

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, June 21, 2021

5:30 PM – Regular Meeting

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, June 21, 2021 at (916) 851-8720.

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/91931863002?pwd=RytJTTdXYlZsL1JpYzd5MVJMbXcvZz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)

Webinar ID: 919 3186 3002

Password: 874870

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 3:00 p.m. on Monday, June 21, 2021. All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 Monday, June 21, 2021 before 3:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Pulipati, Sander, Terry, and Mayor Gatewood.

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

Mark Shetler of River City Christian Church will give the invocation.

5. PRESENTATIONS

- 5.1. Recognition of Key COVID-19 Partners Sac Metro Fire Michael Skaggs, Danielle Blaschke, Sean Post, Christine Ravera, and Captain Scott Perryman and the Del Paso Heights Vaccination Clinic Dr. Kawanaa Carter and Nancy Bui Thompson.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference using Zoom.

If you want to make a public comment, please use the “raise hand” feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda 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. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 7, 2021.
Recommendation: Adopt the minutes.
- 9.2. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2021-2022 Property Tax Roll Residents.
Recommendation: Adopt the Resolution.
- 9.3. **Subject:** A Resolution Determining the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Area for Fiscal Year 2021-2022.
Recommendation: Adopt the Resolution.
- 9.4. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a Conditional Loan Commitment of Nine Hundred Eighty Thousand Dollars (\$980,000) and the City-Owned Site at 2738 Woodberry Way for the Crossings at Woodberry Way Affordable Housing Development by Urban Housing Communities H4, LLC and Ikaika Ohana.
Recommendation: Adopt the Resolution.
- 9.5. **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit -Related Services Special Tax Area Zone 27 for the Rio Del Oro (Elliott Homes Portion) Project.
Recommendation: Adopt the Resolution.
- 9.6. **Subject:** A Resolution Amending Contract No. 214-2018 with Sierra National Construction to Extend the Contract Term From June 30, 2021 to June 30, 2022 and Increase Unit Prices for Labor and Materials by 7.2% for Continued On-Call Concrete Maintenance Services.
Recommendation: Adopt the Resolution.
- 9.7. **Subject:** A Resolution to Approve Execution of Contract 2021-94 with Ascent Environmental for Environmental Planning Services to Create a Climate Action Plan Using Local Early Action Planning and Regional Early Action Planning Grant Funds in an Amount not to Exceed \$273,000.
Recommendation: Adopt the Resolution.
- 9.8. **Subject:** A Resolution to Approve Execution of a Memorandum of Understanding with the Sacramento Area Council of Governments (Contract 2021-95) to Receive Regional Early Action Planning Grant Funds in the Amount of \$106,150 for Civic Lab Implementation Projects.
Recommendation: Adopt the Resolution.
- 9.9. **Subject:** Second Reading of an Ordinance Amending the Suncreek Specific Plan Project No. DD9837 - Grantline 220.
Recommendation: Waive the second reading and adopt the Ordinance amending the Suncreek Specific Plan.
- 9.10. **Subject:** A Resolution Approving the Third Amendment to the Agreement for Law Enforcement Services Between the County of Sacramento and the City of Rancho Cordova.

Recommendation: Adopt the Resolution approving the third amendment to the agreement for law enforcement services.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 2 for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report, and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2021-2022 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and adopt the Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2021-2022 Service Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.

- 10.2. **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Road Maintenance District for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments, Declaring its Intention to Levy the Annual Assessments and Preliminarily Approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2021-2022; and adopt the Resolution Amending and/or Approving the Annual Engineer's Report and Ordering the Levy and Collection of Assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2021-2022.

- 10.3. **Subject:** 9847 Old Placerville Road - Project No. DD10036 - Tentative Parcel Map.

Recommendation: Adopt the Resolution approving the Tentative Parcel Map.

- 10.4. **Subject:** An Ordinance Adopting an Amended and Restated Development Agreement for Montelena Villages 1,2,4,6, 8, and vacant parcels in Villages 9 and 10 to Extend the Term of the Development Agreement.

Recommendation: Waive the first reading and introduce the Ordinance.

- 10.5. **Subject:** An Ordinance and a Resolution Terminating the Villages of Zinfandel Development Impact Fee Program and Transferring the Collection of the Off-Site Roadway Mitigation and the Villages of Zinfandel Administration Fees to the Transportation Development Impact Fee Program.

Recommendation: Waive the first reading and introduce the Ordinance amending portions of Chapter 16.81 of the Rancho Cordova Municipal Code with regards to the collection of impact fees within the Villages of Zinfandel public facilities financing plan (hereinafter in some instances referred to as "PFFP") area and Adopt the Resolution.

- 10.6. **Subject:** A Resolution Modifying the Rancho Cordova Tourism Business Improvement District Management District Plan.

Recommendation: Hold a final hearing to adopt the Resolution to modify the Rancho Cordova Tourism Business Improvement District Management District Plan.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Adoption of the 2021-2029 Housing Element Update, and Addendum to the City's General Plan Final Environmental Impact Report.

Recommendation: Adopt the Resolution.

- 11.2. **Subject:** Rio Del Oro Parcel 66 - Project No. DD9901 - Tentative Subdivision Map.
Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and adopt the Resolution for the Rio Del Oro Tentative Subdivision Map.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena), Approving and Directing the Execution of a Fiscal Agent Agreement, the Execution of a Fiscal Agent Agreement, Approving the form of the Preliminary Official Statement, Approving Sale of Such Bonds Pursuant to a Bond Purchase Agreement, and Approving Related Documents and Actions.

Recommendation: Adopt the Resolution.

- 12.2. **Subject:** A Resolution Authorizing the City Manager to Award Contract No. 2021-81 with Dewberry Engineers, Inc. in an Amount not to Exceed \$3,494,524.16 for Civil Engineering Design and Environmental Services for the Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway to Widen the Road and Intersection, Increase Safety and Promote Livability.

Recommendation: Adopt the Resolution.

- 12.3. **Subject:** An Urgency Ordinance Amending Rancho Cordova Municipal Code Relating to Fireworks.

Recommendation: Waive the reading and adopt the Urgency Ordinance.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the Special meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

16. CLOSED SESSION

Council will meet in closed session to discuss the following items:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION: Pursuant to Government Code Section 54956.9(d)(1). Name of Case: E.T., ET AL, V. City of Rancho Cordova, ET AL., U.S. District Court for the Eastern District of California Case No. 2:20-cv-02480-TLN-AC.

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property Address 10559 Folsom Boulevard Parcel Number 057-0231-016-0000. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam Lindgren, City Attorney. Negotiating Parties: Property Owner, Jeanette D. Orsi Trust

Agreement 2006/ETAL. Under Negotiation: Price and terms of payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

18. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

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

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

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

UPCOMING MEETINGS

June 29, 2021	5:30 PM Special Meeting/Work Session
July 19, 2021	4:00 PM Special Meeting/Regular Meeting
August 2, 2021	4:00 PM Special Meeting/Regular Meeting
August 16, 2021	5:30 PM Regular Meeting
August 24, 2021	5:30 PM Special Meeting/Work Session
September 7, 2021	4:00 PM Special Meeting/Regular Meeting
September 20, 2021	5:30 PM Regular Meeting
September 28, 2021	5:30 PM Special Meeting/Work Session

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. 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.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 21, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for review on June 17, 2021 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 June 17, 2021 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, June 7, 2021

5:30 PM – Regular Meeting

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, June 7, 2021 at (916) 851-8720.

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:37 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Council Member Linda Budge led the pledge.

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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4. INVOCATION

Dan DeShong of River City Christian gave the invocation.

5. PRESENTATIONS

- 5.1. New employee introductions: April Stevenson, Animal Services Officer II and Mark Baxter, Community Services Office II by Russell Ducharme, Neighborhood Services Manager. Kevin Chin, Assistant Civil Engineer by Qhoc Nahm, Associate Civil Engineer.

6. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Fayzah Mughal

Mayor Gatewood closed the public comment period.

The City Clerk stated that the following edits were being made to the following Consent Calendar Items:

Item 9.2: The Resolution included with this item references Ordinance No. 10-2021, and it should be corrected to reference Ordinance No. 9-2021.

Item 9.13: There are minor edits to correct lot letters referenced in notes and on the map sheets. There are minor edits to fill in the blank map book and page referenced on the map sheets.

Item 9.14: Minor edits to correct lot letters referenced in notes and on the map sheets. Minor edits to fill in the blank map book and page referenced on the map sheets.

ACTION: Motion to approve items 9.1 through 9.15 with the edits stated by the City Clerk by Budge second by Terry;
Motion passed with a 5:0 vote.

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of May 17, 2021 and the Special City Council Meetings of May 25, 2021.

Recommendation: Adopt the minutes.

- 9.2. **Subject:** A Resolution Declaring the Results of the Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 28 for the High Class Motors Project.

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2021-80, a Memorandum of Understanding for Probation Services Between the City and the County of Sacramento.

Recommendation: Adopt the Resolution.

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 133-2019 for Professional Services with West Yost Associates to Increase the Contract Amount from \$450,000 to an Amount not to Exceed \$850,000 and to Extend the Contract Term to June 30, 2023.
Recommendation: Adopt the Resolution.
- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 65-2019-1 for On-Call Professional Services with Willdan Engineering to Increase the Contract Amount from \$750,000 to an Amount not to Exceed \$1,450,000 and Extend the Contract Term from June 30, 2022 to June 30, 2023.
Recommendation: Adopt the Resolution.
- 9.6. **Subject:** A Resolution Approving the Annexation of the Rio Del Oro Subdivision (Elliott Homes Portion) into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 74-2016-3 with the Sacramento Regional Transit District to Increase the Contract Amount from \$466,600 to an Amount Not to Exceed \$563,120 for Continued Light Rail Station Cleaning and Maintenance Services.
Recommendation: Adopt the Resolution.
- 9.8. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 78-2018-1 with St. Francis Electric, LLC to Extend the Contract Term from June 30, 2021 to June 30, 2022 Which Results in an Increase to the Contract Amount from \$593,670 to an Amount Not to Exceed \$769,000 for Continued On-Call Street Light and Electrical Maintenance and Repair Services.
Recommendation: Adopt the Resolution.
- 9.9. **Subject:** A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement, Contract No. 2021-86, in an Amount not to Exceed \$2,616,268.00, Between the City of Rancho Cordova and the Sacramento County Water Agency for the White Rock Road - Fitzgerald Road to 0.5 Mile East of Rancho Cordova Parkway Project to Reimburse the City for the Waterline Construction.
Recommendation: Adopt the Resolution.
- 9.10. **Subject:** A Resolution Approving the Final Map of Douglas 98 Phase 3, Subdivision No. FM-2018-005-06 and Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-88 with Woodside 05N LP.
Recommendation: Adopt the Resolution.
- 9.11. **Subject:** A Resolution Approving Fiscal Year 2021/2022 Budget Amounts for Community Grants, Legacy Projects, and Department Led Initiatives to be Funded from the Community Enhancement Fund, the Revenues from the Voter-Approved 1/2 Cent Sales Tax.
Recommendation: Adopt the Resolution.
- 9.12. **Subject:** Fiscal Year 2021-23 Operating Budget and Fiscal Year 2021-26 Capital Improvement Plan
A) Adopt Resolution Approving the 2021-23 Operating Budget
B) Adopt Resolution Approving the 2021-26 Capital Improvement Plan
C) Adopt Resolution Approving Appropriations Limit for Fiscal Year 2020-21

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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- C) Adopt Resolution Approving Appropriations Limit for Fiscal Year 2021-22
- D) Adopt Resolution Approving Full Time Employee Salary Schedule.

Recommendation: It is recommended that the City Council adopt the resolutions approving the 2021-23 Operating Budget, 2021-26 Capital Improvement Plan, Appropriations Limit for Fiscal Year 2020-21 and 2021-22, and Full Time Employee Salary Schedule.

- 9.13. **Subject:** A Resolution Approving the Final Map of Rio Del Oro Lot 67A, Subdivision No. FM-2019-004-02, and Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-89.

Recommendation: Adopt the Resolution.

- 9.14. **Subject:** A Resolution Approving the Final Map of Rio Del Oro Lot 67B, Subdivision No. FM-2019-004-03, and Authorizing the Execution of the Subdivision Improvement Agreement Contract NO. 2021-90.

Recommendation: Adopt the Resolution.

- 9.15. **Subject:** A Resolution of the City Council of the City of Rancho Cordova approving the Third Amendment to the First Restated Agreement for Legal Services between the City and Meyers, Nave, Riback, Silver & Wilson.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Item 10.1, 10.8, and 10.10 were pulled for separate discussion.

Mayor Gatewood opened the public comment period. Seeing no speakers, Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 10.2 through 10.7, and item 10.9 by Terry second by Pulipati;

Motion passed with a 5:0 vote.

- 10.1. **Subject:** Rio Del Oro Delivery Station - Major Design Review - Project No. DD10030 - Located Within Rio Del Oro Specific Plan Parcel 63 A & B.

Recommendation: Determine the project Exempt from CEQA per Section 15183, consistent with the Community Plan, General Plan or Zoning for which an EIR was certified; and adopt the Resolution for Rio Del Oro Delivery Station Major Design Review.

Council Member Sander recused himself from Item 10.1 due to a conflict of interest related to a potential business interest.

Mayor Gatewood opened the public comment period. The following individual addressed the Council or submitted comment via email:

1. Patricia Ramirez

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 10.1 by Budge second by Terry;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Gatewood

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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NOES: None
ABSENT: None
RECUSED: Sander

- 10.2. **Subject:** A Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution.

- 10.3. **Subject:** A Resolution Approving Proceedings for the Annual levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution.

- 10.4. **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 1 for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2021-2022 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and adopt the Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2021-2022 Service Charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.

- 10.5. **Subject:** Sunridge Lot J Village 4 Tentative Subdivision Map Project No. DD10028.

Recommendation: The applicant is requesting the proposed project be continued from the June 7, 2021 City Council meeting to the August 2, 2021 City Council meeting.

- 10.6. **Subject:** Express Sewer and Drain Inc. Major Design Review and Street Side Yard Setback Adjustment Project No. DD10040.

Recommendation: Find the project is exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning and Exemption and 15332 Infill Development Project; and adopt the Resolution for Express Sewer and Drain Major Design Review and street side yard setback Adjustment.

- 10.7. **Subject:** An Ordinance Adopting an Amended and Restated Development Agreement for Montelena Villages 1,2,4,6, 8, and vacant parcels in Villages 9 and 10 to Extend the Term of the Development Agreement

Recommendation: Staff is requesting that this item be continued to the June 21, 2021 City Council meeting.

- 10.8. **Subject:** A Resolution Modifying the Rancho Cordova Tourism Business Improvement District Management District Plan

Recommendation: Hold a final hearing to adopt the Resolution to modify the Rancho Cordova Tourism Business Improvement District Management District Plan

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to continue item 10.8 to the June 21, 2021 Council Meeting by Terry second Budge;
Motion passed with a 5:0 vote.

- 10.9. **Subject:** An Ordinance and A Resolution Terminating the Villages of Zinfandel

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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Development Impact Fee Program and Transferring the Collection of the Off-Site Roadway Mitigation and the Villages of Zinfandel Administration Fees to the Transportation Development Impact Fee Program.

Recommendation: The item will be continued to June 21, 2021.

- 10.10. **Subject:** Amendment to the General Plan and Certain Entitlements for the Rio Del Oro Specific Plan Area Regarding Parks in Rio Del Rio.

Recommendation: Waive the first reading and Introduce the Ordinance and adopt the Resolution.

Mayor Gatewood recused himself from item 10.10 due to a conflict of interest related to a potential business interest.

Vice Mayor Terry opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Patrick Larkin
2. Bob Thurbon

Vice Mayor Terry closed the public comment period.

ACTION: Motion to approve item 10.10 by Sander second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Sander, and Terry

NOES: None

ABSENT: None

RECUSED: Gatewood

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Grantline 220 - Project DD9837- Tentative Subdivision Map and Specific Plan Amendments.

Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines, waive first reading and introduce the Ordinance for the Specific Plan Amendments for the Sun creek Specific Plan and adopt the Resolution for Grantline 220 Tentative Subdivision Map.

Mayor Gatewood opened the public comment period. Seeing no speakers, Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 11.1 by Budge second by Terry;
Motion passed with a 5:0 vote.

- 11.2. **Subject:** Eco Site II, Cellular Telecommunication Tower at the Southeast Corner of Zinfandel Drive and Folsom Boulevard Conditional Use Permit Project DD10018.

Recommendation: Find the project is exempt under California Environmental Quality Act (CEQA) Exemption 15303, New Construction or Conversion of Small Structures); and adopt the Resolution for Eco Site II, Cellular Telecommunication Tower at the southeast corner of Zinfandel Drive and Folsom Boulevard.

Mayor Gatewood opened the public comment period. Seeing no speakers, Mayor Gatewood Closed the public comment period.

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
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ACTION: Motion to continue item 11.2 to the July 19, 2021 Council Meeting by Terry second by Pulipati;
Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

RECESS 8:14 p.m. - 8:21 p.m.

- 12.1. **Subject:** Discussion and Possible Direction to Prepare an Ordinance Regarding Host Liability for Illegal Fireworks.

Recommendation: Council discussion and direction regarding a potential ordinance regarding host liability for illegal fireworks.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Donald Childs
2. Leah Hernandez
3. Dennis Revell
4. Dilip

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Discussion and Possible Direction to Prepare an Ordinance Regarding Host Liability for Illegal Fireworks.

- 12.2. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a 5% Performance Incentive Payment for Cyrus Abhar for Service as City Manager

Recommendation: Adopt the Resolution.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 12.2 by Terry second by Budge;
Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURNMENT

Mayor Gatewood adjourned the meeting in memory of Cecil Dyer at 8:53 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Senior Finance Analyst
SUBJECT: **A RESOLUTION AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE SERVICE CHARGES TO BE COLLECTED ON THE 2021-2022 PROPERTY TAX ROLL RESIDENTS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

This action authorizes delinquent residential solid waste service charges to be collected on the 2021-2022 property tax roll.

BACKGROUND

The Collection Services Contract ("Contract"), between the City of Rancho Cordova and Republic Services, formerly Allied Waste Services, ("Republic"), for residential garbage collection and recycling, allows Republic to take any action legally available to collect past due amounts. Pursuant to Government Code sections 38790.1 and 25831, one such action is for the City to assist Republic by placing the delinquent accounts on the property tax roll.

The City's Municipal Code allows for the property tax rolls to be utilized for collecting delinquent charges but in order for the City to assist Republic, the City Council must approve two separate Resolutions prior to recording a tax levy for delinquent residential solid waste accounts. The first resolution, which was adopted by the Council on May 17, 2021, established the intent of the City Council to transfer delinquent residential solid waste accounts to the tax rolls, as well as setting a Public Hearing for June 21st at 5:30 p.m. to take comments and objections from the public regarding the transfer of delinquent residential solid waste accounts to the tax roll. At the conclusion of the Public Hearing, the Council will be asked to adopt the second resolution titled "A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be collected on the Property Tax Roll."

As of June 1, 2021 the total number of accounts with delinquent charges that have been

identified to be transferred to the tax roll is 753, and a total amount of \$309,337.19. The amount to be submitted to the County Auditor's Office for inclusion on the tax roll will be reduced by the number of current delinquent accounts that submit payment in the interim. Republic will provide the City with a final delinquency list immediately after the County levy submission on August 6th, which will capture any last minute payments made to Republic.

The amount collected on the tax rolls may not reflect all of the total-to-date delinquent charges, since the delinquent solid waste levy may only legally include accounts that were delinquent at March 1, 2021.

