10) months and fifteen (15) days via Urgency Ordinance No. 10-2013. This moratorium is needed in order to: (1) further address the community concerns regarding the establishment and operation of Computer Gaming and Internet Access Businesses; (2) further study the potential impacts that these types of businesses may have on the public health, safety and welfare; (3) further study and determine what local regulations may be appropriate or necessary for Computer Gaming and Internet Access Businesses; (4) further study and determine the appropriate zoning and location for these types of businesses; and (5) determine appropriate measures to ensure the protection of public health, safety and welfare.

Staff Report: Paul Junker, Planning Director and Adam Lindgren, City Attorney.

Advances Goals: 1, 2.

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

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

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Budge and McGarvey requested an update on marijuana regulations. City Attorney's office will bring back an update to council.

17. CITY MANAGER'S REPORT

Planning Department Report to Council.

City Attorney Brief Update on Community Prosecutor Schedule.

18. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 7:35 PM.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM

DATE: March 17, 2014
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Director
SUBJECT: Treasurer's Report – December 31, 2013



RECOMMENDATION

This report is informational only. It is recommended that the report be received and filed.

RESULT OF RECOMMENDED ACTION

This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

BACKGROUND

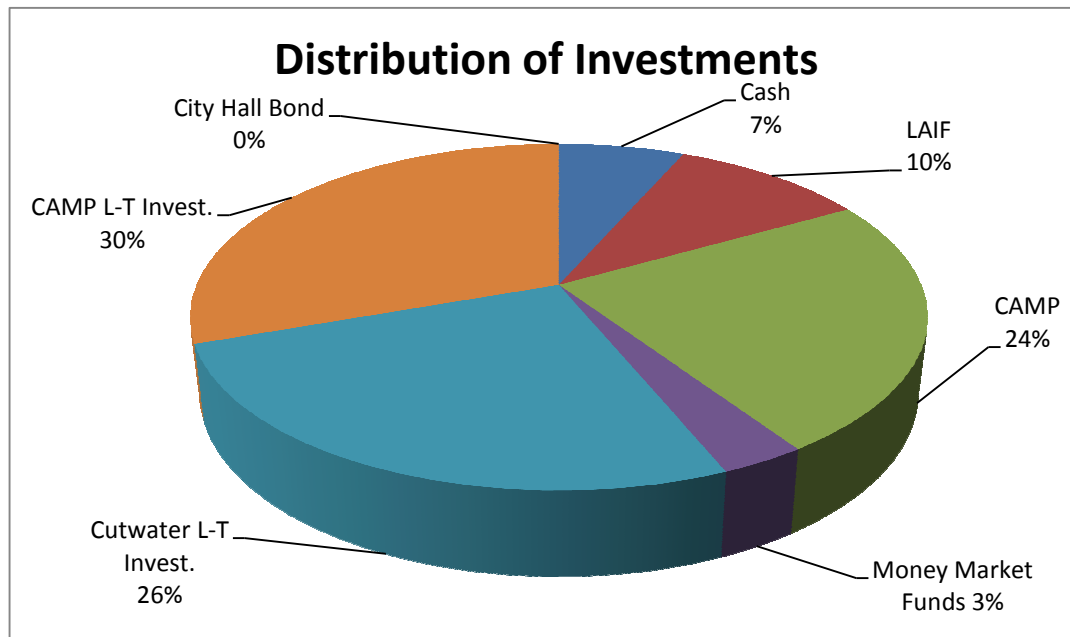
Attached is the quarterly Treasurer's report for the period ending December 31, 2013. Treasurer's reports are provided to Council on a quarterly basis.

At September 30, 2013 the current value of the City's total portfolio was \$92 million. Since that time, the balances decreased by \$2 million with an ending balance of \$90 million as of December 31, 2013. Of that, the General Fund Cash and Investments balance was \$14 million. Cash and short-term investments decreased by \$3 million and long-term investments decreased by \$1 million. The overall portfolio is well diversified with \$51 million invested in marketable securities. \$33 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets). The remainder consists of \$6 million on deposit with our banks and \$5,260 is invested in a City of Rancho Cordova City Hall bond. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

The decrease in cash and investment balances, as noted in the above paragraph, is typical for this time of the year. We received our final 11/12 property tax distribution in July. Cash is expected to decline until our next property tax installment is received in January 2014.

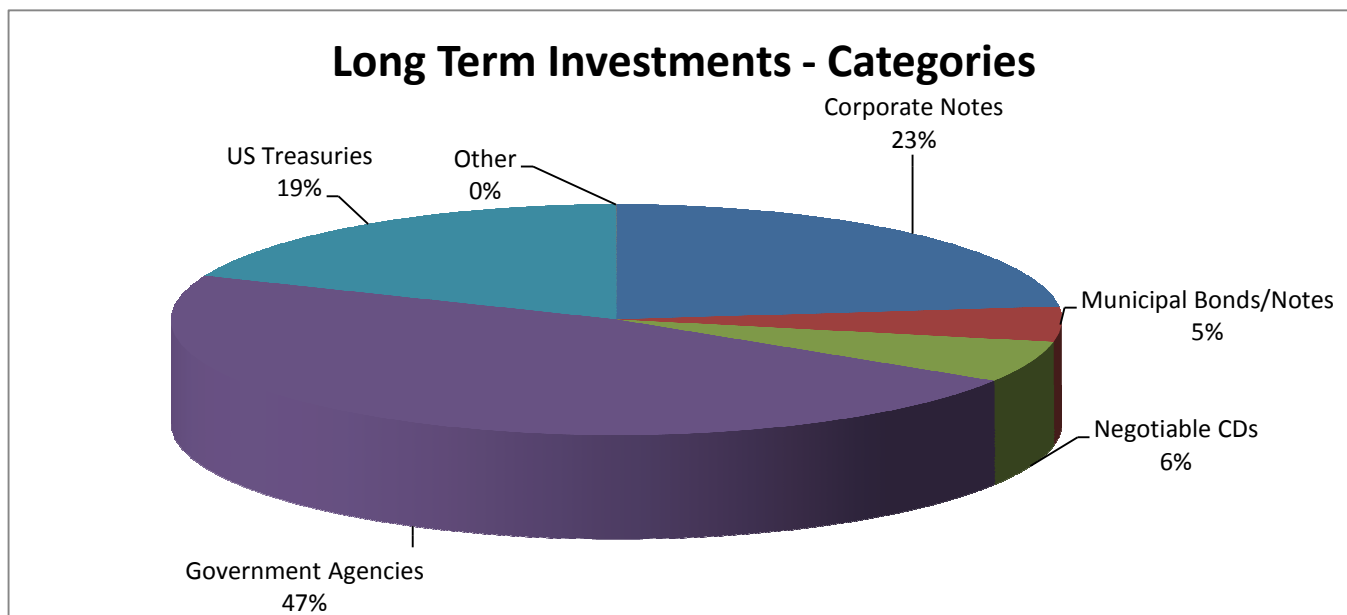
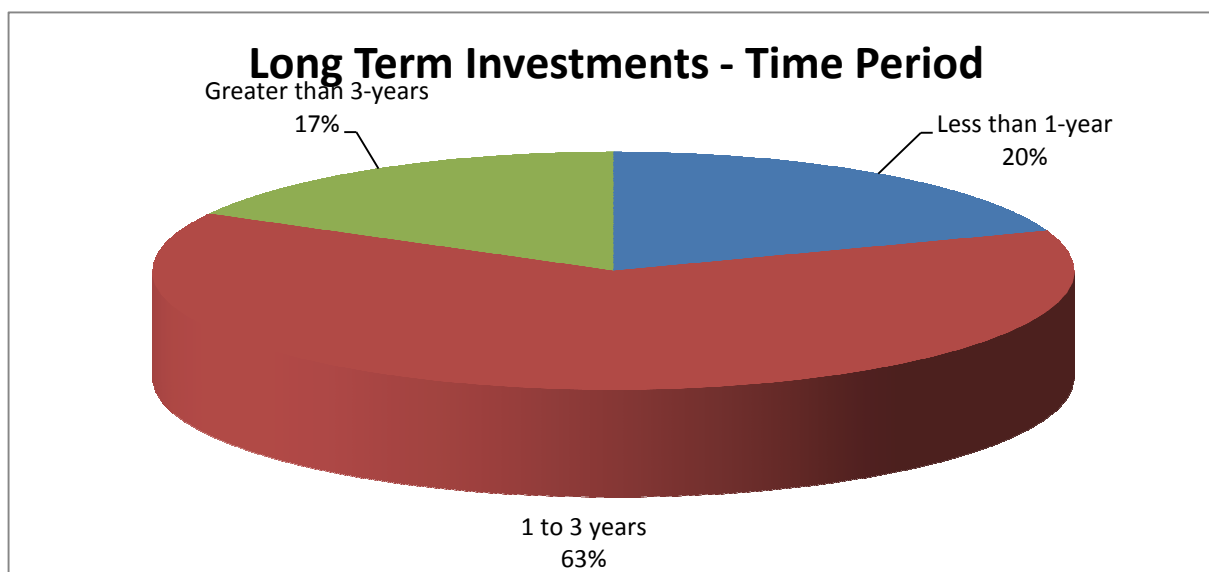
Staff thoroughly reviews investment statements and makes appropriate inquiries of CAMP, LAIF, and MBIA, as necessary, to confirm the existence and viability of the City's assets. The City invests conservatively in investment policy options in accordance with California State Government Code. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

The distributions of investments are displayed in the following chart:



Analysis of long-term investments:

	Par Value	Current Value	Percent of L-T Investments
Less than 1-year	\$ 8,325,000	\$ 8,376,186	17.43%
1 to 3 years	30,085,000	30,500,108	63.49%
Greater than 3-years	9,040,000	9,167,870	19.08%
	<u>\$ 47,450,000</u>	<u>\$ 48,044,163</u>	100.00%



ATTACHMENT

Treasurer's Report for December 31, 2013

Rancho Cordova Treasurer's Report December 31, 2013

	Par Value	Cost	Current Value	Maturity Date
Cash and Cash Equivalents				
Wells Fargo Bank	5,856,247	5,856,247	5,856,247	n.a.
Bank of Sacramento	50,432	50,432	50,432	n.a.
	<u>5,906,679</u>	<u>5,906,679</u>	<u>5,906,679</u>	
Local Agency Investment Fund (LAIF)	<u>9,200,715</u>	<u>9,200,715</u>	<u>9,200,715</u>	n.a.
California Asset Management Program (CAMP)	<u>21,368,266</u>	<u>21,368,266</u>	<u>21,368,266</u>	n.a.
Wells Fargo Adv Treasury Plus MMF (MBIA)	<u>2,852,966</u>	<u>2,852,966</u>	<u>2,852,966</u>	n.a.
Long-Term Investments - Cutwater/MBIA:				
ING Funding	1,000,000	998,453	999,297	10/28/2013
Fannie Mae Notes	750,000	762,380	751,694	3/14/2014
Federal Farm Credit Bank Notes	500,000	497,895	503,705	6/2/2014
Freddie Mac Notes	750,000	757,025	753,767	7/30/2014
U.S. Treasury Notes	750,000	753,809	751,758	8/15/2014
Freddie Mac Notes	750,000	759,780	753,909	8/20/2014
Federal Home Loan Bank Notes	750,000	802,605	768,154	12/12/2014
Freddie Mac Notes	1,000,000	1,004,500	1,000,959	3/12/2015
PEFCO	700,000	748,440	740,618	5/15/2015
Federal Farm Credit Bank Notes	725,000	731,869	736,129	7/20/2015
U.S. Treasury Notes	750,000	784,219	767,490	7/31/2015
Federal Farm Credit Bank Notes	1,100,000	1,100,528	1,101,007	8/29/2015
Fannie Mae Notes	750,000	773,408	766,388	10/26/2015
Freddie Mac Notes	1,000,000	1,001,300	1,000,254	1/13/2016
Freddie Mac Notes	4,000,000	3,995,000	4,006,228	3/21/2016
U.S. Treasury Notes	500,000	512,461	511,367	7/31/2016
Freddie Mac Notes	1,750,000	1,752,187	1,753,285	5/9/2017
Berkshire Hathaway	400,000	409,253	403,705	5/15/2017
Fannie Mae Notes	500,000	501,350	493,594	9/20/2017
JP Morgan Chase	400,000	474,708	460,397	1/15/2018
Wells Fargo	400,000	400,124	397,237	1/16/2018
Wal-Mart	400,000	480,332	462,038	2/15/2018
Fannie Mae Notes	2,000,000	2,022,480	1,982,740	3/13/2018
GE Capital	400,000	475,296	459,140	5/1/2008
GE Capital	450,000	519,899	516,533	5/1/2018
Apple Inc.	400,000	396,703	386,591	5/3/2018
Sub-total	<u>22,875,000</u>	<u>23,416,004</u>	<u>23,227,984</u>	

Long-Term Investments -CAMP:	Par Value	Original Cost	Current Value	Maturity Date
Bank of Tokyo Mitsubishi UFJ LTD CP	750,000	749,052	749,602	4/1/2014
HSBC USA Inc Comm Paper	500,000	499,447	499,646	5/1/2014
Freddie Mac Notes	1,000,000	1,011,290	1,005,815	8/27/2014
Freddie Mac Global Notes	500,000	501,000	502,102	9/22/2014
Svenska Handelsbanken NY Floating LT CD	625,000	624,905	625,521	10/6/2014
Freddie Mac Global Notes	700,000	704,263	703,701	11/25/2014
U.S. Treasury Notes	500,000	489,863	508,867	11/30/2014
Credit Suisse New York CD (Floating)	600,000	600,000	600,806	1/15/2015
U.S. Treasury Notes	475,000	502,554	485,576	1/31/2015
U.S. Treasury Notes	65,000	68,750	66,628	2/28/2015
U.S. Treasury Notes	440,000	465,455	451,017	2/28/2015
U.S. Treasury Notes	3,000,000	3,168,047	3,075,117	2/28/2015
Bank of Nova Scotia Hous Cert Depos	500,000	500,000	501,497	3/6/2015
Skandinaviska Enskilda NT Cert Depos	600,000	600,000	601,800	4/16/2015
Rabobank Nederland NV NY CD	600,000	600,000	598,707	4/29/2015
JP Morgan Chase Bank NA (Floating)	550,000	550,567	550,179	7/30/2015
U.S. Treasury Notes	100,000	102,805	102,332	7/31/2015
U.S. Treasury Notes	250,000	256,543	255,830	7/31/2015
Fannie Mae Notes	750,000	770,805	766,388	10/26/2015
U.S. Treasury Notes	400,000	394,516	406,625	10/31/2015
FHLB (Callable) Global Notes	550,000	549,835	549,079	12/30/2015
U.S. Treasury Notes	1,725,000	1,789,216	1,784,297	12/31/2015
CA ST TXBL GO Bonds	200,000	200,676	200,534	2/1/2016
Cisco Systems Inc Global Notes	550,000	607,860	605,074	2/22/2016
GlaxosmithKline Cap Inc Global	400,000	399,716	398,302	3/18/2016
Fannie Mae Global Notes	540,000	539,384	539,419	3/30/2016
Freddie Mac Global Notes	630,000	629,962	629,238	5/13/2016
Toyota Motor Credit Corp	255,000	254,895	255,272	5/17/2016
Calleguas Wtr Dist, CA Rev Bonds	500,000	500,000	498,755	7/1/2016
Wells Fargo & Co.	360,000	359,654	362,670	7/20/2016
Berkshire Hathaway Fin Global Notes	330,000	329,825	331,497	8/15/2016
CA ST Dept of Water Revenue Bonds	140,000	140,000	139,404	12/1/2016
American Honda Finance Global Notes	205,000	204,287	205,838	10/7/2016
Freddie Mac Global Notes	900,000	901,260	894,602	6/29/2017
OR ST TXBL GO Bonds	200,000	200,000	196,882	8/1/2017
Palo Alto USD, CA GO Bonds	550,000	550,000	548,130	8/1/2017
IBM Copr Notes	600,000	693,852	688,979	9/14/2017
Fannie Mae Global Notes	575,000	570,555	565,219	10/26/2017
CA ST TXBL GO Bonds	510,000	511,821	507,088	11/1/2017
ConocoPhillips (callable) Global Notes	400,000	391,320	390,315	12/15/2017
Freddie Mac Global Notes	650,000	648,284	631,402	3/7/2018
General Elec CAP Corp Global Notes	600,000	601,338	593,629	4/2/2018
U.S. Treasury Notes	350,000	346,814	337,531	4/30/2018
Microsoft Corp Global Notes	145,000	144,909	141,458	5/1/2018
Apple Inc Global Notes	265,000	264,022	256,241	5/3/2018
Univ of Cal Txbl Rev Bonds	385,000	385,000	383,079	5/15/2018
Berkshire Hathaway Notes	210,000	209,878	205,209	5/15/2018

Long-Term Investments -CAMP (con't):	Par Value	Original Cost	Current Value	Maturity Date
Fannie Mae Global Notes	250,000	246,212	241,828	5/21/2018
Fannie Mae Global Notes	500,000	495,775	483,656	5/21/2018
Chevron Corp Global Notes	380,000	380,000	378,566	6/24/2018
Coca-Cola CO/The Global Notes	300,000	299,571	296,059	11/1/2018
Sub-total	<u>27,060,000</u>	<u>27,505,783</u>	<u>27,297,008</u>	
Long-Term Investments - Brandis Tallman				
City Hall COP bond	5,000	5,000	5,260	2/1/2035
	<u>\$ 89,268,626</u>	<u>\$ 90,255,413</u>	<u>\$ 89,858,878</u>	

MEMORANDUM

DATE: March 17, 2014

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **APPROVAL OF PARCEL MAP OF SUBDIVISION NO. 2014-001-01; AKA, NORTHWEST CORNER OF OLD PLACERVILLE ROAD AND SYSTEMS PARKWAY**



RECOMMENDATION

Approval of Parcel Map of Subdivision No. 2014-001-01 being a portion of parcel 5 of Mather Business Park recorded in Book 70 of Parcel Maps, at Page 28; located on the northwest corner of Old Placerville Road and Systems Parkway.