Public Notification Process

As required by the County Assessor's Office for the property tax lien process, Republic sent two letters to the property owners of delinquent solid waste accounts, one in May and the second in June. The letters requested payment of the account and advised that unpaid delinquent accounts would be included on a list and presented to the City Council at a Public Hearing on June 21st, to be confirmed by Council resolution. The letter also informed the property owners that the confirmed delinquent accounts, together with a ten percent penalty and five percent administrative charge, would be placed on the County of Sacramento tax rolls to be collected with the property tax.

Property Tax (Levy) Collection Process

The Sacramento County Assessor's office places delinquent utility charges on the property tax rolls. Under the Property Tax Collection Process, the delinquent utility charges are placed on the property tax roll annually in August, collected by the County the following December and April, and remitted to the City in January and May. The City then processes a payment to Republic for the amount received from the County minus a city administrative cost.

FISCAL IMPACT AND FUNDING SOURCE

The City will receive a 10% administrative fee, based on the final balance transferred to the property tax roll, to cover the cost of administering the program.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - June 2021 Rancho Cordova delinquencies_06.01.21

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING DELINQUENT RESIDENTIAL SOLID WASTE
SERVICE CHARGES BE COLLECTED ON THE 2021-2022 PROPERTY TAX ROLL**

WHEREAS, in 2017 the City of Rancho Cordova executed the Collection Services Contract with Allied Waste Services of North America, LLC, a subsidiary of Republic Services ("Republic") for the provision of residential solid waste collection and recycling services; and

WHEREAS, the Collection Services Contract requires Republic to bill residential solid waste accounts for garbage collection and recycling services; and

WHEREAS, pursuant to Government Code sections 38790.1 and 25831, the City may assist Republic in collection of past due accounts; and

WHEREAS, the property tax collection process has been used, by both the City of Rancho Cordova and County of Sacramento, for many years to collect delinquent utility charges; and

WHEREAS, Republic did, on the 11th day of May, 2021, file with the City of Rancho Cordova a written report containing a description of each parcel of real property and the amount of the delinquent solid waste service charges proposed to be collected on the tax roll; and

WHEREAS, the City Council subsequently did, on the 17th day of May, 2021, adopt a Resolution of Intention No. 57-2021 to order delinquent solid waste service charges and late penalties to be collected on the tax roll at the same time and in the same manner as the general tax levy for County purposes and to set a public hearing for such purpose; and

WHEREAS, the Clerk of said City Council has duly caused notice by publication in the time, form and manner provided by law, of the time when and the place where any and all persons having objections to the proposed collection should not be carried out; and

WHEREAS, this is the time and place set for hearing on said matter; and

WHEREAS, said City Council has received no objections or protests of any kind or nature against the proposed action or against the amount of such charges.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the delinquent solid waste service charges report provided by Republic, attached hereto as Exhibit A, is hereby adopted, confirmed, ratified and approved to be transferred to the County property tax rolls for collection.

BE IT FURTHER RESOLVED that Republic is hereby authorized and directed to delete from the report any and all delinquent accounts which are paid in full on or before the 6th day of

ITEM 9.2.

ATTACHMENT 1

August, 2021, the date when the Direct Levy data file must be received by the County.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

ITEM 9.2.

ATTACHMENT 2
Exhibit A to the ResolutionCity of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
550062	07702210270000	TORRES SANDERS	850	BEN INGRAM LN		TRACY	CA	95377-8567	\$25.06
49046	05701430070000	CERASIL ARIAS	10451	MALAGA WAY		RANCHO CORDOVA	CA	95670-3648	\$26.32
66233	07602620090000	SANDI BEAR	11344	COLOMA RD	SUITE: 542	GOLD RIVER	CA	95670-4457	\$28.12
28211	075069900030000	LORIN PETERSON		PO BOX 2727248		SACRAMENTO	CA	95827-7248	\$29.99
60325	07222200110000	JIMMY/CHELSEY/VALENTI MARTINEZ	3316	VERDECA WAY		RANCHO CORDOVA	CA	95670-6938	\$31.11
95053	06711300840000	KATHERINE P RODRIGUEZ	12729	LA GRANADA WAY		RANCHO CORDOVA	CA	95742-6727	\$31.11
10050	07601410110000	MARIA TRUSLER	2582	LAS CASAS WAY		RANCHO CORDOVA	CA	95670-3444	\$33.14
85426	07230000340000	ATP & ASSOCIATED HOLDINGS LLC	110	DRYSDALE DR		LOS GATOS	CA	95032-4812	\$34.88
242138	07700910020000	PAUL F DONALDSON	3004	MARGATE WAY		RANCHO CORDOVA	CA	95670-5317	\$37.28
20000	06705500810000	DURGA PUN	11742	BAGOTA WAY		RANCHO CORDOVA	CA	95742-8030	\$37.36
4092	07229700110000	ANDREW ARMSTRONG	11019	INTERNATIONAL DR		RANCHO CORDOVA	CA	95670-6250	\$38.82
48356	06709000450000	BINH DANG	4250	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7754	\$41.46
73271	05804200120000	PAMELA HILLMON & ELBERT THOMAS		PO BOX 1026		RANCHO CORDOVA	CA	95741-1026	\$41.65
57908	06707400080000	HERBERT A & BESSIE J HARRISON	4804	CEDAR LANDING WAY		RANCHO CORDOVA	CA	95742-8114	\$43.26
607839	05601120250000	BRENDAN NAGLE	10426	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2275	\$51.51
62373	07701920220000	AULAH M BOSTICK	3332	GOULD WAY		SACRAMENTO	CA	95827-2458	\$51.70
83473	07203100510000	TRACY SMITH	2956	KACHINA WAY		RANCHO CORDOVA	CA	95670-5634	\$51.99
33121	06804410260000	OLGA TRUKHAN	9825	GARDENWOOD WAY		SACRAMENTO	CA	95827-2810	\$52.23
8596	06706400430000	KAMBIZ GHAZANFARI	11836	DELAVAN CIR		RANCHO CORDOVA	CA	95742-8061	\$52.62
32022	05803120110000	TITAN PROPERTY MGMT	1950	W CORPORATE WAY	#A8256	ANAHEIM	CA	92801-5373	\$52.62
56836	07229902710000	TYRONE RABB	10881	WRAYSBURY WAY		RANCHO CORDOVA	CA	95670-6278	\$52.62
69278	05804200200000	RICARDO CERON	2622	LOS NOGALES WAY		RANCHO CORDOVA	CA	95670-5117	\$52.62
80777	05603700510000	THEODORE E DAY	11130	CONCORD RIVER CT		RANCHO CORDOVA	CA	95670-2835	\$52.62
611663	07201640130000	THERESA GAMBLE	2917	HUNT DR		RANCHO CORDOVA	CA	95670-5613	\$52.62
209680	07203200510000	DOLLY GREEN	2944	KACHINA WAY		RANCHO CORDOVA	CA	95670-5634	\$53.39
68348	07226000250000	EVI CIRIACO	3589	RAINSONG CIR		RANCHO CORDOVA	CA	95670-6983	\$54.06
570970	07501520020000	BEVERLY BROWN	10160	LA GLORIA WAY		RANCHO CORDOVA	CA	95670-3113	\$54.90
37420	07223800330000	TRACI REYNOLDS	1042	WILHAGGIN PARK LN		SACRAMENTO	CA	95864-5376	\$55.50
10493	06707700040000	YOLANDA DANNER	4348	ANATOLIA DR		RANCHO CORDOVA	CA	95742-8102	\$55.53
64308	07601440040000	JEFFERY & MARIA HEATON	2600	EL SEGUNDO DR		RANCHO CORDOVA	CA	95670-3406	\$55.53
26488	07702700300000	AREVHAT STEPANYAN	10229	COUNTRYSIDE WAY		SACRAMENTO	CA	95827-2465	\$56.34
91319	06706600850000	LATEKA & CHRISTIAN BRADFORD	4033	KALAMATA WAY		RANCHO CORDOVA	CA	95742-8004	\$56.38
28069	06705200160000	XUELAN ZHANG & MING HE	11998	PERICLES DR		RANCHO CORDOVA	CA	95742-8078	\$57.50
249126	06801220090000	STANLEY MACNISH JR	9911	METEOR DR		SACRAMENTO	CA	95827-2911	\$57.93
28137	06707700690000	MARGARITA KOSTRIKOVA	11836	WINDHAM WAY		RANCHO CORDOVA	CA	95742-8099	\$58.14
40146	07700300080000	MARTIN & MARIA VALTIERRA	2919	MATHER FIELD RD		RANCHO CORDOVA	CA	95670-5417	\$58.29
40192	07700300080000	MARTIN & MARIA VALTIERRA	2919	MATHER FIELD RD		RANCHO CORDOVA	CA	95670-5417	\$58.29
211417	07203620130000	LINDA A HALLBERG	10720	STERLING WOOD WAY		RANCHO CORDOVA	CA	95670-5627	\$58.29
53360	05803600080000	LIGIA AND ELENA R ISMAILYAN	2240	BAYWATER LN		RANCHO CORDOVA	CA	95670-4255	\$58.52
54330	07600430010000	LORING BARKER & SUSAN A ADAMS	6800	RIO LINDA BLVD		Rio Linda	CA	95673	\$58.95
41377	06704400600000	SRINIVASA VILLURI	11848	WHITE RAIN WAY		RANCHO CORDOVA	CA	95742-8003	\$59.59
214098	06704800310000	MYRNA MALQUED	11876	SLATE FALLS WAY		RANCHO CORDOVA	CA	95742-8017	\$61.35
62849	06706400370000	HARISH VISHNUVAJJALA/PRAGNYA	11825	DELAVAN CIR		RANCHO CORDOVA	CA	95742-8061	\$61.53
154116	05800920160000	ALICE A HIAR	2283	EL MANTO DR		RANCHO CORDOVA	CA	95670-4118	\$61.53
1197	06706200160000	ANGELO AND SUSY GUEVARA	11827	PYXIS CIR		RANCHO CORDOVA	CA	95742-8056	\$62.22
2583	07600630020000	SUNYE THOMAS	2500	QUEENWOOD DR		RANCHO CORDOVA	CA	95670-5111	\$62.22
10271	05801150020000	KEVIN DABLIN	2517	CORDOVA LN		RANCHO CORDOVA	CA	95670-4951	\$62.22
12413	06803700460000	BUGHAO FAMILY TRUST	111	POWERS DR		EL DORADO HILLS	CA	95762-4602	\$62.22
13350	07703700070000	MARIO A BLANC	1029	E 2570 N		PROVO	UT	84604-4113	\$62.22
16426	06708600330000	MARCO BAUTISTA	4147	ETOWAY WAY		RANCHO CORDOVA	CA	95742-7755	\$62.22
22680	05803700520000	AMANDA CARTER KING	10934	KELLY RYAN CT		RANCHO CORDOVA	CA	95670-5103	\$62.22
25219	07502410020000	CLANCY ANDERSON	2259	LA GRAMA DR		RANCHO CORDOVA	CA	95670-3136	\$62.22
27174	06707100300000	JOMELEYN FRANCISCO	5345	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8157	\$62.22
27547	07226000340000	GREGORY MONTGOMERY	3553	RAINSONG CIR		RANCHO CORDOVA	CA	95670	\$62.22
27892	06800720140000	SETH FELDMAN	9952	NEBULA WAY		SACRAMENTO	CA	95827-2914	\$62.22
30192	07225900020000	YOLANDA TAN	11676	NEW ALBION WAY		GOLD RIVER	CA	95670-8153	\$62.22
35182	06705100220000	JENNIFER WHITING	11924	RUBILITE WAY		RANCHO CORDOVA	CA	95742-8071	\$62.22
40051	07222100450000	LAWRENCE DOTSON	10809	BELLONE WAY		RANCHO CORDOVA	CA	95670-6918	\$62.22
44577	05801210200000	S&S PROPERTY MGMT	1112	JEFFERSON BLVD		WEST SACRAMENTO	CA	95691-3305	\$62.22
52525	06705100030000	ARUNA SRI & SANKAR LAGUDU	4256	STECATO DR		RANCHO CORDOVA	CA	95742-8075	\$62.22
52880	06709100230000	GLORIA POTENTA	12305	GREAT PLAINS WAY		RANCHO CORDOVA	CA	95742-7780	\$62.22
53088	06805120100000	JORDAN & ERICA SCHMIDT	9753	ASHFORD CT		SACRAMENTO	CA	95827-2701	\$62.22
60363	05601440170000	AMAL SABOUL	2092	EL MANTO DR		RANCHO CORDOVA	CA	95670-2432	\$62.22
62728	06804350180000	ANDREA S AMES	9809	HEARTWOOD WAY		SACRAMENTO	CA	95827-2812	\$62.22
63446	05804200260000	LORI PHELAN	2501	VERNACCIA CIR		RANCHO CORDOVA	CA	95670-3723	\$62.22
63487	05804200260000	LORI PHELAN	2501	VERNACCIA CIR		RANCHO CORDOVA	CA	95670-3723	\$62.22
63501	05803400190000	SHELINE A CALVERT	2231	KINGSTREE LN		RANCHO CORDOVA	CA	95670-4211	\$62.22
63581	05803200070000	ASHLEY & JOHNATHAN KING	2212	SUNDALE DR		RANCHO CORDOVA	CA	95670-4237	\$62.22
64253	07600910220000	SCOTT F SLOTTERBECK II	9034	RAWHIDE WAY		SACRAMENTO	CA	95826-2113	\$62.22
64296	07600910220000	SCOTT F SLOTTERBECK	9034	RAWHIDE WAY		SACRAMENTO	CA	95826-2113	\$62.22
65584	06707300200000	LOGAN & ROBERT BUCHAN	12027	COUNTRY GARDEN DR		RANCHO CORDOVA	CA	95742-8113	\$62.22
65655	07601910020000	NELSON E CANALES	2675	GARRETT WAY		RANCHO CORDOVA	CA	95670-3533	\$62.22
66604	07701320060000	JESSIE ROMINE	10378	WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5432	\$62.22
73746	07228800610000	BENJAMIN PETRICK	3562	EDINGTON DR		RANCHO CORDOVA	CA	95742-7842	\$62.22
76443	07233000120000	NAIRA GHAZARYAN	10976	ARRINGTON DR		RANCHO CORDOVA	CA	95670-8014	\$62.22
82951	07702600120000	MATHEW A SMITH	10251	ELLENWOOD AVE		SACRAMENTO	CA	95827-3004	\$62.22
87358	05602700640000	ALLISON BAILEY/ANDREW BAILEY	10365	SPORTSMAN CT		RANCHO CORDOVA	CA	95670-2232	\$62.22
90026	07701450080000	VIANEY CABRERA	9765	GIFTHOUSE ST		LAS VEGAS	NV	89178-4867	\$62.22
91317	05701103400000	CHRISTOPHER SARCONA/AMANDA	10557	MALAGA WAY		RANCHO CORDOVA	CA	95670-3751	\$62.22
94170	07600720020000	JOHN IACONO	2236	MAXINE WAY		RANCHO CORDOVA	CA	95670-2019	\$62.22
96535	07229000300000	MONICA AWAD	12651	EVANSTON WAY		RANCHO CORDOVA	CA	95742-7802	\$62.22
114230	05600820050000	LORI PHELAN	2501	VERNACCIA CIR		RANCHO CORDOVA	CA	95670-3723	\$62.22
188540	07702800210000	PETER A HARTMAN	11230	GOLD EXPRESS DR	STE 310-395	GOLD RIVER	CA	95670-4484	\$62.22
199152	05803700480000	WILFRED FLEMING	10939	KELLY RYAN CT		RANCHO CORDOVA	CA	95670-5103	\$62.22
203666	07201620100000	MARY L STAMPS	2905	MILLS PARK DR		RANCHO CORDOVA	CA	95670-5501	\$62.22
213308	06803660270000	HENRY LEATHEM	1713	KEITH WAY		SACRAMENTO	CA	95815-4109	\$62.22
224683	06804910100000	ALINE SUE HUGHES	3566	SCORPIO DR		SACRAMENTO	CA	95827-2976	\$62.22
231645	07601640030000	PEGGY N MORGAN	8895	N WINDING WAY		FAIR OAKS	CA	95628-6321	\$62.22
242798	07701040200000	JOHN ZULKOWSKI	8890	BRADSHAW RD		ELK GROVE	CA	95624	\$62.22

ITEM 9.2.