RESULT OF RECOMMENDED ACTION

Approval of this recommendation will result in the recording of the parcel map creating two separate parcels, each containing an existing commercial building.

BACKGROUND

The City Council approved the tentative parcel map on February 3, 2014 with conditions (**Attachment 1**). The site contains two existing office/industrial buildings on a 4.72 net acre site. The parcels are being divided into one 1.84 net acre parcel and a 2.88 net acre parcel. The final parcel map has been examined and checked for compliance with Title 22 of the City Code and the California State Map Act. A copy of the final map (**Attachment 2**) and vicinity map (**Attachment 3**) are included with this letter.

ATTACHMENTS

1. DD8420 Conditions of Approval
2. 8 ½ X 11 Copy of Final Map
3. Vicinity Map

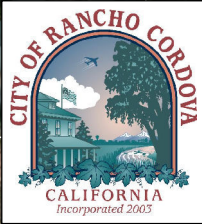
Conditions of Approval

	<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.	On-Going	Planning	
2. The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
3. 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).	Three years, commencing with the date of approval	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.	On-Going	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.	On-Going	Planning	

Conditions of Approval

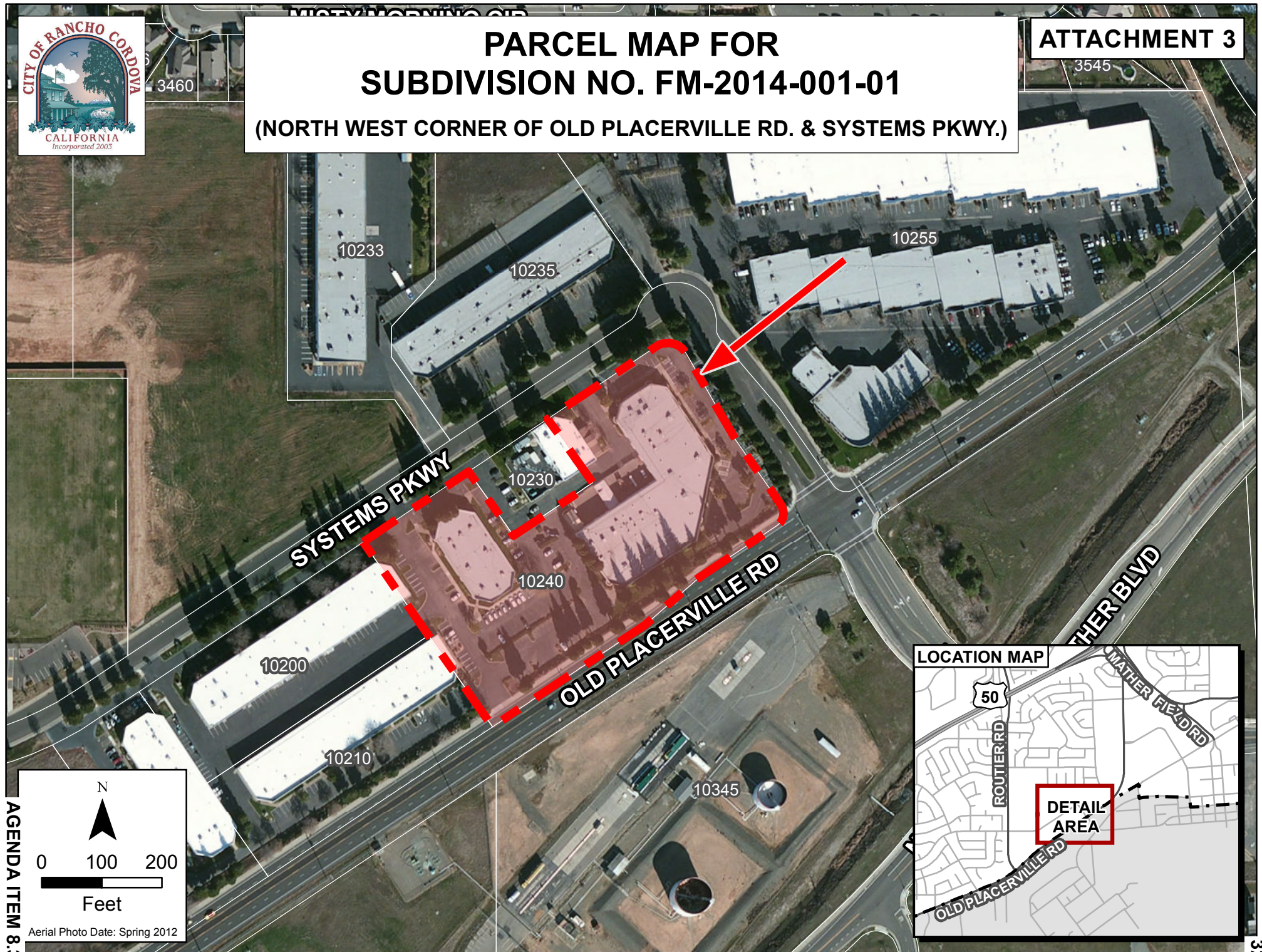
		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	Prior to Final Map			
6.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged sidewalk and driveways along property frontage to the satisfaction 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	

AGENDA ITEM 8.3



**PARCEL MAP FOR
SUBDIVISION NO. FM-2014-001-01**
(NORTH WEST CORNER OF OLD PLACERVILLE RD. & SYSTEMS PKWY.)

ATTACHMENT 3



AGENDA ITEM 8.3

MEMORANDUM

DATE: March 17, 2014

TO: Honorable Mayor and Council Members

FROM: Reed Flory, Housing Services Administrator
Peter Ibrahim, Housing Services Assistant

SUBJECT: MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM



RECOMMENDATION

Approve Resolution 21-2014 for participation in the Sacramento County Mortgage Credit Certificate (MCC) Program.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will allow first-time homebuyers to receive a tax credit for 20 percent of the annual interest they pay on the mortgage loan. Moreover, in federally designated target areas, the participant does not need to be a first-time buyer. Each year, as long as the applicant is in residence, the credit certificate is calculated on the basis of 20 percent of the total interest paid on the mortgage loan that year for the life of the loan.

BACKGROUND

In the City of Rancho Cordova, forty-nine (49) families have been issued an MCC from 2004 through 2013. The Mortgage Credit Certificate (MCC) Program is being offered by the Sacramento Housing and Redevelopment Agency (SHRA) to help home buyers purchase homes in areas within the cities of Sacramento, Elk Grove, Folsom, Isleton, Galt, Citrus Heights, Rancho Cordova, and the unincorporated areas of the County of Sacramento. The amount of credit will not be more than the annual federal income tax liability

Unless applicants are in a federally designated target area (Census tracts 89.11, 90.06, 90.07, 90.08) eligible applicants must be first-time homebuyers and meet the following annual gross income thresholds and maximum purchase price. The MCC can only be used for owner-occupied single family residences (including condominiums and half-plexes).

Maximum Gross Income		
	Non-Target Areas	Target Areas
1 or 2 person household	68,000	81,600
3 or more person household	78,200	95,200

Maximum Purchase Price		
	Non-Target Areas	Target Areas
New or Existing Homes	\$438,415	\$535,841

Eligible applicants can apply for the MCC at the same time they make a formal application for a mortgage loan. An approved lender list can be obtained on the SHRA website.

There is a \$350 non-refundable fee to apply for the MCC. The lender may also charge an additional fee of \$50 for processing the MCC. This reservation holds the MCC while the application is being processed by the lender and SHRA. Furthermore, the lender must receive a signed copy of the MCC commitment before the loan may close escrow.

MCCs are available with conventional loans, FHA and VA loans, and privately insured loans. Fixed rate or adjustable rate loan types are allowed. MCCs are not available with bond-backed loans (e.g. Single Family Bond Programs, Cal Vet Loans, CalHFA). As long as the home remains the principal residence and the original loan is not refinanced, the MCC will be in effect.

ATTACHMENT

Resolution 21-2014 including Cooperative Agreement Between the County of Sacramento and the City of Rancho Cordova.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 21-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING AN AGREEMENT BETWEEN THE COUNTY OF SACRAMENTO AND THE
CITY TO ESTABLISH A MORTGAGE CREDIT CERTIFICATE PROGRAM FOR FIRST-TIME
HOMEBUYERS**

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

1. It is desirable to establish a first-time homebuyers program within the city and that establishment of such a program is possible through execution of the attached Cooperative Agreement between the County of Sacramento and the City labeled as Exhibit A.

2. The Mayor and the City's Housing Services Administrator are hereby authorized to execute said Agreement attached as Exhibit A.

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

EXHIBIT A

COOPERATIVE AGREEMENT BETWEEN
THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA

THIS COOPERATIVE AGREEMENT ("Agreement"), made and entered into as of April 22, 2014, by and between the County of Sacramento, a political subdivision of the State of California (the "County") and the City of Rancho Cordova, a California Municipal Corporation (the "City"),

W I T N E S S E T H

WHEREAS, the County has determined to engage in a home mortgage finance and mortgage credit certificate program pursuant to Part 5 of Division 31 of the Health and Safety Code of the State of California (the "Act") in connection with the construction, acquisition, rehabilitation or improvement of homes in the County, all are provided for in the Act (the "Program");

WHEREAS, the County, pursuant to the Act, has adopted a home finance program by Ordinance No. 1235, adopted on November 25, 1980, and has determined to cooperate with the City pursuant to the Act in the exercise of its powers under the Act for purposes of the Program;

WHEREAS, the City, pursuant to the Act, has adopted the Program and has determined to cooperate with the County pursuant to the Act in the exercise of its powers under the Act for purposes of the Program;

WHEREAS, the County has determined to finance the Program by the issuance of mortgage revenue bonds as authorized by the Act and/or mortgage credit certificates as authorized by the Internal Revenue Code of 1986 (the "Code");

NOW, THEREFORE, in consideration of the mutual covenants hereinafter provided, the parties hereto agree as follows:

Section 1. The terms used in this Agreement shall, for all purposes of this Agreement, unless otherwise defined herein, have the meanings assigned to such terms in the Act.

Section 2. The County agrees to undertake the Program and to issue mortgage revenue bonds and/or mortgage credit certificates pursuant to the Act and the Code from time to time to the extent that the county receives allocations from the State.

Section 3. The City hereby agrees to cooperate with the County in the exercise, jointly or otherwise, of its own powers for the purpose of financing home mortgages and/or mortgage credit certificates under the Program and by agreeing that the County shall exercise such powers to make or acquire home mortgages and issue mortgage credit certificates under the Program all as more specifically set forth in the Act, with respect to property located within the geographic boundaries of the City.

Section 4. The City agrees to undertake such further proceedings or actions as may be necessary in order to carry out the terms and the intent of this Agreement; provided, however, that nothing contained in this Agreement shall obligate the City to issue debt, acquire any interest in real property, expend or encumber funds or revenue, or take other similar actions. Nothing in this agreement shall prevent the County from entering into one or more agreements with other political subdivisions or public entities within the County, if deemed necessary and advisable to do so by the County.

Section 5. This Agreement may be amended by one or more supplemental agreements executed by the County and the City at any time, except that no such amendment or supplement shall be made which shall adversely affect the rights of the holders of bonds or mortgage credit certificates issued by the County pursuant to the Act in connection with the Program.

Section 6. Nothing contained in this Agreement shall prevent the City in its own name from issuing mortgage revenue bonds and/or mortgage credit certificates pursuant to the Act and the Code, provided that such actions do not adversely affect the rights of the holders of bonds or mortgage credit certificates issued by the County.

Section 7. This Agreement may be terminated by either party upon ninety (90) days written notice, and shall terminate if bonds or mortgage credit certificates are not issued to finance the Program. Following termination, no bonds or mortgage credit certificates shall be issued under the Program by the County with respect to property located within the geographic boundaries of the City. Notwithstanding the termination of this Agreement, the cooperative provisions of this Agreement shall continue in effect until the bonds or mortgage credit certificates issued prior to the date of termination from allocations are fully paid and retired.

Section 8. This Agreement shall take effect from and after its adoption and execution.

Section 9. No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

Section 10. Notices pursuant to this Agreement to County and City shall be sent to:

County of Sacramento:
Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, Ca 95814

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunder duly authorized, and their official seals to be hereunto affixed, all as of the day first above written.

COUNTY OF SACRAMENTO

By: _____
Chairman of the Board of Supervisors

[SEAL]

ATTEST

APPROVED AS TO FORM

By: _____
Clerk of the Board

By: _____
County Counsel

CITY OF RANCHO CORDOVA

By: _____
Dan Skoglund, Mayor

By: _____
Reed Flory, Housing Services Administrator

[SEAL]

ATTEST

APPROVED AS TO FORM

By: _____
Mindy Cuppy, City Clerk

By: _____
City Attorney

2250468.1

MEMORANDUM

DATE: March 17, 2014

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner

SUBJECT: 2013 GENERAL PLAN ANNUAL REPORT



RECOMMENDATION

Receive the 2013 General Plan Annual Report as required by State law.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

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

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

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

The 2013 annual report covers the calendar year (Planning Year) 2013 (January 1 to December 31). As in previous reports, staff has included a summary outlining the major accomplishments of the City in 2013 related to General Plan implementation. The Report also includes information on the status of residential construction compared to the City's obligation under the current Regional Housing Needs Plan/Regional Housing Needs Assessment. The tables used to collect and report this data are required by HCD.

The annual report can be used as a guide for development of the 2014-2015 fiscal budget for the City, helping departments plan their budgets with General Plan implementation in mind.

ANALYSIS

As indicated in previous reports, staff identified a concern that the actions of the General Plan may not be accurately programmed. In an effort to keep the General Plan current and ensure it remains a useful document that sets the policy direction for the City, staff had previously recommended that a more detailed analysis of the General Plan actions be undertaken. This analysis would re-program, as appropriate, some of the General Plan action items to (1) departments that are more appropriate for leading the work effort and (2) realign the timing of the actions in keeping with Council-identified priorities. This effort could also serve as an opportunity to drop actions that are no longer necessary/appropriate for Rancho Cordova and create new ones that are. Completion of this task would result in a General Plan amendment to the Implementation Element. This effort was not programmed into previous year's work plans for budget reasons. Following completion of the 2013 review, staff is again recommending that this effort be undertaken.

ATTACHMENT

2013 General Plan Annual Report.



GENERAL PLAN

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



2013 GENERAL PLAN ANNUAL REPORT
COMPLETED MARCH 2014

BUILDING OUR CITY
GUIDING OUR FUTURE

2013 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2013 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2014

CITY COUNCIL

Dan Skoglund, Mayor
Robert McGarvey, Vice-Mayor
David Sander, Council Member
Linda Budge, Council Member
Donald Terry, Council Member

CITY STAFF

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

2013 GENERAL PLAN ANNUAL REPORT

This Page Intentionally Left Blank

2013 GENERAL PLAN ANNUAL REPORT

TABLE OF CONTENTS

Introduction.....	1
Purpose of the Annual Report.....	1
Recommendations.....	1
Administration and Status of the General Plan	3
Departmental Responsibilities	4
Amendments to the General Plan	5
General Plan Elements and Implementation Progress.....	6
Element Summary.....	8
Status of Implementation Actions of the General Plan.....	10
Regional Housing Needs and Removal of Governmental Constraints to Housing.....	16
2013-2021 Regional Housing Needs Plan.....	16
Removal of Governmental Constraints to Housing	22

2013 GENERAL PLAN ANNUAL REPORT

INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

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

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

State law requires that the General Plan Annual Report be complete and submitted to the State by April of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2013 planning period.

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2014 Planning Year. This action will require amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2014-2015 fiscal year budget for all departments.

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

2013 GENERAL PLAN ANNUAL REPORT

This document will provide a status update for major City accomplishments and housing element action items for the 2013 Calendar year. This document will be reviewed for adoption by the City of Rancho Cordova City Council on March 17, 2014 to adhere to the state required due date of April 1, 2014 (Government Code Section 65400(a)(2)).