ATTACHMENT 2
Exhibit A to the ResolutionCity of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
245388	07701220230000	GERADEN OSBOURN	10421	ROCKINGHAM DR		RANCHO CORDOVA	CA	95670-5859	\$62.22
346189	07203100200000	RAMON CASTILLO	2994	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-5638	\$62.22
436244	06801540040000	JUDITH A ANDERSON	3521	SCORPIO DR		SACRAMENTO	CA	95827-2938	\$62.22
526623	05602500400000	FRANCISCO ALVARADO	2144	PANTAGES CIR		RANCHO CORDOVA	CA	95670-2421	\$62.22
555531	05701310060000	JUDY PARKER	2519	ARAMON DR		RANCHO CORDOVA	CA	95670-3804	\$62.22
606277	07602410040000	RAYMUNDO HARO	2442	EL LUJO WAY		RANCHO CORDOVA	CA	95670-3158	\$62.22
618158	05702910190000	MICHAEL ROULETTE	2540	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3118	\$62.22
45620	06707100250000	MAGARCIA ALVAREZ	5325	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8157	\$62.28
11498	07600540070000	ROBERTA L TWEEDY	2229	MAXINE WAY		RANCHO CORDOVA	CA	95670-2018	\$63.00
577047	07220200070000	GARY MORRISSETTE	2082	WILLOW BAR CT		GOLD RIVER	CA	95670-8324	\$63.08
210342	06803500250000	WILLIAM WARE	3308	ROMFORD WAY		SACRAMENTO	CA	95827-2320	\$63.73
247177	06800850090000	WARREN J MADIGAN	9985	REDSTONE DR		SACRAMENTO	CA	95827-3501	\$65.02
22567	07600310020000	DAN CLARK INVESTMENTS	1112	JEFFERSON BLVD		WEST SACRAMENTO	CA	95691-3305	\$65.48
22568	07600310020000	DAN CLARK INVESTMENTS	1112	JEFFERSON BLVD		WEST SACRAMENTO	CA	95691-3305	\$65.48
43033	05604400440000	RICHARD CHACON	2263	APPLE ORCHARD CT		RANCHO CORDOVA	CA	95670-2347	\$65.48
51004	06804800530000	CHANH QUANG AND MINH VO	9946	BEXLEY DR		SACRAMENTO	CA	95827-2335	\$65.48
61763	07232300460000	SHANICE DUNCAN	10838	SAMCO WAY		RANCHO CORDOVA	CA	95670-8021	\$65.48
62014	06801220070000	MIESHA M SANDERS	9923	METEOR DR		SACRAMENTO	CA	95827-2911	\$65.48
71135	05803120040000	DAN CLARK INVESTMENTS	1112	JEFFERSON BLVD		WEST SACRAMENTO	CA	95691-3305	\$65.48
71142	05803120040000	DAN CLARK INVESTMENTS	1112	JEFFERSON BLVD		WEST SACRAMENTO	CA	95691-3305	\$65.48
90862	06711301330000	BRITTANY BELL	12748	CORDLYNE WAY		RANCHO CORDOVA	CA	95742-6725	\$65.48
136035	05701040040000	DOUGLAS L BARNARD	2568	RIBIER WAY		RANCHO CORDOVA	CA	95670-3714	\$65.48
144325	05702320130000	TRUST OF RIBIER		PO BOX 72802		DAVIS	CA	95617-2802	\$65.48
525259	05803700440000	AMY MOORE	10948	ALANDALE WAY		RANCHO CORDOVA	CA	95670-5133	\$65.48
597511	07222100420000	TABITHA S WONG	568	HALL ST		FOLSOM	CA	95630-9545	\$65.48
150939	05800470030000	ROSE MCNUITY	10904	ALANDALE WAY		RANCHO CORDOVA	CA	95670-5123	\$65.65
570048	06804720040000	GEOFFREY ANDREWS	6607	QUANTIVA CT		GRANITE BAY	CA	95746-8104	\$65.65
71345	06706600170000	CHU TSAI & LEI LIU	4081	ARAGON WAY		RANCHO CORDOVA	CA	95742-8005	\$65.67
346135	06804200810000	KRISTIE ROOT	3328	FELTHAM WAY		SACRAMENTO	CA	95827-2314	\$65.67
439355	05602700460000	RICHARD BUCKNER	2233	RIVER TRAILS CIR		RANCHO CORDOVA	CA	95670-2222	\$65.83
75970	05800710070000	DUSTIN PERBETSKY TRUST		PO BOX 698		REDWOOD VALLEY	CA	95470-0698	\$66.80
40293	05600610220000	MICHAEL O MANTOR	10443	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2279	\$67.22
94791	07228800770000	ZIYODABONU NIJMANJONOVA	3611	EDINGTON DR		RANCHO CORDOVA	CA	95742-7835	\$67.26
96889	05600510090000	BRIANA PERRIN	10301	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2301	\$67.54
91760	06705700250000	RETA SEWELL/DAVID & KAILA	11728	DIONYSUS WAY		RANCHO CORDOVA	CA	95742-8041	\$68.69
84037	06710700530000	HARDEV S SHERGILL TRUST	4218	PARNAUSS DR		RANCHO CORDOVA	CA	95742-8210	\$68.92
93269	07702500750000	SUDESH KUMAR	3308	CHERTSEY CT		SACRAMENTO	CA	95827-2308	\$68.92
201265	05804300020000	SUDESH KUMAR	3308	CHERTSEY CT		SACRAMENTO	CA	95827-2308	\$68.92
217388	07501520110000	PERRY & SALLY METZGER	10130	LA GLORIA WAY		RANCHO CORDOVA	CA	95670-3113	\$68.92
210268	06803500150000	SUDESH KUMAR	3308	CHERTSEY CT		SACRAMENTO	CA	95827-2308	\$68.99
88828	05701720250000	KOLOSIA TALIAULI/NILASONI	2636	BARBERA WAY		RANCHO CORDOVA	CA	95670-3706	\$69.23
70076	07229500110000	CHRISTI PERKINS	12555	CORDONIA WAY		RANCHO CORDOVA	CA	95742-7794	\$69.71
62228	05805000090000	CLEMENTE E EDWARDS	2426	RASHAWN DR		RANCHO CORDOVA	CA	95670-4258	\$70.06
44944	07220900720000	DAVID & JESSICA JOHNSON	3224	BALADA WAY		RANCHO CORDOVA	CA	95670-6922	\$72.07
17072	05803110100000	VIOLA E WHITE	10974	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$72.19
121170	05601720010000	FRANK PEARSON	2140	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2460	\$72.19
128548	05602700580000	HAROLD D MITCHELL		PO BOX 181		RANCHO CORDOVA	CA	95741-0181	\$72.19
95087	07507200590000	SAMUEL COLACCHIA	3440	VALLEY VIEW RD		RESCUE	CA	95672-9624	\$72.23
59101	07700400390000	SALAYFO SMITH & SIMONE WATSON	10190	S WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5905	\$72.50
193517	05803300040000	JAY BITTNER	2206	ELMCREST LN		RANCHO CORDOVA	CA	95670-4208	\$72.53
28283	05700820080000	SVETLANA MEDVEDEV	2500	MOSCANO WAY		RANCHO CORDOVA	CA	95670-3821	\$72.66
47889	06803610010000	ANTHONY SANDOVAL	3521	ASTRAL DR		SACRAMENTO	CA	95827-3505	\$72.66
60167	05701610170000	CLAUDIA AVILA	2625	FURMINT WAY		RANCHO CORDOVA	CA	95670-3621	\$72.66
63283	06708600790000	JOSE & ELIZABETH HERRERA	12272	PAWCATUCK WAY		RANCHO CORDOVA	CA	95742-7734	\$72.66
84063	06804440130000	MARTIN RODRIGUEZ/MARIA	3300	VIRGO ST		SACRAMENTO	CA	95827-2823	\$73.14
59240	07232600640000	CEDRICK SYAS	10854	ARRINGTON DR		RANCHO CORDOVA	CA	95670	\$73.21
119328	05601510060000	MILDRED B SHELL	2000	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2435	\$73.24
54958	06708200190000	WOODROW SANDERS III	12245	CANYONLANDS DR		RANCHO CORDOVA	CA	95742-7706	\$73.70
100310	06709200620000	KIMBERLY&ANDREW GIRARDI/	11782	PLATO WAY		RANCHO CORDOVA	CA	95742-8107	\$74.50
53501	07600830190000	MATTHEW DOBLER	2432	MORAIN CIR		RANCHO CORDOVA	CA	95670-2023	\$74.61
68764	06707600310000	RANVIR SAHOTA	5017	AZALEA PARK WAY		RANCHO CORDOVA	CA	95742-8183	\$76.71
98627	05603000420000	DAN R HEINRICH	2169	POTOMAC RIVER CT		RANCHO CORDOVA	CA	95670-2721	\$77.12
61821	07701910090000	ANDRZEJ KRZYWOSZYJA	10113	SATOW DR		SACRAMENTO	CA	95827-2408	\$77.41
398518	07203640030000	DIANE DELLAMAGGIORE	10873	PAIUTE WAY		RANCHO CORDOVA	CA	95670-5629	\$77.98
44225	05801340020000	JASON BILLINGTON	2507	QUEENWOOD DR		RANCHO CORDOVA	CA	95670-5110	\$78.12
67801	07500530050000	JODY K RASMUSSEN	115	KASEBERG DR		ROSEVILLE	CA	95678-1104	\$79.19
233670	07601930010000	BOB ROCKWELL	10348	MALAGA WAY		RANCHO CORDOVA	CA	95670-3529	\$79.42
90346	07601720030000	WAITER MOBLEY	2648	PALO VISTA WAY		RANCHO CORDOVA	CA	95670-3429	\$80.56
89288	05801520070000	SHANNON PASSAFIUME	2352	BYRD DR		RANCHO CORDOVA	CA	95670-3956	\$80.89
11645	07702400350000	LEFEVER MATTSON PROPERTY MGMT	6359	AUBURN BLVD	STE B	CITRUS HEIGHTS	CA	95621-5200	\$82.13
15414	06706700610000	RICHARD PERETTI	5409	JADE SPRINGS WAY		RANCHO CORDOVA	CA	95742-8133	\$82.13
15877	07223700090000	ANTHONY HODGES	3533	CAP ROCK WAY		RANCHO CORDOVA	CA	95670-6954	\$82.13
33053	06708100010000	MOHAMMAD ARIFUZZAMAN	4143	PRESERVE WAY		RANCHO CORDOVA	CA	95742-7733	\$82.13
48065	05603830110000	SU H LO & CHEN Y HSU	11116	CLIKER RIVER WAY		RANCHO CORDOVA	CA	95670-2850	\$82.13
57366	07225400250000	SOMASUNDARAM SUNDARARAJAN	11044	CARMENET WAY		RANCHO CORDOVA	CA	95670-6991	\$82.13
58806	05701040020000	KYLE & KAEI DEANNA	2560	RIBIER WAY		RANCHO CORDOVA	CA	95670-3714	\$82.13
62223	07700810020000	ANTHONY MARTINEZ	3073	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5342	\$82.13
63451	07203100240000	AMADOR & ROSA RIOS	2980	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-5638	\$82.13
64700	06707101110000	VY NGUYEN	11894	COUNTRY GARDEN DR		RANCHO CORDOVA	CA	95742	\$82.13
77254	06705200260000	VONCILLE L BROWN	11953	MULDOON WAY		RANCHO CORDOVA	CA	95742-8094	\$82.13
86022	07504000080000	CHRIS REDMON/MARIA REDMON	2292	EL CEJO CIR		RANCHO CORDOVA	CA	95670-3160	\$82.13
94609	06706001040000	OKSEN & ESTER NERAISSAN	11804	CORINO WAY		RANCHO CORDOVA	CA	95742-8034	\$82.13
98325	07229902830000	ELISE GOLDMAN TRUST	3108	LEA STERLING WAY		RANCHO CORDOVA	CA	95670-6260	\$82.13
156758	05804700210000	CHAD LESTER THOMPSON	11056	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5255	\$82.13
223759	07600720030000	JANIS M STONE	2240	MAXINE WAY		RANCHO CORDOVA	CA	95670-2019	\$82.13
248330	07701520200000	DORRI VARGAS	10457	ROCKINGHAM DR		RANCHO CORDOVA	CA	95670-5827	\$82.13
593879	07222100250000	MORGAN MITCHELL	10852	BELLONE WAY		RANCHO CORDOVA	CA	95670-6926	\$82.13
650914	07223700070000	AV REALTY	2607	LATHAM DR		SACRAMENTO	CA	95864-7141	\$82.13
35323	07701540250000	FRANCISCO C & KAREN D RAMIREZ	6615	GRANT AVE		CARMICHAEL	CA	95608-3404	\$82.92

ITEM 9.2.

ATTACHMENT 2
Exhibit A to the Resolution

City of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
219335	06804200800000	LARRY W RUSHING	3332	FELTHAM WAY		SACRAMENTO	CA	95827-2314	\$82.92
31501	06705600530000	DANIEL F EVERTON JR	11746	KOUROS WAY		RANCHO CORDOVA	CA	95742-8046	\$83.55
24454	07702500620000	VYACHESLAV SUPRYAGIN	3289	GOULD WAY		SACRAMENTO	CA	95827-2421	\$84.11
95283	06801520130000	SANTIAGO AREVALO	3557	GEMINI WAY		SACRAMENTO	CA	95827-2964	\$84.38
45387	05701720190000	DOUGLAS PARKER	2610	BARBERA WAY		RANCHO CORDOVA	CA	95670-3706	\$85.77
73758	07233000220000	JEREMY ZUBER	10938	ARRINGTON DR		RANCHO CORDOVA	CA	95670-8040	\$86.45
205614	07201820070000	KATHERINE KELLY	3024	EVADNA DR		RANCHO CORDOVA	CA	95670-5408	\$86.45
37311	06704400760000	ARYAR AND YATRA RACHOGAN	11885	WHITE RAIN WAY		RANCHO CORDOVA	CA	95742-8003	\$87.06
74470	06800710080000	LESLIE TERRELL	9929	NEBULA WAY		SACRAMENTO	CA	95827-2913	\$87.18
68567	07602520020000	JEANIE M LARSON	2445	LA ESPOSA CT		RANCHO CORDOVA	CA	95670-3411	\$87.68
205891	07201920050000	LEE FERNAND 2005 TRUST	10510	SILVERWOOD WAY		RANCHO CORDOVA	CA	95670-5519	\$89.26
158536	05805100140000	GERALD D CRITES	2447	RASHAWN DR		RANCHO CORDOVA	CA	95670-4272	\$90.99
26608	05700850010000	VALERIE KNOWLES	10661	BECLAN DR		RANCHO CORDOVA	CA	95670	\$91.03
96662	07213400509000	SIRENIO PEDRAZA/DANIKA KING	10850	BASIE WAY		RANCHO CORDOVA	CA	95670-7328	\$91.05
53897	06707000130000	PEDRO & LUPE TROCHE	5026	MOSSY STONE WAY		RANCHO CORDOVA	CA	95742-8186	\$93.28
67489	05604220060000	RICHARD A PAU	2347	PECAN GROVE WAY		RANCHO CORDOVA	CA	95670-2343	\$94.43
17242	06704400480000	MICHAEL MCKEE	11883	HERODIAN DR		RANCHO CORDOVA	CA	95742-8000	\$95.30
76842	06801210010000	ERIC CARUSO & LISA RANGEL	3342	POLARIS DR		SACRAMENTO	CA	95827-2917	\$95.99
181477	05801210150000	COLLEEN HONESTO	10815	WALNUTWOOD WAY		RANCHO CORDOVA	CA	95670-4902	\$96.06
77638	07203100360000	JONATHAN D BARRY	2961	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-5637	\$96.20
99625	07234000140000	AUDRI SMITH	10741	PORTICO CIR		RANCHO CORDOVA	CA	95670-6422	\$97.42
75700	06709300330000	HARDEV S SHERGILL TRUST	12213	HABITAT WAY		RANCHO CORDOVA	CA	95742-7703	\$99.53
100648	07701540080000	ROBERT MCDONALDS	14	BINACA CT		SACRAMENTO	CA	95833-1136	\$102.52
150432	05800420090000	LAWRENCE KENT	10832	GLENHAVEN WAY		RANCHO CORDOVA	CA	95670-4947	\$103.47
67828	07500530050000	JODY K RASMUSSEN	115	KASEBERG DR		ROSEVILLE	CA	95678-1104	\$104.55
82733	05700830010000	ENRIQUE & KIMBERLY A OCHOA	2551	MOSCANO WAY		RANCHO CORDOVA	CA	95670-3820	\$105.33
19102	05804300320000	CARRIE MURRELL	2462	STOKWOOD WAY		RANCHO CORDOVA	CA	95670-5224	\$105.43
561725	07219600050000	NORMA ALTERMAN	10932	BIANCO WAY		RANCHO CORDOVA	CA	95670-6901	\$105.83
24240	07213400350000	VADIM CHERNY	10576	RAGTIME CIR		RANCHO CORDOVA	CA	95670-7331	\$107.11
9982	07203610600000	MARCEL VALIM	10874	PAIUTE WAY		RANCHO CORDOVA	CA	95670-5630	\$108.01
27708	05601950150000	LEE & KARINE NORMAN	2005	MCGREGOR DR		RANCHO CORDOVA	CA	95670-2416	\$108.01
40012	06708300330000	THOMAS CHOE	12354	EL PORTAL WAY		RANCHO CORDOVA	CA	95742-7714	\$108.01
108166	05604240030000	MARK HOM	2247	PALMWOOD CT		RANCHO CORDOVA	CA	95670-2315	\$108.01
114289	05600830070000	REZA AZIMI	10493	GEORGETOWN DR		RANCHO CORDOVA	CA	95670	\$108.01
119183	05601430040000	FIDEL VAZQUEZ	10804	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2430	\$108.01
86994	07701030110000	JAIME H CARRASQUEDO	3016	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5321	\$109.41
181654	05801250050000	SHARI CALTA	10870	WALNUTWOOD WAY		RANCHO CORDOVA	CA	95670-5145	\$109.53
83587	07223700130000	HANY ATY/ELHAM SOLIMAN	3549	CAP ROCK WAY		RANCHO CORDOVA	CA	95670-6954	\$113.30
56530	05700920020000	YATRA RACHOGAN	11885	WHITE RAIN WAY		RANCHO CORDOVA	CA	95742-8003	\$113.68
61609	07501920070000	BARBARA REAGAN	2226	W LA LOMA DR		RANCHO CORDOVA	CA	95670-3146	\$113.80
100432	06803700520000	SCOTTY J BAILEY	3664	SCORPIO DR		SACRAMENTO	CA	95827-3550	\$114.76
46373	07225800220000	PILAR MAGANA	3413	LITAN WAY		RANCHO CORDOVA	CA	95670-6410	\$116.79
100580	07213500270000	SPH TWO LLLP	4343	N SCOTSDALE RD	#390	SCOTSDALE	AZ	85251-3343	\$117.36
80361	05701730090000	SHADRACH A & NICOLE GO	2639	BARBERA WAY		RANCHO CORDOVA	CA	95670-3705	\$120.75
497099	07502020010000	DANIEL MEDEIROS	2401	EL PAVO WAY		RANCHO CORDOVA	CA	95670-3131	\$121.16
83456	07701450100000	MARIANNE & RAYMOND WILLIAMS	10437	REYMOOUTH AVE		RANCHO CORDOVA	CA	95670	\$127.19
100674	07229000660000	KEVIN & TRISHA COULTER	3525	EDINGTON DR		RANCHO CORDOVA	CA	95742-7818	\$127.26
42461	06708400010000	STEFFANIE SHARP	4170	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7752	\$127.70
43024	05700100350000	MULTIGROUP LLC	3296	OSELOT WAY		RANCHO CORDOVA	CA	95670-6982	\$127.70
51691	06707200150000	TARA MEYER	5310	OTTER POND WAY		RANCHO CORDOVA	CA	95742-8172	\$127.70
61806	06804600030000	GILBERT BARRETO/ZENIRA RIVERA	3430	GRANBY DR		SACRAMENTO	CA	95827-3521	\$127.70
68542	05602500340000	MATTHEW & DANIELLE LOVE	2116	PANTAGES CIR		RANCHO CORDOVA	CA	95670-2421	\$127.70
72127	05801010010000	DENNIS HARE	2344	PINTURO WAY		RANCHO CORDOVA	CA	95670-5247	\$127.70
77991	06710700330000	KIMBERLY GRAHAM	4352	ORPHEUS CIR		RANCHO CORDOVA	CA	95742-	\$127.70
80822	06707700560000	VANESSA RAVEN & BEN WANGBERG	4387	MOUNT IVY WAY		RANCHO CORDOVA	CA	95742-8067	\$127.70
84122	05601310050000	SARA M MULLEN	2076	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2451	\$127.70
85964	06705900290000	GARNIK MIKAYELIAN	11969	PERICLES DR		RANCHO CORDOVA	CA	95742-8078	\$127.70
89345	05600410010000	LAUREN WILLIAMS	10425	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2216	\$127.70
93488	07229600610000	NORMAN FUJIWARA	3807	IVAN WAY		RANCHO CORDOVA	CA	95742-6701	\$127.70
96543	06705600740000	RAJANI & SRINIVAS PENUMECHCHU	11755	KOUROS WAY		RANCHO CORDOVA	CA	95742-8046	\$127.70
96703	07500530020000	DANYLO & YANA KRAVTSOV	2706	EL PARQUE CIR		RANCHO CORDOVA	CA	95670-1911	\$127.70
96985	07701310130000	ERIKA AMAYA/AHMAD HAQQ	10327	BIRMINGHAM WAY		RANCHO CORDOVA	CA	95670-5303	\$127.70
114014	05600740010000	THOMAS MILTON	1949	ROSSMOOR DR		RANCHO CORDOVA	CA	95670-2244	\$127.70
116769	05601250010000	ROBERT HEN SMITH	2129	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2452	\$127.70
130043	057003300050000	JEANNETTE RAYM	10464	NEIRETTO CT		RANCHO CORDOVA	CA	95670-2111	\$127.70
140329	05701720230000	JON PAAYOLA	2628	BARBERA WAY		RANCHO CORDOVA	CA	95670-3706	\$127.70
154872	05803500170000	VALERIE MAHOOD	2222	BAYWATER LN		RANCHO CORDOVA	CA	95670-4256	\$127.70
172981	06704500810000	CONNIE BUNGARNER	11764	ROSE WIND CT		RANCHO CORDOVA	CA	95742-8050	\$127.70
224657	06804910060000	JOHN BADGER III	3582	SCORPIO DR		SACRAMENTO	CA	95827-2976	\$127.70
624817	07602520210000	RICHARD HARRIS	2353	LA LOMA DR		RANCHO CORDOVA	CA	95670-3166	\$127.70
16541	07220200620000	BRANDON P JENSEN	10964	BIANCO WAY		RANCHO CORDOVA	CA	95670-6907	\$127.97
100177	06801430070000	JUAN AND SELINA ROCHA	3416	VIKING DR		SACRAMENTO	CA	95827-2836	\$128.60
100178	06801430070000	JUAN AND SELINA ROCHA	3418	VIKING DR		SACRAMENTO	CA	95827-2836	\$128.60
12081	05701630080000	ROMILDA MARTINS	2605	SARDA WAY		RANCHO CORDOVA	CA	95670-3721	\$128.67
233451	07601830010000	TRUST OF ANDERMANN	3850	BERRENDO DR		SACRAMENTO	CA	95864-2834	\$130.15
3495	05701610100000	DAVID A TROUTMAN	2636	RIBIER WAY		RANCHO CORDOVA	CA	95670-3716	\$131.11
44983	07602320040000	RODNEY NICKALOFF	2450	EL ROCCO WAY		RANCHO CORDOVA	CA	956703156	\$131.13
57434	06801220170000	ANGELA B DAVIS	3347	POLARIS DR		SACRAMENTO	CA	95827	\$131.13
545786	07219700380000	SUSIE H CHUNG	3321	CORVINA DR		RANCHO CORDOVA	CA	95670-6903	\$131.33
132850	05700810150000	LEEANNE LANDRITH	10656	CHARDONAY DR		RANCHO CORDOVA	CA	95670-3844	\$131.34
173955	05804700240000	BRAD NYE	11057	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5256	\$132.16
5815	07229901780000	ARTURO LOPEZ		PO BOX 375		MONTEBELLO	CA	90640-0375	\$132.77
534539	07703700640000	GERARDO ALBOR	3456	WILDWIND CT		SACRAMENTO	CA	95827-3064	\$134.70
94588	07701820190000	OSCAR & ANDREA RUIZ	2906	DAIN CT		RANCHO CORDOVA	CA	95670-5313	\$135.90
153846	05800830050000	TRUST OF BRANTLEY	2216	CERVANTES DR		RANCHO CORDOVA	CA	95670-4105	\$136.34
36160	06801350170000	JERRIE J SAID SR		PO BOX 277872		SACRAMENTO	CA	95827-7872	\$136.64
100415	07500520150000	VERDIANA SAFARI	261	SPENCER ST		FOLSOM	CA	95630-2748	\$136.71
100416	07500520150000	VERDIANA SAFARI	261	SPENCER ST		FOLSOM	CA	95630-2748	\$136.71
100417	07500520150000	VERDIANA SAFARI	261	SPENCER ST		FOLSOM	CA	95630-2748	\$136.71