A copy of the current Implementation Element has been included with this report to indicate the status of all General Plan policies.

2013 GENERAL PLAN ANNUAL REPORT

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

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

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

The City completed a total of our general plan amendments (GPA's) to the Rancho Cordova General Plan during 2013, one of these being adoption of an updated Housing Element. With the exception of the Housing Element update, these amendments were relatively narrow in scope.

Montelena Project Amendments – July 15, 2013

This GPA was required to implement minor revisions to a previously approved project. The most significant revision was the conversion of approximately 2.1 acres of land from Parks/Open Space to Low Density Residential. This GPA amended the General Plan land use diagram to reflect modifications to the project.

Suncreek Specific Plan/Open Space Standards – November 18, 2013

This GPA was adopted in conjunction with approval on the Suncreek Specific Plan, a 1,265 acre project within the City. The GPA was required to correctly reflect the project within the General Plan land use diagram. The Suncreek project was generally consistent with earlier planning efforts considered in the 2006 Rancho Cordova General Plan – this update corrected minor discrepancies in planned uses and memorialized the project approval in the General Plan land use element. This project approval remained consistent with development assumptions and environmental analysis that was completed for the 2006 General Plan.

In conjunction with adoption of the Suncreek Specific Plan, the City Council also amend the GP standard for City Open Space. City Open Space is an obligation in addition to

2013 GENERAL PLAN ANNUAL REPORT

typical parks (land required through the Quimby Act). The previous standard of 1.75 acres of City Open Space per 1,000 residents was reduced to 1.0 acre of City Open Space per 1,000 residents based on needs analysis completed by the City and by the Cordova Recreation and Park District.

Folsom Boulevard Specific Plan – December 16, 2013

This GPA was conducted in conjunction with an update of the previously adopted Folsom Boulevard Specific Plan. During the update of the Specific Plan, it was determined that certain lands should be removed from the Specific Plan and regulated under the City's standard zoning code regulations. This determination was made based on such lands having already been developed and the fact that these lands neither benefit from inclusion in the Specific Plan nor assist in achieving the goals of the specific plan. This GPA was required to amend the boundaries of the Folsom Boulevard Specific Plan as depicted on the GP land use diagram.

General Plan Housing Element Update – December 16, 2013

This GPA adopted the updated General Plan Housing Element as required under state law. The Housing Element and the status of its implementation are discussed in detail within this General Plan Annual Report.

DEPARTMENTAL RESPONSIBILITIES

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

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

2013 GENERAL PLAN ANNUAL REPORT

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

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

AMENDMENTS TO THE GENERAL PLAN

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

As of March 2014, there are no pending amendments to the General Plan. The Housing Element was updated adopted by the City of Rancho Cordova City Council at the end of 2013 and certified by the State of California Department of Housing and Community Development (HCD) in the beginning of 2014. This 2013 update so to satisfy the legally mandated update to reflect the 2013-2021 Regional Housing Needs Allocation.

Since the housing element was recently updated at the end of the 2013 calendar year, much of the 2013 annual housing report is already included within the 2013-2021 housing element (i.e. housing projections, building permit data). The goals, policies, and action items used within the last annual housing report have mostly been altered to adhere to new state law or are no longer applicable due to their completion.

This annual report focuses on the new housing element action items and City accomplishment.

2013 GENERAL PLAN ANNUAL REPORT

GENERAL PLAN ELEMENTS AND
IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

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

2012 GENERAL PLAN ANNUAL REPORT

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

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

Notes:

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

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

2013 GENERAL PLAN ANNUAL REPORT

Land Use Element

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

Urban Design Element

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

Economic Development Element

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

Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

2013 GENERAL PLAN ANNUAL REPORT

Circulation Element

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

Open Space, Parks, and Trails Element

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

Infrastructure, Services, and Finance Element

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

Natural Resources Element

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

Cultural and Historic Resources Element

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

2013 GENERAL PLAN ANNUAL REPORT

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

Safety Element

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

Air Quality Element

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

Noise Element

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

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Major Milestones and Projects

The City undertook and/or completed numerous major milestones and projects during the 2013 planning year. These milestones are intended to carry out the vision of the City's General Plan.

2013 GENERAL PLAN ANNUAL REPORT

Programs and Activities:

- Continued innovative strategies to improve Rancho Cordova's services.
 - Expanded civic engagement program into the Kavala Ranch neighborhood to promote relationships between the City and residents, between residents in the neighborhood.
 - Continued using the role of broker, facilitator, catalyst and educator, to work with various community partners and agencies such as Cordova Recreation and Park District (CRPD), school districts within the City boundaries, and community-based organizations to leverage the City's assets in the community.
 - Rancho Cordova Events Center opened by the Rancho Cordova Travel and Tourism Corporation with assistance from the City.
 - Collaboration of Rancho Cordova Police, Code Enforcement, and Sacramento County Probation Department in the "Focus on 50" project has conducted monthly sweeps as part of the Growing Strong Neighborhoods program.
 - Inspected a combination of over 1,500 apartments, duplexes, and single family rental units as part of the rental housing inspection program.
- The City was honored with many awards, allowing us to highlight our positive culture that engages and retains our talented employees and produces positive outcomes for our community.
 - 2013 Healthy Eating Active Living (HEAL) City from League of California Cities (LOCC) and California Center for Public Health Advocacy (CCPHA)
 - 2013 Sacramento Area Sustainable Business Award for the City's green building initiatives from the Business Environmental Resource Center (BERC)
 - 2013 American Public Works Association (APWA) Project of the Year "Folsom Boulevard Beautification and Enhancement Project" in the Transportation Category
 - Police Department building received the LEED Commercial Interiors award in 2013
 - 2013 California Association of Code Enforcement (CACEO) Award for Most Innovative Program for the Probation/Code/Police Partnership
 - Distinguished Budget Presentation Award from the Government Finance Officers Association
 - Partner in Education Award from region three of the Association of California School Administrators
- Continued to safeguard the public's funds by monitoring a balanced budget.

2013 GENERAL PLAN ANNUAL REPORT

- Once again, FY 2011-12 ended with General Fund revenues in excess of expenses and FY 2012-13 will also end with General Fund revenues greater than expenses.
- Monitored and provided input on County plans that affect Rancho Cordova. The City has actively engaged on several County projects over the past year. The City has enjoyed greater success in achieving our corporate goals with the County than in past years with the following results: the GreenCycle facility efforts have ceased based on the costs of providing adequate odor control measures; the Mather Specific Plan boundaries have been amended as requested by the City; and, the G&R Trucking application has been delayed to better address City concerns.
- Increased visibility by creating citizen patrol with volunteers, thereby reducing crime. Volunteers will patrol areas within the City and provide greater visibility and information to patrol officers on intelligence and in progress crimes and incidents.
- RCPD implemented a partnership in September 2013 with the business community along the Folsom Boulevard Corridor; the program focuses on crime prevention, vandalism, shoplifting, graffiti, and trespassing. Selected reserve officers will work with RCPD officers, at no additional cost to the City, to increase visibility and focus efforts at identifying and resolving concerns to businesses. Reserve officers have contacted 43 businesses, conducted 7 security evaluations, made 7 misdemeanor arrests/citations, issued 2 trespass citations, and more in just five shifts.
- Continue to participate in the South Sacramento Habitat Conservation Plan (SSHCP). This multi-agency effort will streamline development project reviews and increase the effectiveness of natural resource protection programs.
- Completed the City/BIA facilitation process with Council direction of community facility standards and related development fees which maintained high quality infrastructure and facility standards while lowering developer fees by 25%.
- Maximized the award and receipt of state and federal grants.
 - \$2,000,000: Local Housing Trust Fund – State of California
 - \$1,879,000: Sunrise Boulevard Rehab - RSTP
 - \$833,300: Signal Interconnect on Coloma Road – HSIP
 - \$591,889: City’s annual CDBG - HUD
 - \$492,000: Sustainable Communities Transportation Study – SACOG
 - \$464,300: Aramon Drive/Coloma Road Traffic Signal – HSIP
 - \$270,200: Mills Middle School Pedestrian Improvements – HSIP
 - \$200,000: Mather Road Pedestrian Improvements – DEMO
 - \$106,782: Citizen’s Option for Public Safety (COPS) – DOJ
 - \$38,665: Enforcement of laws of minors with alcohol – ABC
 - 27,964: Edward Byrne Memorial Justice Assistance Grant (JAG)
 - \$17,944: California Curbside Recycling – Department of Resources

2013 GENERAL PLAN ANNUAL REPORT

- Finalized plans and agreements to build a new entertainment facility in Rancho Cordova.
- Completed land transaction for Los Rios that provided for the demolition of the First Value Inn with college construction scheduled to begin in the spring of 2014.
- Completed review and approval of the SunCreek Specific Plan.
- Began the first phase development of Mather Veterans' Village a service rich multi-agency/jurisdictional effort led by the City to provide a range of affordable permanent residential opportunities for disabled lower-income veterans capable of independent living.
- Completed various Zoning Code amendments that have included administrative corrections completed by staff and more substantive policies clarifications that were approved by the City Council.
- Circulate the environmental document for the Rancho Cordova Parkway Interchange project.
- Began construction of Douglas Road, Phase I, from Rancho Cordova Parkway to Borderlands Drive.
- Completed the Folsom Boulevard enhancements which provided aesthetic and safety improvements along Folsom Boulevard by resurfacing the road from Bradshaw Road to Rod Beaudry Drive, and from Kilgore Road to Sunrise Boulevard.
- Completed resurfacing of International Drive from Mather Field Road to Zinfandel Drive and Zinfandel Drive from International Drive to Folsom Boulevard.

2013 GENERAL PLAN ANNUAL REPORT

ANALYSIS OF GENERAL PLAN EFFICIENCY

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

- Action LU.1.1.1: Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.
- Action LU.1.1.2: Utilize the PLACE3S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.
- Action LU.1.2.1: Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.
- Action H.1.5.2: The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.
- Action H.2.3.1: Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping
- Action H.3.1.2: The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.

2013 GENERAL PLAN ANNUAL REPORT

- Action ISF.1.1.3: Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.

During the 2013 planning year, the City has initiated and/or completed the following tasks associated with analyzing the efficiency and effectiveness of the General Plan:

- The 2013-2021 Housing Element Update was adopted in late 2013 and certified by the California Department of Housing and Community Development (HCD) in the beginning of 2014. This update included a land use survey to assure the City had the housing capacity to accommodate the fair share of housing needs for the region.
- Continued to review the pending Suncreek Specific Plan. The Environmental Impact Report was released for public review in October. City Council action on the project is anticipated in 2013.
- Review of land uses east of Sunrise Boulevard in selected development projects to ensure achievement of the City's long-term economic, housing, and environmental goals was conducted and a Work Session was held with the City Council in November. Based on City Council direction, staff and applicants adjusted land use designations within Suncreek and Arboretum projects to increase non-residential land uses to create employment opportunities.
- 2013 Update to the Folsom Boulevard Specific Plan that rezoned properties and included new development standards to be more development friendly while still implementing General Plan policies for the Folsom boulevard corridor.

2013 GENERAL PLAN ANNUAL REPORT

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

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

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2013-2021 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2013-2021 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2013-2021 planning period. The 2013-2021 RHNP for the Sacramento region identified a total of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RHNP for the City.

2013 GENERAL PLAN ANNUAL REPORT

TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2013-2021

Income Group	2013-2021 RHNA
Extremely Low	770 units
Very Low	770 units
Low	1,079 units
Moderate	1,303 units
Above Moderate	3,087 units
Total	7,008 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the beginning of 2014 to reflect the 2013-2021 RHNA.

Table 3 summarizes the number of units permitted in the City in 2013 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

2013 GENERAL PLAN ANNUAL REPORT

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

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
Project Identifier	Unit Category	Tenure	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	
		R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					

Total of Moderate and Above Moderate from Table 5

331

Total by income

331*

Total Extremely Low-Income Units

*Building permits issued from January 1, 2013 to December 31, 2013. New permits include 329 single family detached, 1 new duplex, 1 new R2 unit for the Summerset assisted Living complex, and 1 rehabilitation unit.

2013 GENERAL PLAN ANNUAL REPORT

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

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

2013 GENERAL PLAN ANNUAL REPORT

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

	Single Family	2-4 Units	5+ Units	Second Unit	Mobile Homes	Total	Number of Infill Units
No. of Units Permitted for Moderate		0	0	0	0		0
No. of Units Permitted for Above Moderate	329	1	1	0	0	331	0
Notes:							

2013 GENERAL PLAN ANNUAL REPORT

TABLE 6
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

			2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1,540											1,540
	Non-Deed Restricted												
Low	Deed Restricted	1,079											1,079
	Non-Deed Restricted												
Moderate	Deed Restricted	1,303											1,303
	Non-Deed Restricted												
Above Moderate		3,087	331										2,756
Total RHNA by COG		7,008	7,008										2,756
Total Units			331										
Remaining Need for RHNA Period													6,677

2013 GENERAL PLAN ANNUAL REPORT

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

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

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

2012 GENERAL PLAN ANNUAL REPORT

TABLE 7
HOUSING PROGRAM IMPLEMENTATION STATUS

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	The City plans to make the bi-annual inquiry during the next fiscal year.
Action H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased	General Fund, Local Housing Trust Fund	Planning Department, Housing Services Division	Ongoing, as residential applications are received.	The City has met the high density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process all new housing projects are reviewed for their compliance to these housing standards.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements: Sites must be zoned exclusively residential. Acres used to satisfy RHNA requirements will be required to maintain set minimum densities. Sites must be of sufficient size to accommodate a minimum of 16 units per site. Sites must be proximate to public transportation routes which provide ready access to fixed rail.				
Action H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans	General Fund	Planning Department	Ongoing, as projects are possessed through the Planning	The city is currently in the process of reviewing the Sun Creek and Rio Del Oro Specific Plan,

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.			Department.	both of which maintain a variety of housing types and densities ranging from 6.1 d.u./acre to 40 d.u./acre. As addressed in the 2013-2021 housing element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Action H.1.4.1	As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community. o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.	General Fund	Public Works, Housing Services Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to RT access points. However, no new projects have been submitted since the Housing Element Update completion at the end of 2013. All new master plans and specific plans currently under review, contain a variety

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.			auto use in transit nodes.	of multimodal transportation options that focus on linkages (i.e. bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The Affordable Housing Plan shall specify and include the following: 1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households 2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership	General Fund	Housing Services Division, Planning, and Economic Development Departments	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated one Affordable Housing Plan (AHP) with the developers of the SunCreek Specific Planning Area. The City is currently negotiating the AHP for the Rio del Oro Specific Planning Area, as per Housing Element standards. These projects are still under review.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	and rental units shall be addressed within the Plan of each individual project. 3) Program options within project-specific Affordable Housing Plans may include but are not limited to the following: The timing for completion of affordable housing obligations includes the following considerations: For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. 4) At the City Council's discretion, land or other				

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. 5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis)				

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Other incentives				
Action H.1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Services Division	Annually monitor the Affordable Housing Plan.	The City has completed the first monitoring, as part of the Housing Element Update Process. No constraints were identified.
Action H.1.5.3	Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Services Division, Planning, and Economic Development Departments	Apply for funding as available.	The City is partnered with three non-profit developers for 1 transitional and 2 permanent supportive housing development.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released.	The City is rolling out the first CalHOME funded rehabilitation program that is expected to make about 12 loans to low-income homeowners in needs of health and safety repairs. The City will continue to strongly encourage rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.
Action H.2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	The City will provide loans as funding becomes available each year.	The City will try to make an allocation from the 2014 CDBG program year (funding permitting) to continue the Emergency Repair Program. The City made 12 Emergency Repair Grants in 2013.
Action H.2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development	Ongoing, as community improvement days occur and new programs become available.	The City's Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.		Department		
Action H.2.1.4	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	HOME Program and CDBG Program	Housing Services Division and Neighborhood Services Division	Ongoing.	The City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements and has been formulating ordinances that would include services of a community prosecutor and other fee based site review to continue to bolster that encouragement.
Action H.2.1.5	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The planning department continues to use CPTED standards as part of the design review process for new entitlements and continues to consult with the City's police department for further CPTED and other safety standards. In 2013 the city applied these safety

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					design standards to numerous use permits and design review applications at both staff level review and projects that went before the City Council for approval.
Action H.2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	General Fund	Housing Services Division, Neighborhood Services Division, and Economic Development Department	Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	The City is working with property owners and developers to identify development opportunities along Folsom BLVD. on an ongoing basis. In 2013 the City coordinated with Portland State University to establish an infill program that could encourage new business and improvements to underutilized sites. This coordination included reports and site specific surveys. This coordination continues as a final info work plan is still under review.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.3.1	Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping	CDBG Funds, General Fund	Housing Services Division and Neighborhood Services Division	Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.
Action H.2.4.1	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.	Local Housing Trust Fund, CDBG	Housing Services Division and Neighborhood Services Division	Annually	The City is developing a monitoring plan to ensure that at-risk affordable units are identified and protected or replaced. The plan should be implemented in the 2014.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. - o Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). - o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. - o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to				