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Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
100418	07500520150000	VERDIANA SAFARI	261	SPENCER ST		FOLSOM	CA	95630-2748	\$136.71
75566	05804800080000	LEO J LEVAC	2302	SUMMERFIELD CT		RANCHO CORDOVA	CA	95670-4215	\$137.60
26790	06704500990000	ANISSA & JOEL WALLACE	11768	LILAC CANYON CT		RANCHO CORDOVA	CA	95742-8051	\$138.20
96419	05602800140000	GERALD K MARVIN	11225	RUSSIAN RIVER CT		RANCHO CORDOVA	CA	95670-2923	\$138.58
225635	07600930120000	EDWARD D SHAFER	10348	DANIEL WAY		RANCHO CORDOVA	CA	95670-2005	\$139.31
93316	05603930020000	KIMBERLY SWEENEY	2105	TIBER RIVER DR		RANCHO CORDOVA	CA	95670-2817	\$139.32
593224	05601230240000	JERRY L ATTEBERY JR	2107	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2408	\$139.71
137325	05701450180000	J ALBERTO CHAVEZ	8500	CLOUDCROFT WAY		ORANGEVALE	CA	95662-3925	\$139.86
219508	06804330120000	JOHN D TATMAN	9817	WOODHOLLOW WAY		SACRAMENTO	CA	95827-2828	\$139.99
66871	07701710170000	IRINA M PETRASHISHINA	6576	THALIA WAY		CITRUS HEIGHTS	CA	95621-5593	\$141.46
100597	06804930310000	ALEJANDRO L GUTIERREZ	3577	SCORPIO DR		SACRAMENTO	CA	95827-2938	\$142.32
100392	07504100020000	CHRISTINA RODRIGUEZ	2252	EL CEJO CIR		RANCHO CORDOVA	CA	95670-3161	\$143.45
48369	07702220180000	ERIKA KREBS	2775	LARKSPUR LN		SACRAMENTO	CA	95864-3723	\$143.65
548265	05600720250000	JANET M ROTHERMEL	2032	FARNSWORTH WAY		RANCHO CORDOVA	CA	95670-2213	\$144.62
100125	06803480050000	DAVID W GARCIA JR	3333	ROMFORD WAY		SACRAMENTO	CA	95827-2319	\$150.01
142164	05701920030000	SESHA REDDY	1291	PROMENADE ST		RODEO	CA	94547-2714	\$150.90
100113	05701730190000	BERNABE ESPINOZA	2685	BARBERA WAY		RANCHO CORDOVA	CA	95670-3743	\$154.09
432331	07203610850000	GLENN OSBORN	2911	PLATINUM CT		RANCHO CORDOVA	CA	95670-5625	\$154.63
49983	07702220180000	ERIKA KREBS	2775	LARKSPUR LN		SACRAMENTO	CA	95864-3723	\$155.74
245128	07701130260000	GERTRUDE MITCHELL	10425	ABBOTT FORD WAY		RANCHO CORDOVA	CA	95670-5801	\$157.35
58613	07201730070000	SAMANTHA REDSTONE	2953	HUNT DR		RANCHO CORDOVA	CA	95670-5613	\$157.64
22613	05601501010000	VITALIY & LYUDMILA BOBYLEV	2024	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2435	\$159.09
82642	07228800420000	HAROLD COPE	12658	THORNBURG WAY		RANCHO CORDOVA	CA	95742-7838	\$163.96
2137	05600310010000	RALPH E CLARK	3153	EXPLORER DR		SACRAMENTO	CA	95827-2831	\$168.58
81517	05601530110000	CHRIS & HEATHER SLATER	10844	OAKTON WAY		RANCHO CORDOVA	CA	95670-2441	\$168.58
616406	07221000340000	MORRISSETTE 2004 TRUST	792	GRANDVIEW DR		FOLSOM	CA	95630-6243	\$168.58
100349	05802210290000	DESERON & KELLY LOESSBERG	10682	AUDUBON WAY		RANCHO CORDOVA	CA	95670-3942	\$168.83
68950	07232900110000	KIM HOANG	11078	INTERNATIONAL DR		RANCHO CORDOVA	CA	95670-8008	\$169.06
87390	07702400450000	NNENNA L UDENYI-NNEDUM	10489	EL MERCADO DR		RANCHO CORDOVA	CA	95670-5969	\$169.06
176701	06704800490000	CYNTHIA PIERCE	11831	SANDY KNOLL CT		RANCHO CORDOVA	CA	95742-8021	\$169.06
90520	05601310110000	CESAR HERRARTE/ALBA DONIS-	2100	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2437	\$169.44
99040	05601440160000	ANGELA DAVIS	2088	EL MANTO DR		RANCHO CORDOVA	CA	95670-2432	\$171.20
100662	07229701570000	PARMJIT SINGH/SUKHWINDER KAUR	10888	NEDERLAND WAY		RANCHO CORDOVA	CA	95670-6267	\$171.72
89592	06709210120000	THURAI/YAMUNARANI GUENENDRAN	3975	ARISTOTLE CIR		RANCHO CORDOVA	CA	95742-8105	\$172.27
58357	05602700690000	RAYMOND & LAURA MILLER	10352	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2202	\$173.12
187719	05801820120000	KLYE ATKINS	10849	GADSTEN WAY		RANCHO CORDOVA	CA	95670-5101	\$173.12
16510	07229700900000	LEONORA TRAVELLA	3151	LEA STERLING WAY		RANCHO CORDOVA	CA	95670-6261	\$176.38
80693	05701040080000	JOSHUA J BAIZ	2557	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	\$177.01
98679	07229702390000	DAVID WILSON	10842	NEDERLAND WAY		RANCHO CORDOVA	CA	95670-6268	\$179.81
6060	07229900510000	ARTURO LOPEZ		PO BOX 375		MONTEBELLO	CA	90640-0375	\$180.75
185704	05801530220000	CHARLES J KEENER	2337	BYRD DR		RANCHO CORDOVA	CA	95670-3957	\$181.00
87196	05804200320000	ANTHONY YANOS/ROSARIO YANOS	10928	NOGALERA WAY		RANCHO CORDOVA	CA	95670-5152	\$184.28
41711	06708200440000	MARQUIS BOLDEN	12329	EDYTH LAKE WAY		RANCHO CORDOVA	CA	95742-7702	\$187.22
100330	05803101220000	CREAM LLC	2541	BERRYWOOD DR		RANCHO CORDOVA	CA	95670-5205	\$187.67
50945	07229702030000	RYAN HOLLOWAY	15501	SAN PABLO AVE	#162	RICHMOND	CA	94806-5848	\$187.81
181501	05801210190000	LORI BROOKS	2469	CORDOVA LN		RANCHO CORDOVA	CA	95670-4941	\$191.64
130399	05700430110000	TRUST OF HILTON	10612	BECLAN DR		RANCHO CORDOVA	CA	95670-3807	\$198.89
34839	05604000530000	LAKSHMI VALMETI	1433	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2849	\$199.88
39443	05601950040000	GULFSTREAM PORTFOLIO MGMT LLC	2030	VAN NUYS WAY		RANCHO CORDOVA	CA	95670-2426	\$199.88
41924	07506800740000	TRUJILLO FAMILY TRUST	2621	TIERRA GRANDE CIR		SACRAMENTO	CA	95827-1412	\$199.88
55755	05602040110000	JENNIFER HYPSE	2249	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2461	\$199.88
58892	06801370040000	STANLEY E LIVINGSTON	10063	NEBULA WAY		SACRAMENTO	CA	95827-2973	\$199.88
58963	06805120260000	COLLEED & MAMIE EARLY	3330	UNION SPRINGS WAY		SACRAMENTO	CA	95827-2716	\$199.88
63865	06707300100000	HP CALIFORNIA LLC	180	N STETSON AVE	#3650	CHICAGO	IL	60601-6710	\$199.88
81908	05801050150000	ELIZABETH GARNICA	2188	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-5228	\$199.88
91408	07229600270000	JOHN FIELDS	3262	KNOLLRIDGE DR		EL DORADO HILLS	CA	95762-4458	\$199.88
223633	07600660030000	NORMAN M BUCZEK	2447	MOIRANE CIR		RANCHO CORDOVA	CA	95670-2022	\$199.88
527200	05803600020000	PEGGY RHEAULT	12674	MANOR WAY		AUBURN	CA	95603-3620	\$200.13
153533	05800750030000	ELIZABETH PEARCE	2316	BENITA DR		RANCHO CORDOVA	CA	95670-5242	\$202.02
572109	05603810080000	RICHARD COKER	11075	CILKER RIVER WAY		RANCHO CORDOVA	CA	95670-2852	\$202.93
228052	07601350050000	ELSINE COX	10257	COLOMA DR		RANCHO CORDOVA	CA	95670-3656	\$203.54
36845	05601910020000	BRIAN NAGLE	2377	GOLD MEADOW WAY	SUITE 100	GOLD RIVER	CA	95670-4405	\$203.62
37753	05603830130000	TROY BACCUS	1448	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2844	\$203.62
81491	05601950130000	NAOMI SANCHEZ	2013	MCGREGOR DR		RANCHO CORDOVA	CA	95670-2416	\$203.62
17073	05803110100000	VIOLA E WHITE	10974	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$203.68
19403	07701920210000	VIOLA WHITE	10974	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$203.68
19407	07701920210000	VIOLA WHITE	10974	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$203.68
615145	05803300130000	ANDLOU INVESTMENTS	166	HAMILTON DR	STE E	NOVATO	CA	94949-5671	\$204.84
45073	06705901000000	KUO-KENG KUO	12021	MANDOLIN WAY		RANCHO CORDOVA	CA	95742-8084	\$205.84
90945	05701030130000	VICTORIA HARVEY-DETOMA	2537	AUGIBI WAY		RANCHO CORDOVA	CA	95670-3615	\$210.48
30217	07601010140000	DALE & JOLINE LAYTON	10213	LOS PALOS DR		RANCHO CORDOVA	CA	95670-3425	\$211.74
96817	07232300340000	RAVI JANDHYALA/ MALLIKA ALLU	3225	GOSPORT WAY		RANCHO CORDOVA	CA	95670-8018	\$213.66
92134	07701920020000	ROMAN MITROS	7405	GREENBACK LN	# 106	CITRUS HEIGHTS	CA	95610-5653	\$216.69
61694	06804310070000	JAMEEL TAYYEB	9792	RED CEDAR CIR		SACRAMENTO	CA	95827-2815	\$218.78
99435	06706600630000	SPH ONE LLLP	1301	2ND AVE	#31	SEATTLE	WA	98101-3800	\$220.18
54050	07225700260000	KEVIN/ROSHELLE/EDWARD/T MILLER	3433	GRAPPA WAY		RANCHO CORDOVA	CA	95670-6411	\$220.67
46465	07222200090000	CAL VET	3308	VERDECA WAY		RANCHO CORDOVA	CA	95670-6938	\$220.93
75993	07222000370000	TIFFANY L DINH	3427	KLEVNER WAY		RANCHO CORDOVA	CA	95670-6932	\$221.24
98450	07229700760000	WCF INVESTMENT LLC	613	HICKEY BLVD		DALY CITY	CA	94015-4371	\$221.29
68457	05604100120000	QUANG T PHAM	11140	RHINE RIVER CT		RANCHO CORDOVA	CA	95670-	\$224.81
102815	05603700390000	TAE HUNG MYONG	2342	SUNRISE BLVD	STE 38	GOLD RIVER	CA	95670-4372	\$227.86
38148	07501920080000	PATTY ERHARD	2230	W LA LOMA DR		RANCHO CORDOVA	CA	95670-3146	\$229.40
116765	05601240010000	DELWIN RAY GRANFIELD	2113	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2436	\$231.66
603106	05702030230000	RONALD SPEAR	2601	CABERNET WAY		RANCHO CORDOVA	CA	95670-4809	\$233.55
651021	05803500160000	PENNY SANCHEZ	2224	BAYWATER LN		RANCHO CORDOVA	CA	95670-4256	\$234.08
2757	07229701000000	FORREST O'SULLIVAN	11121	MACE RIVER CT		RANCHO CORDOVA	CA	95670-2944	\$236.23
27967	07225900060000	YAN JIN	3693	HALTER CT		SACRAMENTO	CA	95821-3267	\$236.23
187471	05801740250000	JAMES LEAHY	2404	COOLIDGE WAY		RANCHO CORDOVA	CA	95670-3904	\$236.23
636638	07601502100000	LAURA LI	2609	DAWES ST		RANCHO CORDOVA	CA	95670-3503	\$236.44

ITEM 9.2.