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	displaced tenants. o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards. o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs				

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	that provide resources for preservation activities).				
	- o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. - o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				
Action H.2.4.2	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Services Division	Ongoing	The City is currently working with non-profit developers to identify potential rehabilitation projects.
Action H.3.1.1	Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	General Fund	Housing Services Division	Ongoing	The City is maintaining a matrix of other jurisdictions' programs to encourage best practices.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.2	The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	General Fund	Planning Department	Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.	These sites are located in the Villages of Zinfandel and the Mather Special Plan Area. Although discussion with potential applicants regarding the site's development is ongoing, no new entitlement has been proposed for those sites since the 2013-2021 housing element was adopted at the end of 2013.
Action H.3.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	General Fund	Planning Department, Housing Services Division, Building Department, and Sacramento	Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City has not had an opportunity to review conversion application during the last year.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency: Metro Fire District	Time Frame:	Status/Steps Taken
Action H.3.3.1	Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions: § Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City's reasonable accommodation program.	General Fund	Planning Department, Building Department, and Housing Services Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	The City is currently sponsoring two supportive housing projects that are targeting groups that have a high percentage disabled population – seniors and homeless veterans. Both projects should be under construction in the next year.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: § 24-hour on-site management § Room limitation to single occupancy, with allowance for overnight guests § Requirements for monthly tenancies § Units must be 250–300 square feet in size and include kitchen or bathroom § Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units	General Fund, Local Housing Trust Fund, CDBG	Housing Services Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not received any SRO applications or inquiries in the last year.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.3	The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted. Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. . The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; - o Off-street parking based upon demonstrated need; - o Size and location of on-site waiting and intake areas; - o Provision of on-site management;	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Services Division	Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City is currently participating in the Continuum of Care through Sacramento County. The City is also the physical location of the largest transitional housing facility in the County – the Mather Community Campus. The City is currently working on another transitional living facility for homeless veterans in need of intense programmatic support. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- o Proximity to other shelters; - o Length of stay; - o Lighting; and - o Security during hours when the shelter is open				
Action H.3.4.1	The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes: - o Production, marketing, and distribution of fair housing materials, and marketing in non-English languages - o Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative - o Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - o Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the	General Fund, CDBG funds	Housing Services Division	Ongoing	The City is continuing to carry out its Fair Housing Plan, and is partnering with other local jurisdictions to attain additional scale and to leverage funding to ensure robust Fair Housing enforcement. This includes Site Testing for discrimination, partnerships with the Rental Housing Association, and the SHRA.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	City's Analysis of Impediments to Fair Housing (AI) completed in 2010.				
Action H.3.4.2	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	General Fund	Planning Department	Ongoing	Although there has been some minor discussion regarding reasonable accommodations with certain information requests by the public, there has not been a formal reasonable application submittal in 2013. The City will continue to work to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code.
Action H.4.1.1	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak	General Fund	Planning and Building Departments	Ongoing	This program has not been completed since the 2013-2021 housing element was adopted in late 2013. The planning and building department continue to coordinate efforts to encourage energy efficiency in design however a City wide distribution with the help from SMUD and PG&E has yet to

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.				occur.
Action H.5.1.1	Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	General Fund	Economic Development Department	Determine viability of creating a local housing trust fund by end of fiscal year 2014.	The City is working on the viability of a local housing trust for long term property and fee management.
Action H.5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d),	Housing Services Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City is continuing to apply for any and all available and applicable grants and other funding for affordable housing. These include HOME grant applications, Infill grant applications, UrbanLift neighborhood applications, Tax Credits, and other assorted funding opportunities.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds			
Action H.5.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Services Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City is exploring opportunities to work with financial institutions to encourage CRA investment.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.				
Action H.5.3.1	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include: § Financial assistance (based on availability of housing funds) § Expedited development review § Streamlined processing § Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.	General Fund	Housing Services Division and Planning Department	Offer incentives as projects are processed through the Planning Department.	The City is working to encourage development of affordable housing project as funds and resources become available.
Action H.5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: § An updated nexus study addressing the extremely low-, very low- and low-income	General Fund	Housing Services Division	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City is working with the Finance department to assess the opportunity of updating the Housing Trust Development Impact Fee in the next year.

2012 GENERAL PLAN ANNUAL REPORT

Item	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; § A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; § A fee component to cover administrative costs; § An annual inflationary adjustment; § Exempt uses; and § Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.				

MEMORANDUM



DATE: March 17, 2014

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
Adam U. Lindgren, City Attorney

SUBJECT: AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT AND OPERATION OF PRIVATE SMOKERS' LOUNGES, E-CIGARETTE LOUNGES, VAPOR BARS, AND HOOKAH BARS, TO BECOME EFFECTIVE IMMEDIATELY

RECOMMENDATION

Adopt Urgency Ordinance No. 8-2014 establishing a temporary moratorium on the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars, pending the review and possible amendment of zoning regulations applicable to these types of establishments.

RESULT OF RECOMMENDED ACTION

Adoption of this Ordinance will establish a forty-five (45) day temporary moratorium on the establishment, expansion or relocation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars. This moratorium is needed in order to: (1) address the community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (2) study the potential impacts that these types of businesses may have on the public health, safety and welfare; (3) study and determine what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (4) study and determine the appropriate zoning and location for these types of businesses; and (5) determine appropriate measures to ensure the protection of public health, safety and welfare.

BACKGROUND

The City has recently received and anticipates additional inquiries regarding the development, establishment, and operation of private smokers' lounges, e-cigarette lounges, vapor bars, or hookah bars within the City. While the City's codes regulate smoke shops—establishments that devote a sizable portion of floor area or shelf space to smoking, drug, or tobacco-related products—these regulations were meant to regulate establishments that sell tobacco, rather than establishments that permit the extensive use of tobacco and e-cigarette products. Establishments that permit the use of tobacco and e-cigarette products operate differently from establishments that merely sell tobacco products, and therefore have different impacts. For example, a hookah bar or lounge may require more parking or ventilation requirements than a smoke shop where customers primarily engage in short retail transactions.

Many cities, including Union City, Fremont, Hayward, Costa Mesa and Menifee have adopted similar moratoria in order to provide staff and the City Council sufficient time to study the potential negative impacts of these types of businesses and determine appropriate measures for the protection of public health, safety and welfare.

ANALYSIS

The attached Urgency Ordinance would establish a forty-five (45) day moratorium on the establishment, expansion or relocation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars in the City. If approved, it would prevent the issuance of any permit or any applicable license or entitlement for use, including but not limited to, the issuance of a business license or building permit for these types of uses. As described in this Staff Report and the attached Urgency Ordinance, the establishment of these types of businesses could potentially pose a threat to the public health, safety, and welfare.

Staff would use this time to study the community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars and the impacts that these types of businesses may have on the public health, safety and welfare. Staff will analyze what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars, including the appropriate zoning and location for these types of businesses.

Definitions

The Urgency Ordinance defines the following terms:

- **Private Smokers' Lounges:** Any enclosed area in or attached to a tobacco store that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes. The term "tobacco store" shall have the same meaning as that term is given in Section 6.84.050 of the Rancho Cordova Municipal Code, as that section may be amended from time to time, and which is currently defined as "a place utilized primarily for the sale to members of the general public at retail of tobacco products or accessories, and in which the sale of any other products is merely incidental."
- **E-Cigarette Lounges and Vapor Bars:** Any facility, building, structure or location, whether fixed or mobile, where customers utilize a heating element that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes.
- **Hookah Bar:** Any facility, building, structure or location, whether fixed or mobile, where customers utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

What the Moratorium Does and Does Not Prevent

While the City's codes contain zoning regulations concerning "smoke shops," as well as regulations on smoking within certain establishments, the codes do not address land uses dedicated to the use of tobacco, e-cigarettes, or related products. For example, the Municipal

Code currently permits smoking of tobacco within smoke shops. However, the Code is silent as to “private smokers’ lounges,” which are portions of smoke shops dedicated to the use of tobacco products.

The Urgency Ordinance is therefore intended to establish a moratorium on the establishment, expansion or relocation of private smokers’ lounges, e-cigarette lounges, vapor bars, and hookah bars in the City while staff studies the community concerns and impacts related to these establishments.

The Urgency Ordinance is not intended to prohibit the establishment, expansion or relocation of smoke shops that do not operate private smokers’ lounges, e-cigarette lounges, vapor bars, or hookah bars.