ATTACHMENT 2
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City of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
22322	07702700450000	JAMES RICHEY	10282	COUNTRYSIDE WAY		SACRAMENTO	CA	95827-2468	\$236.61
96704	07201820180000	VISENTIN PROPERTIES INC	3009	LA RUE WAY		RANCHO CORDOVA	CA	95670-5410	\$238.15
210032	06803410040000	SUSAN SELJUK	3345	CHISWELL WAY		SACRAMENTO	CA	95827-2309	\$241.88
28061	06801320060000	KAREN MCDONALD	277	HUNTLEY AVE	#4	AUBURN	CA	95603-4351	\$243.27
217568	07501910110000	DIANE C RAFAEL	2229	W LA LOMA DR		RANCHO CORDOVA	CA	95670-3153	\$253.91
211798	07203640040000	JERRY EDWARDS	10875	PAIUTE WAY		RANCHO CORDOVA	CA	95670-5629	\$257.97
16940	06801530010000	ALLA NAUMOV	3504	GEMINI WAY		SACRAMENTO	CA	95827-2926	\$260.85
40540	06706300220000	SHAIREEN SHAH	4398	MALANA WAY		RANCHO CORDOVA	CA	95742-8059	\$263.88
62537	06708500870000	RICHARD H & IRENE J PAINTER	4001	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7773	\$263.88
118069	07213400430000	MICHAEL L SIECZKO	10544	RAGTIME CIR		RANCHO CORDOVA	CA	95670	\$274.18
154228	05800930020000	ERNEST J LUJAN	10906	ANZA WAY		RANCHO CORDOVA	CA	95670-4102	\$274.62
42627	06707700090000	ARTEM NERSESYAN	4314	MOUNT KISCO WAY		RANCHO CORDOVA	CA	95742-8098	\$276.83
560345	07201710100000	DENNIS JOHNSON	2968	WESTON WAY		RANCHO CORDOVA	CA	95670-5505	\$278.28
28212	05802210140000	JOHN ELLIS	10607	VIANI WAY		RANCHO CORDOVA	CA	95670-3934	\$279.30
45656	07229701580000	QINZHI GONG & XIAOWEN JIANG	3142	LEA STERLING WAY		RANCHO CORDOVA	CA	95670-6261	\$279.30
58454	05604400450000	HONGBING YANG AND JUN LI		PO BOX 2053		RANCHO CORDOVA	CA	95741-2053	\$279.30
58754	05703140050000	RAIZLYN FLORES/ERNANIE HINAHO	10761	PEDRO WAY		RANCHO CORDOVA	CA	95670-4917	\$279.30
79854	07213500190000	LEI CAO & SHUANG SUN	10719	BASIE WAY		RANCHO CORDOVA	CA	95670-7321	\$279.30
114815	05600960010000	JAMES M GONZALES	1108	CHANSOLOR AVE		RICHMOND	CA	94801-3546	\$279.30
128397	07503120170000	ASHOK PAL	2589	CAPITALES DR		RANCHO CORDOVA	CA	95670-3105	\$279.30
193811	05803400200000	JOHN A KING		PO BOX 720038		SAN FRANCISCO	CA	94172-0038	\$279.30
219603	06804330280000	SILFREDO HERNANDEZ	3336	VIRGO ST		SACRAMENTO	CA	95827-2839	\$279.30
528190	06804410170000	ROB CLARK	3153	EXPLORER DR		SACRAMENTO	CA	95827	\$279.30
71830	07600810040000	WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH	CA	94531-8009	\$279.76
71846	07600810040000	WESLEY CALDWELL	1000	STONECREST DR		ANTIOCH	CA	94531-8009	\$279.76
191027	05802210300000	JOSEPH CHR GARCIA	10686	AUDUBON WAY		RANCHO CORDOVA	CA	95670-3942	\$282.70
50072	22906800210000	BROOKLYN BARNETT TRUST	4386	MALANA WAY		RANCHO CORDOVA	CA	95742-8059	\$286.11
98961	05603100190000	EUGENE AND MURIEL ANNE JACKSON	1597	KLAMATH RIVER DR		RANCHO CORDOVA	CA	95670-2756	\$295.83
93826	07703100390000	RUDOLPH SLAGLE		PO BOX 277141		SACRAMENTO	CA	95827-7141	\$297.74
63444	06803610060000	LAMONT DUKES	3537	ASTRAL DR		SACRAMENTO	CA	95827-3505	\$300.92
57590	07502430030000	KARRIEM GLASTER	2278	LA GRAMA DR		RANCHO CORDOVA	CA	95670-3155	\$305.80
114821	05600960020000	LAWRENCE H ROJAS	10604	VALLEY VIEW DR		RANCHO CORDOVA	CA	95670-2424	\$309.07
252513	07702400400000	BIMLESH LAL	10473	EL MERCADO DR		RANCHO CORDOVA	CA	95670-5969	\$309.07
69600	06801370010000	NORMA ORTIZ & MARIA GARCIA	1529	36TH ST		SACRAMENTO	CA	95816-6608	\$309.32
69603	06801370010000	NORMA ORTIZ & MARIA GARCIA	1529	36TH ST		SACRAMENTO	CA	95816-6608	\$309.32
133623	05700950020000	DIANE ALLY MAROON	2534	GANZAN WAY		RANCHO CORDOVA	CA	95670-3624	\$311.09
9003	07701320190000	MARIA TERESA VIRGEN	2963	JOERGER ST		RANCHO CORDOVA	CA	95670-5314	\$317.38
110016	05601720050000	JOHN CASTORINA	2173	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2462	\$317.92
83464	05604210030000	NATALIA TEN	10574	HOME RANCH CT		RANCHO CORDOVA	CA	95670-2320	\$335.93
34168	06705400770000	MONICA SAFFOLD	11751	VILLAGE POND WAY		RANCHO CORDOVA	CA	95742-8027	\$354.40
96689	07232500550000	LIMIN TANG	3238	CORRELL WAY		RANCHO CORDOVA	CA	95670-8037	\$356.94
95038	05801420080000	ROAR INVESTMENT NC	825	CROMAN POINT		AUBURN	CA	95603	\$363.91
6533	06708900400000	PELAGIO & SUSAN ABULENCIA	12300	HABITAT WAY		RANCHO CORDOVA	CA	95742-7705	\$365.42
66441	06708900310000	CELILEE MAUGHAN	10356	DANIEL WAY		RANCHO CORDOVA	CA	95670-2005	\$365.42
77778	07701520120000	ANT PROPERTIES INC	2880	SUNRISE BLVD	SUITE 110	RANCHO CORDOVA	CA	95742-6547	\$365.42
148821	05800210080000	LORAN K CALVERT & MARYANN H	10729	ATWOOD DR		RANCHO CORDOVA	CA	95670-4958	\$365.42
235873	07602430070000	TRUST OF MITSUE	2424	EL CHICO CIR		RANCHO CORDOVA	CA	95670-3124	\$365.42
247735	06801100200000	J N ROBINSON	3306	JUPITER DR		SACRAMENTO	CA	95827-2928	\$365.42
235106	07602110030000	PAUL F AYOTTE	2808	PASEO DR		RANCHO CORDOVA	CA	95670-3526	\$368.72
20663	07701220060000	EARL R COUCH	10420	ABBOTT FORD WAY		RANCHO CORDOVA	CA	95670-5802	\$368.84
82008	07601010180000	ALEXANDRA & SHERRI BENSON	10229	LOS PALOS DR		RANCHO CORDOVA	CA	95670-3425	\$373.12
187230	05801730110000	MARIA FREDERICK & TERESA TELLE	2365	COOLIDGE WAY		RANCHO CORDOVA	CA	95670-3901	\$375.64
571925	05606030080000	SUSAN DEGITZ	2149	DANBURY WAY		RANCHO CORDOVA	CA	95670-2271	\$376.57
96570	05602900210000	ERNESTO VELAZQUEZ	11217	CEDAR RIVER CT		RANCHO CORDOVA	CA	95670-2902	\$382.66
16486	05801820100000	GERALD R & KANDACE E CISCO	10920	WALNUTWOOD WAY		RANCHO CORDOVA	CA	95670-5115	\$388.03
87405	06705000190000	PAUL KURIAN/BEULAH VEJENDLA	11883	FIRE AGATE WAY		RANCHO CORDOVA	CA	95742-8068	\$388.03
219490	06804330010000	MARLENE CELESTE TUTHILL	2809	TOURMALINE WAY		ANTELOPE	CA	95843-4047	\$397.43
94613	05600750060000	SAMUEL BENJAMIN	2031	ROSSMOOR DR		RANCHO CORDOVA	CA	95670-2246	\$398.50
40464	06708800310000	KELLIE CABRAL	4110	PINOCH PEAK PL		RANCHO CORDOVA	CA	95742-7728	\$399.67
14474	06705900750000	ALAN R GIBLIN	4300	HARTLAND WAY		RANCHO CORDOVA	CA	95742-8082	\$399.71
155168	06705200830000	CRAIG OSBORN	4398	KELMAN CT		RANCHO CORDOVA	CA	95742-8095	\$402.39
45603	07702400470000	TIM BAILEY	10485	SIERRA CREST DR		RANCHO CORDOVA	CA	95670-5862	\$403.45
45654	07702400470000	TIM BAILEY	10485	SIERRA CREST DR		RANCHO CORDOVA	CA	95670-5862	\$403.45
535025	07213400680000	MELISSA WARDELL	10637	BASIE WAY		RANCHO CORDOVA	CA	95670-7315	\$405.50
63019	07500540050000	NORMA TOLMER & ROBERT MENELEY	2620	BRAVADO DR		RANCHO CORDOVA	CA	95670-1904	\$405.94
227886	07601320100000	JOHNNY B ROBINSON	10336	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3551	\$406.27
48574	06707700910000	TONY GIVANGIS	1000	BROADWAY	#350	OAKLAND	CA	94607-4099	\$407.38
63337	06708001270000	NICOLAS HERRERA	12189	CONSERVANCY WAY		RANCHO CORDOVA	CA	95742-7769	\$407.84
184275	05602040070000	TAMARA BAILEY	2233	FORESTLAKE DR		RANCHO CORDOVA	CA	95670-2461	\$408.68
201755	07201330060000	LORRAINE CLEMMONS	3005	LA RUE WAY		RANCHO CORDOVA	CA	95670-5410	\$413.59
68566	07701130230000	STEVEN R & LAURA A BERRY	10439	ABBOTT FORD WAY		RANCHO CORDOVA	CA	95670-5801	\$417.68
579783	07703000270000	TINA MANNING	3230	HOGARTH DR		SACRAMENTO	CA	95827-2357	\$419.64
7596	07220200630000	JACKIE STEINER	10960	BIANCO WAY		RANCHO CORDOVA	CA	95670-6907	\$421.72
64223	05603100450000	ANGELA & JOSEPH RIGDON	10079	KERN RIVER CT		RANCHO CORDOVA	CA	95670-2711	\$425.17
33336	06707700580000	DENISE DAVIES	4395	MOUNT IVY WAY		RANCHO CORDOVA	CA	95742-8067	\$428.89
628045	07223700720000	DANIEL ROBINSON		PO BOX 974		RANCHO CORDOVA	CA	95741-0974	\$428.89
90096	05804400130000	ROBERT L WRIGHT JR	11009	WINTERWIND LN		RANCHO CORDOVA	CA	95670-4261	\$429.63
65649	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA	CA	95741-0366	\$430.50
128726	05700100340000	MARIO LA SCHIAZZA	2325	RUDAT CIR		RANCHO CORDOVA	CA	95670-3929	\$431.33
104508	05603850110000	HERSCHEL MEREDITH	11048	NEW RIVER CIR		RANCHO CORDOVA	CA	95670-2730	\$435.70
65623	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA	CA	95741-0366	\$438.37
36235	05802160130000	SONA MINASYAN	10710	CARLOS WAY		RANCHO CORDOVA	CA	95670-4004	\$442.07
59444	05803900550008	DAVID J SCHRUTZ	11038	COBBLESTONE DR		RANCHO CORDOVA	CA	95670-4243	\$453.97
68831	07702700510000	JIA YAH & JOUA XIONG	10233	COUNTRY WAY		SACRAMENTO	CA	95827-2413	\$458.77
161205	07703400040000	ROBERT J HILDITCH	3051	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5710	\$458.77
539746	05600410050000	PERRY MAYER	7812	SPRING VALLEY AVE		CITRUS HEIGHTS	CA	95610-4534	\$458.77
67568	07503420120000	JOSE CISNEROS	10037	EL CHORLITO DR		RANCHO CORDOVA	CA	95670	\$463.62
65631	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA	CA	95741-0366	\$463.89
469510	07703700110000	RUTHUS W & SHIRLEY A WHITE	3456	MISTY MORNING CIR		SACRAMENTO	CA	95827-3052	\$464.29

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Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
89719	07232900190000	PENNYMAC LN SVCS LLC	3043	TOWNSGATE RD	# 200	WESTLAKE VILLAGE	CA	91361-3027	\$470.05
128071	05602500420000	WILLIAM DAVID KAGAN	2148	PANTAGES CIR		RANCHO CORDOVA	CA	95670-2421	\$470.93
171686	06704400980000	SELENA BRUSUELAS	3974	IRON GATE WAY		RANCHO CORDOVA	CA	95742-8002	\$470.97
49052	07702900270000	SONG & WOL CHONG	3101	HOGARTH DR		SACRAMENTO	CA	95827-2342	\$472.58
15202	06706700580000	PETER PARRENAS	5412	JADE SPRINGS WAY		RANCHO CORDOVA	CA	95742-8133	\$478.77
43808	05804000330000	RICHARD BECKINGER	2436	BERRYWOOD DR		RANCHO CORDOVA	CA	95670-5204	\$479.91
160796	06705600120000	JITESH SHAH	4359	NIOBE CIR		RANCHO CORDOVA	CA	95742-8043	\$479.91
205056	07201720050000	TRUST OF CURRY	2952	HUNT DR		RANCHO CORDOVA	CA	95670-5614	\$479.91
546425	05701630050000	EMILIO & GUADALUPE RAMIREZ	9461	TWIN LAKES AVE		ORANGEVALE	CA	95662-5422	\$479.91
39900	07601730100000	GEORGE MYERS III	2653	PALO VISTA WAY		RANCHO CORDOVA	CA	95670-3428	\$480.99
71554	07232900010000	KRISHNAPPA BANGALORE	11058	INTERNATIONAL DR		RANCHO CORDOVA	CA	95670-8005	\$482.39
74928	07701140030000	JESSIE D DAVIS	3233	CHETTENHAM DR		RANCHO CORDOVA	CA	95670-5836	\$482.39
226744	06805130110000	DURWIN WESGATE & CHUN YAO	10212	GOINYOUR WAY		SACRAMENTO	CA	95827-2445	\$483.64
554876	05700740090000	M&M PROPERTIES	10566	MALVASIA DR		RANCHO CORDOVA	CA	95670-3747	\$485.37
34459	07502910030000	ALLEN SCARBROUGH	2418	EL BURLON CIR		RANCHO CORDOVA	CA	95670-3116	\$485.74
60586	07221000320000	ALEX THOI	10921	BELLONE WAY		RANCHO CORDOVA	CA	95670-6919	\$488.11
91092	05603200250000	DANIEL & MICHELLE FLANAGAN	11133	EEL RIVER CT		RANCHO CORDOVA	CA	95670-2906	\$491.12
11939	05801220070000	RAY TOLENTINO	2271	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-5158	\$491.15
32823	06705400860000	YINGHONG SHI	11784	VILLAGE POND WAY		RANCHO CORDOVA	CA	95742-8027	\$507.06
89627	06711300480000	ALFRED AND YVONNE DOMINGUEZ	4030	MACKERRICHER WAY		RANCHO CORDOVA	CA	95742-6732	\$507.93
42385	06708600590000	CRYSTAL VARGAS	4182	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7752	\$508.33
231789	06701640250000	ANDREW J GEORGI	10201	MALAGA WAY		RANCHO CORDOVA	CA	95670-3369	\$510.27
547444	05600430040000	SCOT BROWN		PO BOX 5140		SACRAMENTO	CA	95817-0140	\$511.55
65615	07602610030000	FLORENTINA URIE		PO BOX 366		RANCHO CORDOVA	CA	95741-0366	\$512.14
97050	07703240330000	CHUN YAO	10212	GOINGYOUR WAY		SACRAMENTO	CA	95827-8123	\$516.53
158605	05805100260000	WILMA F BROWN	1208	REGINA ST		ROCKLIN	CA	95765-5418	\$516.55
223391	07600540080000	CAROL A CAHOON	2225	MAXINE WAY		RANCHO CORDOVA	CA	95670-2018	\$520.46
11281	05803900520009	NAUY HUYNH	2345	BRIDLEWOOD DR		RANCHO CORDOVA	CA	95670-4248	\$536.72
140610	05701740040000	CHRISTEL J & ROBERT K STAUB	10616	CHARBONO WAY		RANCHO CORDOVA	CA	95670-4814	\$536.72
601424	07602340150000	ROBERT YOUNG	2525	MARTINIO CT		RANCHO CORDOVA	CA	95670-3427	\$536.87
68850	05600920110000	JOSE & ELDI ORTEGA	3009	HANDEL WAY		SACRAMENTO	CA	95826-4230	\$538.23
89349	06801320090000	BONFILIO URAGA	10021	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2931	\$539.53
233932	07602030070000	DONALD L CASSANOVA	2732	LOS AMIGOS DR		RANCHO CORDOVA	CA	95670-3431	\$541.67
83013	07506900440000	BRANDON & CHELSEA GRIFFITH	2709	TIFFANY WEST WAY		SACRAMENTO	CA	95827-1427	\$544.93
247878	06801120130000	JANIS MAHONE	10067	TERRIER WAY		SACRAMENTO	CA	95827-2940	\$547.37
36159	06801350170000	JERRIE J SAID SR		PO BOX 277872		SACRAMENTO	CA	95827-7872	\$550.24
1433	05700640120000	DAVID BLACK	2521	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	\$552.92
13049	07229900960000	JENAE ALECHKO	3112	EADES WAY		RANCHO CORDOVA	CA	95670-6279	\$552.92
6922	05702020020000	JOHN & STEPHANIE BROKAW	2606	CABERNET WAY		RANCHO CORDOVA	CA	95670-4810	\$558.98
10221	05800180050000	LORI WOOD	10636	COLOMA RD		RANCHO CORDOVA	CA	95670-3937	\$559.06
91781	07701920020000	ROMAN MITROS	7405	GREENBACK LN	#106	CITRUS HEIGHTS	CA	95610-5653	\$559.77
219782	06804350060000	MICHAEL R ANDREW	9820	CRIMSONWOOD WAY		SACRAMENTO	CA	95827-2807	\$560.63
26752	05700630090000	PHILIP R LEIBER	2521	AUGIBI WAY		RANCHO CORDOVA	CA	95670-3615	\$569.27
26622	06804200830000	PATRICK KELLY	3320	FELTHAM WAY		SACRAMENTO	CA	95827-2314	\$569.41
75851	07602520110000	THERON SKYLES	10245	ATLANTIS DR		ELK GROVE	CA	95624-9685	\$569.41
78698	05803110130000	TREVOR FERREIRAE	10962	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$569.41
349800	06801140020000	BETH A SAMMS	10006	CIRRUS WAY		SACRAMENTO	CA	95827-2923	\$569.41
156657	05804700060000	SHERRIE D TRUSLER	11124	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5218	\$576.12
5830	06705100490000	JUAN VELASCO	11887	RUBILITE WAY		RANCHO CORDOVA	CA	95742-8077	\$580.37
67905	05805100250000	ANDREY SOROKOPUD	2434	RASHAWN DR		RANCHO CORDOVA	CA	95670-4258	\$586.36
36720	07601820040000	ERNESTO PAZ	2688	ELLENBROOK DR		RANCHO CORDOVA	CA	95670-3541	\$592.95
597322	07222100064000	CHRISTOPHER BUDGE	10729	BELLONE WAY		RANCHO CORDOVA	CA	95670-6927	\$602.65
54211	06705300250000	GURDA S RAM	4361	BINCHY WAY		RANCHO CORDOVA	CA	95742-8091	\$603.59
209482	07203200200000	JOHN E KURAKO & SPENCER KURAKO	2916	CALLE DEL SOL WAY		RANCHO CORDOVA	CA	95670-3508	\$604.12
38649	07703100090000	YURI ZHUKOV & NINA TIMOFEYEVA	3242	FOLKLORE WAY		SACRAMENTO	CA	95827-2431	\$604.66
45382	06803460160000	MYLES YDELL	2431	V6 RD		OROVILLE	CA	95966-7013	\$604.81
49344	06706600470000	NINEL AKOPYAN	4104	ARAGON WAY		RANCHO CORDOVA	CA	95742-8007	\$605.62
60653	06800910310000	JAMI N GORDON	9921	REDSTONE DR		SACRAMENTO	CA	95827-3501	\$605.62
6337	05803120130000	MARLEENE STEVENSON	3476	MONTEREY BLVD		SAN LEANDRO	CA	94578-4059	\$607.63
128470	07503120170000	ASHOK PAL	2591	CAPITALES DR		RANCHO CORDOVA	CA	95670-3105	\$610.56
77775	07506800130000	LXG FAMILY TRUST	10013	SIERRA GLEN WAY		SACRAMENTO	CA	95827-1410	\$612.56
116386	05601130040000	JOHN KEVIN MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA	CA	95670-2234	\$614.05
114494	05600910020000	CHRISTINA LAXTON	2117	FARNSWORTH WAY		RANCHO CORDOVA	CA	95670-2214	\$618.83
450517	05700540040000	GEORGE TUCKER	2518	GANZAN WAY		RANCHO CORDOVA	CA	95670-3624	\$620.37
13556	07229702090000	KAY WILSON	3143	RUSHALL CT		RANCHO CORDOVA	CA	95670-6270	\$621.23
21050	05603920030000	CARLOS & LEA HERNANDEZ	2620	SARDA WAY		RANCHO CORDOVA	CA	95670-3722	\$631.61
580243	05804900280000	ARTHUR AND MARTINA GRIJALVA	2305	BRIDLEWOOD DR		RANCHO CORDOVA	CA	95670-4228	\$635.39
4693	07203610750000	ALAN SPENCER	2909	GWENDOLYN WAY		RANCHO CORDOVA	CA	95670-3508	\$636.20
48007	05700620030000	HUGO ROJAS & OLGA O NUNEZ	2514	AUGIBI WAY		RANCHO CORDOVA	CA	95670-3616	\$638.55
34230	06707100790000	KERI KENDALL	5480	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-8142	\$641.49
250770	07702210260000	LORI MEJIA	3117	CHETTENHAM DR		RANCHO CORDOVA	CA	95670-5708	\$641.64
75691	05803110130000	TREVOR FERREIRAE	10960	HIRSCHFELD WAY		RANCHO CORDOVA	CA	95670-5221	\$643.18
61389	06707000810000	MARY HARRIS	5025	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-7795	\$645.24
224433	06804800670000	LEAH ZHURKO	9913	BEXLEY DR		SACRAMENTO	CA	95827	\$645.40
33057	06706000360000	MICHELLE AND CHRIS WILCOX	4233	THALIA WAY		RANCHO CORDOVA	CA	95742-8035	\$647.32
97509	07702900290000	RHONDA J BALDO	10048	VIEWOODS CT		SACRAMENTO	CA	95827-2330	\$647.51
24847	05701410040000	MICHAEL MARTINEZ	2640	TRONERO WAY		RANCHO CORDOVA	CA	95670-3644	\$648.95
643716	05701620100000	ANGEL AMAYA	2712	ARAMON DR		RANCHO CORDOVA	CA	95670-4802	\$651.64
242546	07701030040000	JEFF NOYES	10274	CROYDON WAY		RANCHO CORDOVA	CA	95670-5312	\$652.48
136258	05701102300000	WALTER A TAYLOR	2557	VERNACCIA CIR		RANCHO CORDOVA	CA	95670-3723	\$653.30
2890	05801220100000	JOHN & MARY E MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA	CA	95670-2234	\$653.69
142122	05701910060000	JOHN MCCANTS	2118	STARRLYN WAY		RANCHO CORDOVA	CA	95670-2234	\$653.69
181027	05801130230000	ANNA L WILBURN	7253	KARI ANN CIR		SACRAMENTO	CA	95824-2146	\$653.69
203241	07201520020000	RAED S AWABDEH	10504	GLENVIEW WAY		RANCHO CORDOVA	CA	95670-5511	\$655.34
68574	05801260010000	SHANE ENGSTROM	10842	WALNUTWOOD WAY		RANCHO CORDOVA	CA	95670-5143	\$656.54
17100	05701420090000	RICHARD F VANDAGRIFF JR	10431	MALAGA WAY		RANCHO CORDOVA	CA	95670-3649	\$656.82
119	07702310020000	LISA ZOLFARELLI	3133	CHETTENHAM DR		RANCHO CORDOVA	CA	95670-5708	\$659.94
34943	07701030140000	ALBERT E GILDING JR	3028	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5321	\$664.72
52281	06707600360000	LETICIA MADAN	4831	AZALEA PARK WAY		RANCHO CORDOVA	CA	95742-8181	\$666.66

ITEM 9.2.

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City of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
436343	06804720170000	SENGPHET PHIMMASENE	3200	SATURN DR		SACRAMENTO	CA	95827-2324	\$666.79
84994	06803500160000	ALAN JOSEPH	3312	CHERTSEY CT		SACRAMENTO	CA	95827-2308	\$669.37
569601	05700520010000	JIM T LEDESMA	10284	COLOMA RD		RANCHO CORDOVA	CA	95670-3657	\$672.05
56896	07220900250000	NADER & JAYNE KAMAL	3289	BALADA WAY		RANCHO CORDOVA	CA	95670-6922	\$676.61
622123	07222200310000	GREGORY WOLPERT	3341	BALADA WAY		RANCHO CORDOVA	CA	95670-6942	\$678.94
68328	076-0270-024-0000	ISMAIL AGUILAR	2710	LA VERTA CT		RANCHO CORDOVA	CA	95670-3309	\$680.26
58612	06804440140000	WESLEY P WEIGLE	9833	CRIMSONWOOD WAY		SACRAMENTO	CA	95827-2806	\$680.59
609211	07222000120000	TERESA MCTERNAN	3409	NOBLESSA WAY		RANCHO CORDOVA	CA	95670-6931	\$681.09
114347	05600840010000	TOSHIKO CONNER		PO BOX 8531		CITRUS HEIGHTS	CA	95621-8531	\$682.95
42941	05800240130000	ROBERT & AMBER YOUNG	2505	ANGIE WAY		RANCHO CORDOVA	CA	95670-4929	\$686.12
53230	07703800200000	LOURDES NABABAN	3557	MADDIEWOOD CIR		SACRAMENTO	CA	95827-3067	\$686.64
104058	05603810040000	CHRIS LYON	2221	EAGLE RIVER CT		RANCHO CORDOVA	CA	95670-2831	\$687.16
347781	07702900030000	RIVERA MARTIN	3145	HOGARTH DR		SACRAMENTO	CA	95827-2343	\$689.05
13907	07701110030000	AAK INVESTMENTS INC	3238	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5815	\$689.30
405289	06805150060000	CONNIE GREKOFF	9738	WOODHOLLOW WAY		SACRAMENTO	CA	95827-2723	\$690.36
531939	07213500680000	DAVID GIN	10706	BASIE WAY		RANCHO CORDOVA	CA	95670-7317	\$690.36
78768	06705600590000	ARUN SELVARAJ/BHARATHI RAJASEK	11722	KOUROS WAY		RANCHO CORDOVA	CA	95742-8046	\$692.29
51895	07701660300000	BENJAMIN JOHNSON & JOHN DAY	3366	GLENMOOR DR		SACRAMENTO	CA	95827-2437	\$695.65
61102	07228900350000	THOMAS E GONSALVES	12721	SOLSBERRY WAY		RANCHO CORDOVA	CA	95742-7807	\$695.89
30170	05703130060000	TIFFANY AUBEL	2609	LUVETA WAY		RANCHO CORDOVA	CA	95670-4914	\$696.89
51048	05601620090000	JAMES V ATKINS	2013	MARYVALL WAY		RANCHO CORDOVA	CA	95670-2414	\$697.39
40163	05701510120000	KELLY LINN	2608	MORETTO CT		RANCHO CORDOVA	CA	95670-3625	\$698.50
71840	07602700050000	ALYA ALNASSIRY	10115	MALAGA WAY		RANCHO CORDOVA	CA	95670-3311	\$700.36
534422	05603200260000	REGINALD VELTEN	11230	GOLD EXPRESS DR	STE #310-114	GOLD RIVER	CA	95670-4484	\$700.57
518043	05800610060000	ABGAR SARKISIAN	2248	BENITA DR		RANCHO CORDOVA	CA	95670-4009	\$700.58
83931	06706900590000	SHANNON HOBSON & BRENT WHITED	5229	HEATHER RANCH WAY		RANCHO CORDOVA	CA	95742-8182	\$702.33
64627	07228900110000	JOHN P TRIBVIANO	12743	THORNBERG WAY		RANCHO CORDOVA	CA	95742-7804	\$704.51
42976	06704900540000	JAWII CHEN & SUHFFEN SHYU TRUST	11809	OPAL RIDGE WAY		RANCHO CORDOVA	CA	95742-8020	\$713.93
226697	06805130030000	JAMES M KRAUS	15265	WINCHESTER BLVD	#7W	LOS GATOS	CA	95030-2359	\$714.79
28439	06801520150000	MAISHA L WEARY	3549	GEMINI WAY		SACRAMENTO	CA	95827-2964	\$719.82
64779	06803660280000	LAURIE SMITH & BARBARA SCHERER	9923	OLD PLACERVILLE RD		SACRAMENTO	CA	95827-3531	\$720.83
26389	05701440040000	SUE WHITFIELD	10401	CROETTO WAY		RANCHO CORDOVA	CA	95670-3617	\$721.60
27345	07700640030000	KYLE ROBINSON	10408	WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5427	\$728.71
69509	05601330020000	JOSEPH & DORIS SMITH	10762	OAKTON WAY		RANCHO CORDOVA	CA	95670-2439	\$730.48
22192	06706700270000	FRANKE WAROUW	5405	CRYSTAL COVE DR		RANCHO CORDOVA	CA	95742-8136	\$732.49
29717	06804530140000	DEBBIE MILLER		PO BOX 279364		SACRAMENTO	CA	95827-9364	\$732.49
201910	07201340250000	SAMUEL REED	2947	EVADNA DR		RANCHO CORDOVA	CA	95670-5406	\$734.52
65230	05700920120000	ANGELA LEE	2616	VERDELLO WAY		RANCHO CORDOVA	CA	95670-3614	\$735.26
26552	05803900580002	LATANYA NORSE	2372	COBBLEOAK CT		RANCHO CORDOVA	CA	95670-4230	\$735.79
235080	07602040110000	BETTY J & MERLE E CUNNINGHAM	9391	MIRA DEL RIO DR		SACRAMENTO	CA	95827-1058	\$737.38
21708	07225200050000	WAHIDA TANIA	3285	OSELOT WAY		RANCHO CORDOVA	CA	95670-6982	\$737.55
205294	07201740020000	KARIE HULST-MARTINEZ	2945	GRAYSON WAY		RANCHO CORDOVA	CA	95670-5609	\$737.55
22864	05701110290000	CARLOS & LEA HERNANDEZ	2620	SARDA WAY		RANCHO CORDOVA	CA	95670-3722	\$738.29
60070	07232300130000	LESLYE JONES	10958	INTERNATIONAL DR		RANCHO CORDOVA	CA	95670-8000	\$738.40
61890	05805100160000	ARNESIA CLARK	2451	RASHAWN DR		RANCHO CORDOVA	CA	95670-4272	\$741.38
70162	07213400310000	KELLY DRISKELL	10579	RAGTIME CIR		RANCHO CORDOVA	CA	95670-7331	\$743.87
95064	07702600150000	BENNIE ROBINSON JR	10263	ELLENWOOD AVE		SACRAMENTO	CA	95827-3004	\$744.96
199395	07201310010000	SCOTT KEREKES	10425	MILLS TOWER DR		RANCHO CORDOVA	CA	95670-5414	\$749.37
56	05600920130000	BRAD LITTLEJOHN	10513	GEORGETOWN DR		RANCHO CORDOVA	CA	95670-2250	\$751.27
29020	05801040150000	ALEX TEJADA	2337	ROSADO WAY		RANCHO CORDOVA	CA	95670-5231	\$758.71
64734	06803660150000	VETERANS ADMN	9975	OLD PLACERVILLE RD		SACRAMENTO	CA	95827-3531	\$760.38
95324	07702600560000	JAMES PEDRO	10216	PISTACHIO WAY		SACRAMENTO	CA	95827-2474	\$766.76
605263	06804600240000	SUZANNE GEORGE	9849	CULP WAY		SACRAMENTO	CA	95827-3515	\$767.18
21638	07702330040000	ANH L NGUYEN	10417	AUTUMN BREEZE WAY		RANCHO CORDOVA	CA	95670-5706	\$768.81
132817	05700810080000	BOB WAGG	10644	CHARDONAY DR		RANCHO CORDOVA	CA	95670-3844	\$772.43
62848	07225800480000	GARY VALDEZ	11108	GRACIANO DR		RANCHO CORDOVA	CA	95670-6408	\$773.26
96953	05602900050000	TRENT E HOSKINS	11232	SAUK RIVER CT		RANCHO CORDOVA	CA	95670-2914	\$776.94
239078	07700610010000	TRUST OF HENDRIX	3243	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5352	\$777.52
8092	07700640050000	BETTY DUNHAM	10416	WHITE ROCK RD		RANCHO CORDOVA	CA	95670-5427	\$778.42
42231	06707100860000	TIFFANY BAKER	5448	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-8162	\$778.52
65719	07232600120000	FERNANDA LUCIO	10847	BARDEN DR		RANCHO CORDOVA	CA	95670-8002	\$779.19
201627	07201310080000	JOSEPH RAMIREZ SR	10453	MILLS TOWER DR		RANCHO CORDOVA	CA	95670-5443	\$784.94
153397	05800730050000	KALATRI M CAISE	2325	PINTURO WAY		RANCHO CORDOVA	CA	95670-5229	\$785.62
63707	07501540060000	ARBIN KUMAR	7593	SANGIOVESE DR		EL DORADO HILLS	CA	95762-7727	\$786.59
63708	07501540060000	ARBIN KUMAR	7593	SANGIOVESE DR		EL DORADO HILLS	CA	95762-7727	\$786.59
537267	05804300480000	SOCORRO MAYORGA	11008	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5216	\$786.92
93514	07703000240000	ROBERT O PACHELBEL	1650	CLAYCORD AVE		CONCORD	CA	94521-2217	\$787.13
63268	07700650070000	CHRISTOPHER/JON/PAT MCCUMSEY	3023	SWANSEA WAY		RANCHO CORDOVA	CA	95670-5330	\$788.03
4717	05805000230000	BILLY BARNES	2015	ZINFANDEL DR		RANCHO CORDOVA	CA	95670-4201	\$788.60
10419	06705900570000	ALANA NEWTON	4320	ACCORDIAN WAY		RANCHO CORDOVA	CA	95742-8080	\$789.72
62789	07701130170000	STACEY A BASE	10467	ABBOTTFORD WAY		RANCHO CORDOVA	CA	95670-5801	\$790.31
67014	07202020140000	TIMOTHY BAKER	10556	SILVERWOOD WAY		RANCHO CORDOVA	CA	95670-5532	\$790.50
224402	06804800620000	LYDIA V MAURITS	9933	BEXLEY DR		SACRAMENTO	CA	95827-2333	\$792.59
61070	06707000760000	ESTANISLAO GODINEZ	5005	COPPER SUNSET WAY		RANCHO CORDOVA	CA	95742-7797	\$792.66
231251	07601540110000	COLIN MCELWEE	2647	GARRETT WAY		RANCHO CORDOVA	CA	95670-3533	\$792.66
154536	05801030010000	TROY J MARILAO	2339	SONATA DR		RANCHO CORDOVA	CA	95670-5246	\$794.26
34262	05801450110000	JOSEPH MANUKYAN	4125	ORZO CT		SACRAMENTO	CA	95826	\$794.95
128712	05700100320000	ROSA L ELLIOTT	2317	RUDAT CIR		RANCHO CORDOVA	CA	95670-3929	\$797.08
185375	05801450160000	IDA F STRINGFELLOW	2271	WHISTLER WAY		RANCHO CORDOVA	CA	95670-3964	\$797.35
34486	05801710060000	KARLEN NALBANDYAN	10717	CAMPANA WAY		RANCHO CORDOVA	CA	95670-3915	\$798.35
40069	05603100540000	STEWART A JUDSON	10058	KERN RIVER CT		RANCHO CORDOVA	CA	95670-2712	\$798.45
187827	05801910090000	ROBERT D CLARK	10665	BISCAY WAY		RANCHO CORDOVA	CA	95670-3959	\$798.47
347365	07601440170000	JACOB ROSEN	2605	PALO VISTA WAY		RANCHO CORDOVA	CA	95670-3428	\$801.37
14556	07700920070000	NATHAN WENELL	3005	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5326	\$801.47
25261	07223500110000	ALEXANDER ILYUSHIN	11041	FIGURE DR		RANCHO CORDOVA	CA	95670-6945	\$801.47
622583	07223500230000	JACOB ROUSH	3325	SPANNA CT		RANCHO CORDOVA	CA	95670-6947	\$801.72
14547	06705700110000	NICHOLAS JOHNSON	11790	DIONYSUS WAY		RANCHO CORDOVA	CA	95742-8041	\$803.33
55661	067044400340000	THI DO	11838	HERODIAN DR		RANCHO CORDOVA	CA	95742-8000	\$805.70
14857	06707300600000	AMY LEUGERS & ERIC WORRELL	5317	DUSTY ROSE WAY		RANCHO CORDOVA	CA	95742-8124	\$805.94