Future Extensions of the Moratorium

Pursuant to Government Code section 65858, the City may establish a temporary moratorium prohibiting any uses that may be in conflict with a contemplated general plan, specific plan or zoning proposal that the legislative body, planning commission or the planning department is considering in order to protect and preserve the public safety, health and welfare. The initial moratorium is for forty-five (45) days, however, can be extended for up to a total of two (2) years, provided that the current and immediate threat to the public safety, health and welfare still exists, and the City follows the public notice and hearing procedures required for extension of the moratorium.

Voting Requirement

This attached Urgency Ordinance shall become effective immediately upon passage and adoption by at least four-fifths (4/5) vote of the City Council, and shall be in effect for forty-five (45) days therefrom unless extended by the City in accordance with California Government Code section 65858

ATTACHMENT

Urgency Ordinance No. 8-2014, establishing a temporary moratorium on the establishment and operation of private smokers’ lounges, e-cigarette lounges, vapor bars, and hookah bars, to become effective immediately.

2250039.1

CITY OF RANCHO CORDOVA

ORDINANCE NO. 8-2014

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT AND
OPERATION OF PRIVATE SMOKERS' LOUNGES, E-CIGARETTE LOUNGES, VAPOR
BARS, AND HOOKAH BARS, TO BECOME EFFECTIVE IMMEDIATELY**

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

Section 1. Purpose and Declarations.

A. The Planning Department of the City of Rancho Cordova has received inquiries regarding the establishment of private smokers' lounges, e-cigarette lounges, vapor bars or hookah bars; and

B. The Rancho Cordova Municipal Code is silent with regard to the regulation and location of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, except that in general, uses not specified as permitted are not allowed; and

C. In order to address community concerns regarding the establishment of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, it is necessary for the City to study the potential impact such facilities may have on the public health, safety and welfare; and

D. Private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars are typically adults-only uses in a commercial setting and may not be appropriate near uses where minors are present; and

E. It is necessary that the City study the possible adoption of amendments to the City's Municipal Code and Zoning Code regarding private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars. Staff needs time to study whether to limit such businesses to certain zoning districts, and which zoning districts would be appropriate for such uses; and

F. Second-hand smoke or vapors from private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars may affect employees, adjacent businesses, nearby property owners, and pedestrians, and staff needs time to study ventilation requirements and other regulations concerning these impacts; and

G. There is a threat to the public health, safety and welfare of the community if private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars locate in the City without proper regulations in place. Absent the adoption of this interim urgency ordinance, it is likely that the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars in locations within the City, without appropriate controls in place to regulate the impacts on the community, will result in harmful effects to the businesses, property owners and residents of the City; and

H. Article XI, Section 7 of the California Constitution provides that a city may make and enforce within its limits all local police, sanitary and other ordinances and regulations not in conflict with general laws; and

I. California Government Code Section 65858, subdivision (a) provides: that city legislative bodies may, to protect public safety, health and welfare, adopt as an urgency measure an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the legislative body is considering or studying or intends to study within a reasonable time; that adoption of such urgency measures requires a four-fifths vote of the legislative body; that such measures shall be of no effect 45 days from the date of adoption, and may be extended a maximum of two times and have a maximum total duration of 2 years; and

J. California Government Code Section 65858, subdivision (c) provides: that legislative bodies may not adopt or extend such interim ordinances unless they contain findings that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional entitlements would result in that threat to the public health, safety or welfare; and

K. The City Council desires to (1) address community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, (2) study the potential impacts that private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars may have on the public health, safety and welfare, (3) study and determine what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, (4) study and determine the appropriate zoning and location for private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, and (5) determine appropriate controls for protection of public health and welfare; and

L. In accordance with California Government Code Section 65858, subdivision (c), which provides that such interim ordinances that have the effect of denying approvals needed for the development of projects with a significant component of multifamily housing (as defined in California Government Code Section 65858, subdivisions (g) and (h)) may not be extended except upon written findings adopted by the legislative body as specified in the subdivision, the City Council hereby finds that the moratorium established pursuant to this ordinance will not have the effect of denying approvals needed for the development of projects with a significant component of multifamily housing; and that, therefore, the findings specified in Section 65858, subdivision (c), need not be made; and

M. Staff shall commence steps to conduct a study of the potential impacts of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, and possible amendments to the City's Municipal Code for clear, consistent and uniform regulations related to the establishment, location and operation of such businesses; and

N. Pursuant to Section 15001 of the California Environmental Quality Act (CEQA) Guidelines, this ordinance is exempt from CEQA based on the following:

1. This ordinance is not a project within the meaning of Section 15378 of the State CEQA Guidelines, because it has no potential for resulting in physical change in the environment, directly or ultimately.

2. This ordinance is categorically exempt from CEQA under Section 15308 of the CEQA Guidelines as a regulatory action taken by the City pursuant to its police power and in accordance with Government Code Section 65858 to assure maintenance and protection of the environment pending the evaluation and adoption of contemplated local legislation, regulation and policies.

3. This ordinance is not subject to CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. For the reasons set forth in subparagraphs (1) and (2), above, it can be seen with certainty that there is no possibility that this ordinance will have a significant effect on the environment.

Section 2. Moratorium Imposed.

A. Findings and Purpose.

This ordinance is declared to be an interim ordinance as defined by California Government Code Section 65858. This ordinance is deemed necessary based on the following findings of the City Council of the City of set forth in Section 1 of this Ordinance, and the additional information set forth below:

1. The purpose of this Ordinance is to protect the public safety, health and welfare from a current and immediate threat posed by the issuance of an applicable license or entitlement. The facts constituting the urgency are: private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars are typically adults-only uses that may not be appropriate in areas where minors are present. The City of Rancho Cordova does not currently have standards in the Municipal Code related to the location, operation and concentration of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars within the City.

2. Issuing permits, business licenses or other applicable licenses or entitlements providing for the establishment and/or operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, prior to the completion of the City's study of the potential impact of such facilities, poses a current and immediate threat to the public health, safety, and welfare.

3. In light of the potential for these adults-only commercial uses to be located near uses where minors are present, it is necessary, in accordance with Government Code Section 65858, to impose a moratorium on the issuance of entitlements for and the establishment of new private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars in the City to provide time for the City Council to further evaluate and consider possible adoption of legislation, guidelines and/or policies as required to avert the potential impacts of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars. No decisions have been made about whether or not additional requirements are necessary or about the content of any additional requirements that may be considered or adopted.

B. Scope.

In accordance with the authority granted the City of Rancho Cordova under Article XI, Section 7 of the California Constitution and California Government Code Section 65858, from and after the effective date of this ordinance, no permit or any other applicable license or entitlement for use, including, but not limited to, the issuance of a business license, building permit, conditional use permit, or other land use approval, shall be approved or issued for the establishment or operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars in the City of Rancho

Cordova. Additionally, private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars are hereby expressly prohibited in all areas and zoning districts of the City.

C. Definitions.

1. For purposes of this ordinance, "e-cigarette lounges" and "vapor bars" means any facility, building, structure or location, whether fixed or mobile, where customers utilize a heating element that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes.

2. For purposes of this ordinance, a "hookah bar" means any facility, building, structure or location, whether fixed or mobile, where customers utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

3. For purposes of this ordinance, "private smokers' lounges" means any enclosed area in or attached to a tobacco store that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes. The term "tobacco store" shall have the same meaning as that term is given in Section 6.84.050 of the Rancho Cordova Municipal Code, as that section may be amended from time to time, and which is currently defined as "a place utilized primarily for the sale to members of the general public at retail of tobacco products or accessories, and in which the sale of any other products is merely incidental."

Section 3. Zoning Code Amendment.

The establishment, maintenance or operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars, as defined herein, is not permitted within any zone in the City of Rancho Cordova.

Section 4. Establishment, Maintenance or Operation of Private Smokers' Lounges, E-Cigarette Lounges, Vapor Bars and Hookah Bars Declared Public Nuisance.

The establishment, maintenance or operation of private smokers' lounges, e-cigarette lounges, vapor bars and hookah bars as defined herein within the City limits of the City of Rancho Cordova is declared to be a public nuisance. Violations of this ordinance may be enforced by any applicable laws or ordinances, including but not limited to injunctions, or administrative or criminal penalties under the Rancho Cordova Municipal Code.

Section 5. Severability.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council of the City of Rancho Cordova 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 and Duration.

This Ordinance shall become effective immediately upon passage and adoption if passed and adopted by at least four-fifths vote of the City Council and shall be in effect for 45 days there from unless extended by the City Council in accordance with California Government Code Section 65858.

Section 7. Penalties.

Any person who violates any section of this ordinance shall be guilty of a misdemeanor and subject to a fine of up to one thousand dollars (\$1,000) and/or imprisonment in the county jail for up to a period of six (6) months.

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

2249999.1