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Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
34449	05602900260000	SHALAINE REDDIC	11204	CEDAR RIVER CT		RANCHO CORDOVA	CA	95670-2902	\$806.99
137379	05701510090000	ASSET INVESTMENT MANAGERS INC	10512	MALAGA WAY		RANCHO CORDOVA	CA	95670-3604	\$807.38
239765	07700730200000	LISA ANDERSON & LORIA MARTIN	3073	SWANSEA WAY		RANCHO CORDOVA	CA	95670-5349	\$807.96
231333	07601550070000	CASTULO MA ROBLES	10213	COLOMA RD		RANCHO CORDOVA	CA	95670-3605	\$808.31
545589	06800720020000	PEGGY COLEMAN		PO BOX 277591		SACRAMENTO	CA	95827-7591	\$808.96
405037	06803470150000	MARIO LOPEZ	10005	VANGUARD DR		SACRAMENTO	CA	95827-2328	\$809.53
55564	07701020070000	ARTURO GUEYGER	3024	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5327	\$809.60
22167	07701030260000	NATHAN WENELL	3005	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5326	\$810.29
84591	05801910140000	GUSTAVO VILLANUEAVA	10645	BISCAY WAY		RANCHO CORDOVA	CA	95670-3959	\$810.35
25285	07602340130000	SANDRA KAY ANDERSON	2572	LA CUMBRA CIR		RANCHO CORDOVA	CA	95670-3456	\$810.39
46188	07601210090000	JONATHAN OKEEFFE	10376	HOLMES WAY		RANCHO CORDOVA	CA	95670-2017	\$811.27
203816	07201640080000	TRUST OF MARIER	2934	GRAYSON WAY		RANCHO CORDOVA	CA	95670-5610	\$812.37
239938	07700810070000	ROY T PICKERING	3079	RAMSGATE WAY		RANCHO CORDOVA	CA	95670-5342	\$813.42
7159	05805200140000	DANIEL J ALVES	11131	WOODKIRK CT		RANCHO CORDOVA	CA	95670-4273	\$813.77
179291	06704501000000	KEENAN HEATH	11772	LILAC CANYON CT		RANCHO CORDOVA	CA	95742-8051	\$814.28
112419	05600610250000	COLLEEN AND MICHAEL VILLA	10455	AMBASSADOR DR		RANCHO CORDOVA	CA	95670-2279	\$814.52
28099	06801340010000	JAMICA F THOMAS	3423	JUPITER DR		SACRAMENTO	CA	95827-2965	\$814.92
10198	07213500460000	DEBRA DIANO	10794	BASIE WAY		RANCHO CORDOVA	CA	95670-7325	\$814.96
238615	06702700070000	PATRICIA M SMITH	10119	MALAGA WAY		RANCHO CORDOVA	CA	95670-3311	\$815.22
568673	06803640430000	KAREN J & DOUGLAS LEARDINI	9910	PALM GROVE DR		SACRAMENTO	CA	95827-3533	\$815.50
646971	07223700670000	RAZA TOUHIDUR	3601	AMICI CT		RANCHO CORDOVA	CA	95670-6955	\$816.04
1088	06705100960000	EMILY SISNEROZ	11859	APOLLON DR		RANCHO CORDOVA	CA	95742-8074	\$816.12
4178	06708001020000	BENJAMIN AVILA	12212	CONSERVANCY WAY		RANCHO CORDOVA	CA	95742-7763	\$816.12
9857	07702900450000	GARRET CHERI RANDALL	10080	BISCANEWOODS WAY		SACRAMENTO	CA	95827-2331	\$816.12
11661	07601640330000	ERIN PLETCHER	2621	LA LOMA DR		RANCHO CORDOVA	CA	95670-3304	\$816.12
75119	07701660070000	GRADY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO	CA	95827-2404	\$816.12
75127	07701660070000	JUDY DILLENBURG	10154	DE SOTO WAY		SACRAMENTO	CA	95827-2404	\$816.12
96306	07225200270000	EDWARD REGAN	3300	OSELOT WAY		RANCHO CORDOVA	CA	95670-6979	\$816.12
100690	05603400320000	KIM GIVENS		PO BOX 266		RANCHO CORDOVA	CA	95741-0266	\$816.12
106514	05603910040000	JOHN TENEYUCA	11008	WABASH RIVER CT		RANCHO CORDOVA	CA	95670-2728	\$816.12
114216	05600820030000	BERNARD JACOBS	10482	ROSE HILL CT		RANCHO CORDOVA	CA	95670-2230	\$816.12
119689	05601530060000	JULIA J JOHNSON	10824	OAKTON WAY		RANCHO CORDOVA	CA	95670-2441	\$816.12
123703	06704500140000	CORNELIA DOSTY	11761	AZALEA GARDEN WAY		RANCHO CORDOVA	CA	95742-8047	\$816.12
140060	05701640060000	DOMINIQUE YANEZ	2694	BARBERA WAY		RANCHO CORDOVA	CA	95670-3742	\$816.12
166041	05702720090000	JAMIE MACH		PO BOX 2764		RANCHO CORDOVA	CA	95741-2764	\$816.12
191268	05802230170000	ROBERT CHA EDWARDS	2371	CORDOVA LN		RANCHO CORDOVA	CA	95670-3917	\$816.12
215111	06704900160000	MICHAEL OFFIAH	4228	TOPAZ VALLEY WAY		RANCHO CORDOVA	CA	95742-8023	\$816.12
219130	06804200460000	TERRANCE R & AUDREY L JONES	3309	CAHILL CT		SACRAMENTO	CA	95827-2305	\$816.12
233765	07602010010000	JAMES R HOPKINS	2700	PASEO DR		RANCHO CORDOVA	CA	95670-3435	\$816.12
246950	07701420090000	JERRYLN BURGESS	10434	REYMOOUTH AVE		RANCHO CORDOVA	CA	95670-5817	\$816.12
252691	07702700240000	ARBIN C KUMAR	3390	OTTER CT		HAYWARD	CA	94542-2616	\$816.12
343320	07203640080000	NANCY L GRAHAM		PO BOX 578		RANCHO CORDOVA	CA	95741-0578	\$816.12
362842	05702860010000	GREGORY CAMPION	2404	NEGRARA WAY		RANCHO CORDOVA	CA	95670-3823	\$816.12
398065	07201820060000	JOSE CHAVEZ	2980	WINCHESTER DR		RESCUE	CA	95672-9374	\$816.12
433097	06803500050000	ORAWAN SYNHORST	10033	BEXLEY DR		SACRAMENTO	CA	95827-2301	\$816.12
458247	07601030170000	LINDA KAEHLER	2527	EL SEGUNDO DR		RANCHO CORDOVA	CA	95670-3403	\$816.12
528691	05802160160000	CHRIS THOMAS	2321	MCGREGOR DR		RANCHO CORDOVA	CA	95670-3926	\$816.12
548482	07501910030000	BADIE BAHRAM		PO BOX 661471		SACRAMENTO	CA	95866-1471	\$816.12
555365	06804720350000	CHONG M CHON	3244	PEGASUS WAY		SACRAMENTO	CA	95827-2348	\$816.12
587627	07600640020000	NICK RUSSELL	2304	MORAIN CIR		RANCHO CORDOVA	CA	95670-2021	\$816.12
597644	05800310020000	JAIME MIRANDA	2606	BETSY WAY		RANCHO CORDOVA	CA	95670-4940	\$816.12
601836	05700520120000	JENNIFER BOTTIMORE	2512	TORMOLO WAY		RANCHO CORDOVA	CA	95670-3631	\$816.12
1077635	05601320140000	DAVID LEAL	2071	KELLOGG WAY		RANCHO CORDOVA	CA	95670-2453	\$816.12
35069	05702850080000	JESSE C PALMER	2424	ARAMON DR		RANCHO CORDOVA	CA	95670-3803	\$816.13
17023	06706200350000	DARLENE M GRAY	2021	E 22ND ST		OAKLAND	CA	94606-4118	\$816.21
246879	07701410040000	KARAPET ELBAKYAN	3220	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5815	\$816.37
500321	07701020020000	BADIE BAHRAM		PO BOX 661471		SACRAMENTO	CA	95866-1471	\$816.70
127983	05602500280000	RICHARD A GIVENS	10641	COLOMA RD		RANCHO CORDOVA	CA	95670-3938	\$817.09
90896	07701201000000	JOSE GARCIA-SANCHEZ	3352	GOULD WAY		SACRAMENTO	CA	95827-2459	\$822.80
219240	06804200650000	WILLIE VAUGHN	3320	HOGARTH DR		SACRAMENTO	CA	95827-2341	\$832.74
189048	05801920230000	CARRIE BARBIER	10625	CAMPANA WAY		RANCHO CORDOVA	CA	95670-3913	\$832.83
28015	06801250040000	FRANKIE LY SINGH	10013	NEBULA WAY		SACRAMENTO	CA	95827-2933	\$838.15
74149	06708400100000	DAVID & MONICA HUIZAR	4077	BIG MEADOW WAY		RANCHO CORDOVA	CA	95742-7741	\$849.11
19333	07701420010000	JAVIER RAMIREZ	3207	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5814	\$858.10
18751	06705300150000	FRANK LIN	4380	BINCHY WAY		RANCHO CORDOVA	CA	95742-8091	\$862.98
60122	05804700150000	WILLIAM & CATHERINE R MOHRING	11088	GINGERWOOD WAY		RANCHO CORDOVA	CA	95670-5255	\$863.22
153982	05800910020000	KENNETH M KLINE	2304	EL MANTO DR		RANCHO CORDOVA	CA	95670-4106	\$887.79
77774	07703700100000	TANA J BUNDITRUTAVORN	3452	MISTY MORNING CIR		SACRAMENTO	CA	95827-3052	\$888.17
53119	07201620020000	BRIDGET T GOMEZ	2904	WESTON WAY		RANCHO CORDOVA	CA	95670-5525	\$889.34
80350	07232400620000	DEVIREDDY FAMILY TRUST	10953	MERRICK WAY		RANCHO CORDOVA	CA	95670-8029	\$891.19
4668	07701040080000	PATTY BARBA	3017	PORTSMOUTH DR		RANCHO CORDOVA	CA	95670-5320	\$911.90
66057	07701030060000	GERARDO PEREZ	10282	CROYDON WAY		RANCHO CORDOVA	CA	95670-5312	\$912.19
75806	07230000320000	DINESH RAMANATHAN	3224	PROSPECT PARK DR		RANCHO CORDOVA	CA	95670-6244	\$916.69
96857	05602800810000	MARK T HOPKINS	3637	EASTERN AVE		SACRAMENTO	CA	95821-3203	\$921.43
92501	05801310380000	BING PING GAN	2548	QUEENWOOD DR		RANCHO CORDOVA	CA	95670-5111	\$924.32
17182	05800230060000	CHERYL DORMAN/MICHAEL MANOFF	2530	ANGIE WAY		RANCHO CORDOVA	CA	95670-4930	\$928.23
17155	05700610020000	DENISE CRAVEN	10467	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3640	\$928.82
223127	07600510010000	JAMES A AND JULIA A BAGSHAW	10263	OCTAVIA WAY		RANCHO CORDOVA	CA	95670-2026	\$937.69
36603	06708400430000	AARON EIGENMAN	4098	TENAYA WAY		RANCHO CORDOVA	CA	95742-7745	\$942.54
148247	05703110150000	BROOKE KENT	2406	CARIEL CT		RANCHO CORDOVA	CA	95670-4924	\$969.17
64166	06803480060000	DEREK POINTER	6323	SEYFERTH WAY		SACRAMENTO	CA	95823-4257	\$970.88
82421	07223900050000	REBECCA KRAMER	3351	TUALATIN WAY		RANCHO CORDOVA	CA	95670-6957	\$977.67
551892	06805000330000	DENISE LEMONS	10044	CRIMORA CT		SACRAMENTO	CA	95827-2946	\$980.50
77798	07702800510000	NOR NORK ENTERPRISES LLC	10180	COUNTRY WAY		SACRAMENTO	CA	95827-2462	\$983.50
71747	05803900530015	BRIE M BENNETT	11012	COBBLESTONE DR		RANCHO CORDOVA	CA	95670-4231	\$984.14
67872	077-0141-001-0000	FRANCIS NELSON	3208	LAURELHURST DR		RANCHO CORDOVA	CA	95670-5815	\$991.21
77760	07701630110000	JOSEPH LOUIS & MARQUEL FOSTER	10160	CRAWFORD WAY		SACRAMENTO	CA	95827-2461	\$1,002.83
137	06704900120000	JOSEPH DEMITRO	11800	SLATE FALLS WAY		RANCHO CORDOVA	CA	95742-8017	\$1,005.76
45883	06709300160000	ANJELECA WOOD	4060	BRANIGAN LAKE WAY		RANCHO CORDOVA	CA	95742-7775	\$1,012.16

ITEM 9.2.

ATTACHMENT 2
Exhibit A to the Resolution

City of Rancho Cordova
Residential Refuse Delinquencies
as of June 1, 2021

Account #	Parcel Number	Billing Name	Street #	Street Name/PO BOX	Address 2	City	State	Zip Code	Total Levy
3413	06708700510000	BRENDA BUCKANS	4147	BORDERLANDS DR		RANCHO CORDOVA	CA	95742-7751	\$1,014.16
585867	07220200280000	JAMES CANNON	10981	PELARA WAY		RANCHO CORDOVA	CA	95670-6911	\$1,016.53
549766	05601120080000	TERRY FORTNER	2117	DANBURY WAY		RANCHO CORDOVA	CA	95670-2206	\$1,021.64
181067	05801140050000	SCOTT WILLIAMS	10816	BERWICK WAY		RANCHO CORDOVA	CA	95670-4936	\$1,027.97
19568	07703700050000	MARISELA GUZMAN	3432	MISTY MORNING CIR		SACRAMENTO	CA	95827-3049	\$1,029.64
40315	05602800740000	MARY GARCIA	11184	KINGS RIVER CT		RANCHO CORDOVA	CA	95670-2909	\$1,031.40
572947	07701220020000	BILL LUCE	10404	ABBOTT FORD WAY		RANCHO CORDOVA	CA	95670-5802	\$1,033.33
412207	05800610080000	DAVE APODACA	2256	BENITA DR		RANCHO CORDOVA	CA	95670-4009	\$1,034.66
21163	06706800130000	THELMA CASH	6971	MITCHLEN CT		SLOUGHHOUSE	CA	95683-9600	\$1,036.58
627945	07223700060000	LINDA HERNANDEZ	3521	CAP ROCK WAY		RANCHO CORDOVA	CA	95670-6954	\$1,043.74
60314	05603400420000	DAMIEN HALL	2185	EDEN RIVER CT		RANCHO CORDOVA	CA	95670-2807	\$1,046.41
29493	05801030110000	WILLIAM F FECHER JR	2344	ROSADO WAY		RANCHO CORDOVA	CA	95670-5232	\$1,046.70
395027	07703700880000	JOHN BALBUENA	1205	E IBERIA RD		STERLING	VA	20164-2725	\$1,053.33
189910	07701720190000	WAYNE MONTOYA	10413	BUENA PLAZA CIR		RANCHO CORDOVA	CA	95670-5403	\$1,058.84
142229	05701930050000	BETTY J SMITH	2638	CHASSELLA WAY		RANCHO CORDOVA	CA	95670-4833	\$1,062.88
181875	06705000180000	ANDRE & VONETTA HUDDLESTON	11879	FIRE AGATE WAY		RANCHO CORDOVA	CA	95742-8068	\$1,068.18
32857	07703240040000	CHRIS FRY	10218	ROCKINGHAM DR		SACRAMENTO	CA	95827-2454	\$1,068.78
362920	07601640170000	DAWNIELL KELSCHLL	10223	MALAGA WAY		RANCHO CORDOVA	CA	95670	\$1,073.03
97596	07702900420000	WILLYPHIP MAULIT	3108	HOGARTH DR		SACRAMENTO	CA	95827-2344	\$1,074.08
638648	06803460230000	DEMETRIUS BELLAMY	5050	LAGUNA BLVD	UNIT 112 555	ELK GROVE	CA	95758-4151	\$1,074.63
27605	07703800010000	ALISON BAKER	3633	MADDIEWOOD CIR		SACRAMENTO	CA	95827-3066	\$1,076.10
28025	06801260050000	CAROLYN THOMAS	10005	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2931	\$1,076.30
558433	06805200200000	EBONY ALLEN	3059	EXPLORER DR		SACRAMENTO	CA	95827-2718	\$1,076.72
5858	06801520090000	RICHARD TALLEY	9936	ZION WAY		SACRAMENTO	CA	95827-2943	\$1,076.79
9479	06704900170000	RICHARD PATTERSON	4224	TOPAZ VALLEY WAY		RANCHO CORDOVA	CA	95742-8023	\$1,077.47
127886	05602500120000	RICHARD AL GIVENS	10641	COLOMA RD		RANCHO CORDOVA	CA	95670-3938	\$1,077.47
142379	05702010010000	LU ELLA B WILSON 2005		PO BOX 35		RANCHO CORDOVA	CA	95741-0035	\$1,077.47
436349	07201830110000	MICHAEL BROWN	10476	SPAULDING WAY		RANCHO CORDOVA	CA	95670-5521	\$1,077.47
485008	06804920270000	JOANN WOOLFOLK	10082	LINCOLN VILLAGE DR		SACRAMENTO	CA	95827-2971	\$1,077.47
136109	05701040120000	ANNE H MATTHEWS	2541	FURMINT WAY		RANCHO CORDOVA	CA	95670-3619	\$1,091.60
541422	07601330140000	EVELYN GAYFIELD	10370	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3545	\$1,092.76
29935	06706000950000	LEJANI LIM-MACILRAITH	11817	CORINO WAY		RANCHO CORDOVA	CA	95742-8034	\$1,102.45
612312	05701610080000	MARIBEL TREJO	2628	RIBIER WAY		RANCHO CORDOVA	CA	95670-3716	\$1,130.67
52927	05700710100000	RYAN SPROULL	10547	DOLECETTO DR		RANCHO CORDOVA	CA	95670-3717	\$1,149.52
52	06705200430000	DAISY CASTILLO	4400	YEATES CT		RANCHO CORDOVA	CA	95742-8093	\$1,155.99
77780	07703240160000	TELISA S LEAVY	3369	HARTSELLE WAY		SACRAMENTO	CA	95827-2449	\$1,202.74
556663	07502430020000	BETTY KRAUS	2274	LA GRAMA DR		RANCHO CORDOVA	CA	95670-3155	\$1,243.30
222658	06804710290000	KRYSTAL WILLIAMS	3245	PEGASUS WAY		SACRAMENTO	CA	95827-2317	\$1,434.84
44721	05600520110000	KINGSTON HAFlich	10513	COLOMA RD		RANCHO CORDOVA	CA	95670-2307	\$1,697.77
77762	07701630110000	JOSEPH LOUIS & MARQUEL FOSTER	10162	CRAWFORD WAY		SACRAMENTO	CA	95827-2461	\$1,902.49
204370	06705600260000	SCOTT HAYNES	4415	NIOBE CIR		RANCHO CORDOVA	CA	95742-8044	\$2,267.82

753 Accounts **\$309,337.19**

MEMORANDUM



ITEM 9.3.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Senior Finance Analyst
SUBJECT: **A RESOLUTION DETERMINING THE SPECIAL TAX LEVY AND AUTHORIZING THE LEVY OF SPECIAL TAXES FOR POLICE PROTECTION SERVICES WITHIN THE RANCHO CORDOVA SPECIAL POLICE TAX AREA FOR FISCAL YEAR 2021-2022**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The Resolution is part of the annual process to levy and collect special taxes in the Rancho Cordova Special Police Tax Area (the "District"). The action authorizes and directs the Administrative Services Director to determine, or cause to be determined, the District's Fiscal Year 2010-22 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual Property Tax Roll.

BACKGROUND

In 2003, the City recognized the need for increased police protection services in new developments, and the difficulty of funding the increased level of services with existing municipal revenues. On July 1, 2003, the City Council adopted Resolution No. 30-2003, providing for a special tax to be imposed on newly developed parcels within the District for the purpose of funding police protection services and such related costs, as provided by Government Code Section 53978.

In order to implement this funding mechanism, the City negotiated provisions of development agreements by which property owners agreed to support the levy of a police services special tax on the properties within their developments. The City also included this provision as a condition of approval for developments without development agreements.

The annual levy of special taxes was approved and authorized by a vote of 2/3 of each Zone's

property owners and through various Ordinances. Each Zone's Ordinance established a base year special tax rate and an annual special tax rate escalation formula. Each year, the Special Tax Rate for the developed parcels within the District shall increase by the annual percentage increase in the April Consumer Price Index (San Francisco-Oakland-San Jose, CA) as reported by the Bureau of Labor Statistics. The Ordinances also direct the City Council to determine the amount of the annual special tax levy.

The District is currently comprised of twenty-four (24) Special Police Tax Zones. The special tax, which is to be levied annually following the issuance of a building permit, shall be billed as a separate line item on the respective parcel's property tax bill. The District's FY 2021-22 Special Tax Levy is projected to be \$1,407,098. The District's FY 2020-21 Special Tax Levy was \$1,395,105.

In order to proceed with this year's levy, it is recommended that the City Council approve the attached Resolution which approves the District's Escalation Factors to be used to calculate the District's Fiscal Year 2021-22 Maximum Special Tax Rates, authorizes and directs the Administrative Services Director to use the tables within Attachment 2 to determine, or cause to be determined, the District's Fiscal Year 2021-22 Maximum Special Tax Rates, to establish the Special Taxes to be levied to the District parcels for the fiscal year and to cause such charges to be applied to the County Property Tax Roll in order to provide funding for police protection services and such related costs.

FISCAL IMPACT AND FUNDING SOURCE

The Special Tax Levy is projected to provide \$1,407,098 in revenues which shall be used solely for the purposes of obtaining, operating and maintaining police protection equipment and apparatus, paying salaries and benefits of police protection personnel and for such other police protection service expenses, excepting the charges imposed by the County to place the special taxes onto the County tax roll in pursuant to Government Code Section 53978.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Special Tax Rates

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DETERMINING THE SPECIAL TAX RATES AND AUTHORIZING
THE LEVY OF SPECIAL TAXES FOR POLICE PROTECTION SERVICES WITHIN THE
RANCHO CORDOVA SPECIAL TAX AREA FOR FISCAL YEAR 2021-2022**

The City Council of the City of Rancho Cordova, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, on July 1, 2003, the City Council adopted Resolution 30-2003, establishing all of the City of Rancho Cordova as the Rancho Cordova Special Police Tax Area (hereinafter referred to as the "Special Police Tax Area" or "District"); and

WHEREAS, the City Council has previously adopted Resolutions and Ordinances creating several Zones within the Special Police Tax Area and establishing proposed Special Taxes for each Zone pursuant to Government Code Section 53978; and

WHEREAS, the City Council has previously directed the City Clerk to conduct elections through a mailed ballot proposition, pursuant to Elections Code Section 4000, for each Zone and has received favorable votes from the qualified electors approving and authorizing the levy of special taxes onto the parcels with each Zone pursuant to Government Code Section 53978; and

WHEREAS, the City Council desires to authorize the Administrative Services Director to determine the special taxes and to apply the special taxes against the taxable parcels of land lying within the Zones of the Special Police Tax Area for the fiscal year commencing July 1, 2021 and ending June 30, 2022 in order to generate funding for police protection services and such related costs as provided by Government Code Section 53978; and

WHEREAS, City Council and its legal counsel have reviewed Proposition 218 and found that these Special Taxes comply with applicable provisions of Article XIII C and Article XIII D of the California State Constitution; and

WHEREAS, upon reasonable written notice by Sacramento County of any claim or challenge, the City of Rancho Cordova agrees to defend with counsel of its choice, indemnify and hold harmless Sacramento County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these Special Taxes onto the County roll and tax bills for the City of Rancho Cordova.

NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED BY

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA FOR THE DISTRICT, AS FOLLOWS:

Section 1 The City Council hereby approves the District's Base Maximum Special Tax Rates together with the fiscal year 2021-22 Escalation Factors, both of which are attached hereto as Exhibit A, that shall be used to determine the District's fiscal year 2021-22 Special Tax Rates. Furthermore, each taxable parcel shall be taxed at 100% of the Maximum Special Tax Rate.

Section 2 The City Council hereby authorizes and directs the Administrative Services Director to use the attached Exhibit A to determine, or cause to be determined, the fiscal year 2021-22 Special Tax Rate for each District parcel, to establish the Special Taxes to be levied to the District parcels for the fiscal year 2021-22 and to cause such charges to be applied to the County Tax Roll.

Section 3 The Special Tax rates shall not exceed the Maximum Special Tax Rates authorized and approved by the qualified electors.

Section 4 The Special Tax rates shall not exceed the Maximum Special Tax Rates established through the Ordinances adopted by the City Council.

Section 5 The revenues from such special taxes shall be used for the services for which it was imposed, and for no other purpose, excepting the amount of collection costs imposed by the County to place the special taxes onto the County tax roll pursuant to Government Code Section 53978.

Section 6 The County Auditor of the County of Sacramento shall enter on the County Tax Roll opposite each eligible parcel of land the amount of such levy amounts submitted by Francisco & Associates, Inc, the Administrative Services Director's designate. Such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to Government Code Section 53978.

Section 7 After collection by the County, the net amount of the levy shall be paid to the City Treasurer. The City Treasurer shall deposit all money representing special taxes collected by the County for the District to the credit of an account for the Rancho Cordova Special Police Tax.

Section 8 The adoption of this Resolution authorizes the District levy for the fiscal year commencing July 1, 2021, and ending June 30, 2022.

Section 9 Francisco & Associates, Inc. is hereby designated to file the levy with the County Auditor/Controller on behalf of the City. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Francisco & Associates, Inc. within two weeks of adoption via either e-mail to BrianB@franciscoandassociates.com or US Mail to: 5927 Balfour Court, Suite 109, Carlsbad, CA. 92008 - Attn: Brian Brown.

Section 10 The above recitals are all true and correct. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the above City Council action.

ITEM 9.3.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova
Rancho Cordova Special Police Tax Area
Fiscal Year 2021/22 Special Tax Rates

BASE YEAR MAXIMUM SPECIAL TAX RATES

The following table lists the Rancho Cordova Special Police Tax Area's (the "Area") Base Maximum Special Tax Rates for each Zone. Upon the issuance of a building permit, each Area parcel shall be levied at its respective Base Maximum Special Tax Rate in the following fiscal year. Each year thereafter, the Maximum Special Tax Rate of each taxable parcel shall be increased using the annual percentage change in the area's April Consumer Price Index.

Zone	Base Tax Rate Per Residential Unit / Residential Parcel	Base Tax Rate Per Non-Residential Acre / Non-Residential Parcel
1	\$250.00 / unit	Not Applicable
2	\$250.00 / unit	\$653.40 / acre
2A	\$450.00 / unit	\$1,000.00 / acre
3	\$250.00 / unit	Not Applicable
4	\$250.00 / parcel	\$250.00 / parcel
5	\$250.00 / unit	\$653.40 / acre
6	\$250.00 / unit	\$653.40 / acre
7	\$250.00 / unit	Not Applicable
8	\$250.00 / unit	\$653.40 / acre
15	\$250.00 / unit	\$653.40 / acre ¹
16	\$250.00 / unit	\$653.40 / acre
17	\$250.00 / unit	\$653.40 / acre
18	\$250.00 / unit	\$653.40 / acre
19	\$250.00 / unit	\$653.40 / acre
20	\$250.00 / unit	\$653.40 / acre
21	\$250.00 / unit	\$653.40 / acre
22	\$250.00 / unit	\$653.40 / acre
23	\$250.00 / unit	\$653.40 / acre
24	\$250.00 / unit	\$653.40 / acre
25	\$250.00 / unit	\$653.40 / acre
26	\$251.00 / unit	\$653.40 / acre
29	\$450.00 / unit	\$1,000.00 / acre
38	\$450.00 / unit	\$1,000.00 / acre
39	\$250.00 / unit	Not Applicable

¹ Industrial Parcels in Zone 15 are levied \$1,000 per parcel and all other Non-Residential properties are to be levied the base rate of \$653.40 per acre.

ITEM 9.3.

ATTACHMENT 2 Exhibit A to the Resolution

Parcels within Zones 9, 10, 11, 12, 13, 14, 27, 28, 30, 31, 32, 33, 34, 35, 36 and 37 are no longer levied through the Special Police Tax Area as these services are being funded through other revenue sources.

FISCAL YEAR 2021/22 ESCALATION FACTORS

The Maximum Special Tax Rate of each taxable parcel shall be increased using the annual change in the San Francisco-Oakland-San Jose, CA Consumer Price Index (the “CPI”). The annual increase in the CPI from the previous year is 3.8061%.

The following table lists the Fiscal Year 2021/22 Escalation Factors to be applied to the above Base Year Maximum Special Tax Rates to determine the Fiscal Year 2021/22 Maximum Special Tax Rates. The Escalation Factors are calculated each year using the annual changes in the April CPI. The date of a parcel’s building permit establishes the base CPI. The base CPI and the most recent April CPI are used to determine the Escalation Factor to be applied to each taxable parcel. For example, the escalation factor for a parcel receiving a building permit on July 1, 2004, would be 1.527995 (309.419 divided by 202.50).

To determine the Maximum Special Tax Rates, each taxable parcel’s Base Year Maximum Special Tax Rate shall be multiplied by the applicable Escalation Factor. For example, a residential parcel in Zone 1 would have a base tax rate of \$250 per unit; had this parcel received a building permit on July 1, 2004, its escalation factor would be 1.527995. Therefore, its Maximum Special Tax Rate would be \$250.00 x 1.527995 or \$382.00 per unit.

Date of Building Permit	Month and Year of CPI Factor	CPI Factor ⁽¹⁾	Escalation Factor to be Applied to Base Rate ⁽²⁾
July 1, 2004 - June 30, 2005	April 2005	202.500	1527995
July 1, 2005 - June 30, 2006	April 2006	208.900	1481182
July 1, 2006 - June 30, 2007	April 2007	215.842	1433544
July 1, 2007 - June 30, 2008	April 2008	222.074	1393315
July 1, 2008 - June 30, 2009	April 2009	223.854	1382236
July 1, 2009 - June 30, 2010	April 2010	227.697	1358907
July 1, 2010 - June 30, 2011	April 2011	234.121	1321620
July 1, 2011 - June 30, 2012	April 2012	238.985	1294721
July 1, 2012 - June 30, 2013	April 2013	244.675	1264612
July 1, 2013 - June 30, 2014	April 2014	251.495	1230319
July 1, 2014 - June 30, 2015	April 2015	257.622	1201058
July 1, 2015 - June 30, 2016	April 2016	264.565	1169539
July 1, 2016 - June 30, 2017	April 2017	274.589	1126844
July 1, 2017 - June 30, 2018	April 2018	283.422	1091725
July 1, 2018 - June 30, 2019	April 2019	294.801	1049586
July 1, 2019 - June 30, 2020	April 2020	298.074	1038061
July 1, 2020 - June 30, 2021	April 2021	309.419	1000000

¹ April CPI-U (San Francisco-Oakland-San Jose, CA) Bureau of Labor Statistics.

² Escalation factors have been rounded for presentation purposes.

SPECIAL TAX RATES

Each taxable parcel shall be taxed at 100% of the Maximum Special Tax Rate.

MEMORANDUM

ITEM 9.4.



DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A CONDITIONAL LOAN COMMITMENT OF NINE HUNDRED EIGHTY THOUSAND DOLLARS (\$980,000) AND THE CITY-OWNED SITE AT 2738 WOODBERRY WAY FOR THE CROSSINGS AT WOODBERRY WAY AFFORDABLE HOUSING DEVELOPMENT BY URBAN HOUSING COMMUNITIES H4, LLC AND IKAICA OHANA

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Action on this item will commit City funding to the Crossings at Woodberry Way affordable housing development project in the amount of a \$980,000 loan, and a land loan of the City-owned property at 2738 Woodberry Way and will allow the developer to rely on this commitment for its application for Federal and State 9% low-income housing tax credits in July 2021.

BACKGROUND AND ANALYSIS

The Crossings at Woodberry Way project (the Crossings) has been in the works since at least 2013 as a partnership between the City and developer Urban Housing Communities (UHC). This project was originally planned to be the second phase of previous 18-unit project (The Crossings at New Ranch) and would be located on the site of the former Stagger Inn. In 2018, after a dozen attempts at Federal and State grant programs, the project was put on pause. In February 2021, City staff issued a notice of funding availability (NOFA) for affordable housing projects and UHC again proposed the Crossings project. On April 27, the City Council selected the Crossings project for funding and a commitment to complete the redevelopment of the Stagger Inn site.

The Crossings project will consist of 28-units of affordable housing for low-income families earning 60% or less of the Sacramento County median income. The project will also include 45 parking spaces and onsite solar PV generation offsetting resident utility costs. Other amenities will include a 1,543 sq ft community room which includes a full kitchen, laundry room with 3 washers and 4 dryers, a 750 sq ft softscape area with play equipment, and a 750 sq ft hardscape area with a barbecue and tables. Residents will also have access to the after-school programs offered at the Crossings at New Rancho project (the Phase 1 project) adjacent to this new development.

Similarly, this project is located less than one-quarter mile walking distance from the City's new Youth Center on Investment Circle.

As requested on UHC's NOFA proposal, action on this Resolution will approve a loan of \$980,000, which will come from a combination of Measure R and City impact fee deferrals, and a loan of the City-owned property at 2738 Woodberry Way.

Following this action, UHC will incorporate the City's funding commitment into its July 2021 application for Federal and State 9% low-income housing tax credits. Awards will be announced in September 2021. If awarded, staff and UHC will develop the necessary documents for Council approval, likely in the form of a Disposition, Development and Loan Agreement (DDLA), to execute the City funding loan and land loan. The project will have a deadline to begin construction by March 1, 2022. The Crossings project already has design review approval from the last attempts made for funding in 2017. As such, design review will not be a requirement prior to beginning construction.

If the project is not awarded 9% low-income housing tax credits, then staff and UHC will work together to submit an application to the Sacramento Housing and Redevelopment Agency for the HOME Consortium funding program and resubmit for 9% low-income housing tax credits in March 2022, with a possible construction start of December 2022.

FISCAL IMPACT

There is no immediate fiscal impact by making this funding commitment. If the project is selected for a 9% low-income housing tax credit award then the actual \$980,000 loan and land loan will occur in late 2021. This funding has been allocated out of the City's 2021 Measure R funds. The loan will have a 55-year term, 0% interest rate, and will be paid back through residual receipts from the project during the term as those funds are available.

ATTACHMENT

1. Resolution
2. Exhibit A to the Resolution - Form of Letter of Funding Commitment for the California Tax Credit Allocation Committee

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL LOAN COMMITMENT OF NINE HUNDRED EIGHTY THOUSAND DOLLARS (\$980,000) AND THE CITY-OWNED SITE AT 2738 WOODBERRY WAY FOR THE CROSSINGS AT WOODBERRY WAY AFFORDABLE HOUSING DEVELOPMENT BY URBAN HOUSING COMMUNITIES H4, LLC AND IKAICA OHANA

WHEREAS, the City of Rancho Cordova (the “City”) has recognized the need to provide affordable housing to all economic segments of the City; and

WHEREAS, the City has identified funding for the construction of new affordable housing from multiple sources including the Affordable Housing Trust Fund, the City’s Redevelopment Agency Low Income Set-Aside “boomerang funds”, and Measure R funding; and

WHEREAS, the City issued a Notice of Funding Availability on February 22, 2021 for proposals to construct new affordable multifamily housing in the City; and

WHEREAS, Urban Housing Communities H4, LLC and Ikaika Ohana proposes to develop a 28-unit affordable housing project including one unrestricted unit available for the full-time property manager or the maintenance supervisor, known as the Crossings at Woodberry Way (the “Project”), and has submitted a proposal for gap financial assistance from the City to help achieve financial feasibility for the project and maximize the affordability of project units; and

WHEREAS, on April 27, 2021 the City Council selected the Project for City funding; and

WHEREAS, the use of the City’s funds in the manner described below will be of benefit to the City in assisting in the development of affordable housing opportunities for low- and very low-income households; and

WHEREAS, the proposed Project would provide housing that furthers the goals and policies of the City’s General Plan Housing Element in a manner consistent with the state-mandated Regional Housing Needs Allocation requirement determined by the Sacramento Area Council of Governments for the City; and

WHEREAS, staff has completed an independent review of the loan application and underwriting, and recommend that the Council approve a conditional loan commitment of \$980,000, which includes an estimated \$288,774 in impact fee deferrals, and the City-owned site at 2738 Woodberry Way for the Project; and

WHEREAS, the only condition to the above referenced financing is the receipt of 9% low-income housing tax credits.

NOW, THEREFORE, BE IT RESOLVED, that none of the circumstances described in

Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 have occurred: the proposed project does not represent a substantial change in the original Folsom Boulevard Specific Plan project and no major revisions to the previous Folsom Boulevard Specific Plan MND, adopted by Resolution No. 81-2005, are required; the Folsom Boulevard Specific Plan MND adequately analyzed the potential impacts of developing the project site as proposed; therefore, no further environmental review is required; the multi-family buildings are Categorically Exempt under Section 15332, In-Fill Development, of the California Environmental Quality Act Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Rancho Cordova hereby approves the Conditional Loan Commitment request for the Project substantially in the form of the attached Exhibit A hereto and does hereby determine that the City shall conditionally loan up to nine hundred eighty thousand dollars (\$980,000), and provide the City-owned site at 2738 Woodberry Way, to the Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

ITEM 9.4.

ATTACHMENT 2 Exhibit A to the Resolution

Nancee Robles
Executive Director
California Tax Credit Allocation Committee
915 Capitol Mall, Suite 485
Sacramento, CA 95814

Re: A0575 Rancho Cordova, L.P.

Dear Ms. Robles,

This letter is to confirm on June XX, 2021 the City of Rancho Cordova passed Resolution No. ____ which provides the following funding for A0575 Rancho Cordova, L.P.

Land Loan:

The land, which is vested in The City of Rancho Cordova, will be contributed via a cash residual land loan in the amount of \$ _____ to A05754 Rancho Cordova, L.P. This will have a term of 55-years with 0% interest.

Deferred Impact Fee Note:

The City of Rancho Cordova will provide a Cash Residual Deferred Impact Fee Note in the amount of \$ _____. This has a 55-year term with a 0% interest rate.

Cash Residual Note:

The City of Rancho Cordova will provide a Cash Residual Note in the amount of \$ _____. This will have a 55-year term with 0% interest.

The only condition to the above referenced financing is the receipt of 9% tax credit allocation.

Sincerely,

MEMORANDUM



ITEM 9.5.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: **RESOLUTION DECLARING THE RESULTS OF MAIL BALLOT ELECTION FOR RANCHO CORDOVA TRANSIT -RELATED SERVICES SPECIAL TAX AREA ZONE 27 FOR THE RIO DEL ORO (ELLIOTT HOMES PORTION) PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the result of the mail ballot election concerning Transit-Related Services Special Tax Area Zone 27 establishing a special tax for transit services for the Rio Del Oro (Elliott Homes Portion) project.

BACKGROUND

On March 15, 2021, the City Council approved a Resolution, which created the Rancho Cordova Transit-Related Services Special Tax Area Zone 27 for the Rio Del Oro (Elliott Homes Portion) project. On April 5, 2021 the Council adopted an Ordinance that established the special tax for transit-related services subject to land-owner voter confirmation.

For the transit-related services special tax to go into effect, the ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. If the tax in Zone 27 is approved by at least two-thirds of the property owners voting, the tax will first be collected hereunder for the tax year beginning July 1, 2021.

Elections Results

A ballot was mailed out to the property owner of the Rio Del Oro (Elliott Homes Portion) project following approval of the Ordinance. The mail-ballot election has been completed and the ballot tabulated by the City Clerk, [Attachment 2](#). The property owner has approved the Ordinance and

the tax will be applied to Zone 27.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Certified Ballot Results
3. Ballot

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE ELECTION FOR
RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 27 FOR
THE RIO DEL ORO (ELLIOTT HOMES PORTION) PROJECT**

WHEREAS, on March 15, 2021, the City adopted a Resolution, creating Special Tax Area Zone 27 within the Transit-Related Services Special Tax Area. Pursuant to the Resolution, the City Council directed the City Clerk to conduct a transit-related services tax election, to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, the property owner within Zone 27 waived the timing requirements of Elections Code section 4000 in order to conduct the election on a date earlier provided under the Elections Code; and

WHEREAS, on April 5, 2021, the City adopted Ordinance No. 6-2021, which established a special tax for transit-related services in Zone 27, subject to landowner-voter confirmation; and

WHEREAS, Ordinance No. 6-2021 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2021; and

WHEREAS, a ballot was sent to the landowner of Zone 27, the Rio Del Oro (Elliott Homes Portion) project, which asked them a single question in the form of: "Shall Ordinance No. 6-2021 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 27 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"; and

WHEREAS, the owner of the real property subject to the Transit-Related Services Special Tax Area Zone 27 has voted on the issue of whether to approve Ordinance No. 6-2021 and the City now wishes to declare the results of this transit-related services tax election for Zone 27.

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

1. The foregoing recitals are true and correct.
2. The City Clerk has tabulated the transit-related services special tax ballot and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 6-2021 authorizing a special tax in the portion of Transit-Related Services Special Tax Zone 27 that encompasses the landowner's property, in order to maintain the present level of transit-related services and provide additional funding for increased transit-related services:

Special Tax Area Zone 27: 1 “yes”; 0 “no”.

3. In accordance with Ordinance No. 6-2021, the transit-related services special tax for Zone 27 shall take effect immediately, so that taxes will first be collected hereunder for the tax year beginning July 1, 2021.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

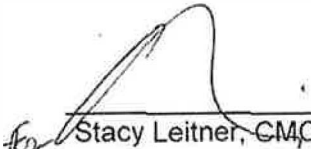
**CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE MAIL BALLOT ELECTION RETURN
FOR TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 27
IN THE CITY OF RANCHO CORDOVA**

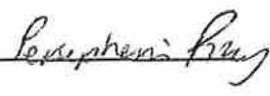
I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election of the Transit-Related Services Special Tax Area Zone 27, on the day for the return of mailed ballot, June 8, 2021. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: /

Total "Yes" Ballots: /

Total "No" Ballots: 0


Stacy Leitner, CMC
City Clerk



RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 27
RIO DEL ORO PROJECT
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OFFICIAL SPECIAL TAX BALLOT (ELECTIONS CODE §4000)

The person completing and submitting this Property Owner Ballot must be the owner of the property identified above or the representative of the owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the owner. The enclosed "Summary of Property Owner Ballot Procedures" has been provided to assist you in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot.

Assessor's Parcel Numbers: 072-0370-046, 072-0370-047, 072-0370-048, 072-0370-071, 072-0370-102

Property Address: South of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard

Designation: Vacant Land

Total Parcel(s) Area (acres): 1507.37

Assessor's Parcel Numbers: 072-0370-046, 072-0370-047, 072-0370-048, 072-070-071, 072-0370-102

Owner Name: Alta Vista, LLC

SPECIAL TAX BALLOT MEASURE

Shall Ordinance No. 6-2021 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 27 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?

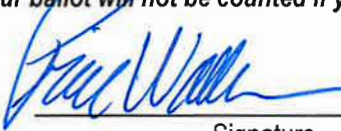
☒ YES

☐ NO

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the owner, or the authorized representative of the owner, of the parcel identified above. Your ballot will not be counted if you do not sign below.

6/3/21
Date

Price Walker
Printed Name


Signature

Please mark your ballot in ink and return the entire page.

Upon completion, fold the ballot, place it in the addressed, return envelope and seal the envelope. Pursuant to the enclosed instructions, mail the ballot to the address shown on the return envelope, or deliver to the City Clerk at City Hall located at 1:30 p.m. Thursday, June 3, 2021.

Return to:

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

MEMORANDUM



ITEM 9.6.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Steve Harriman, Public Works Division Manager

SUBJECT: **A RESOLUTION AMENDING CONTRACT NO. 214-2018 WITH SIERRA NATIONAL CONSTRUCTION TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2021 TO JUNE 30, 2022 AND INCREASE UNIT PRICES FOR LABOR AND MATERIALS BY 7.2% FOR CONTINUED ON-CALL CONCRETE MAINTENANCE SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will amend Contract No. 214-2018 with Sierra National Construction to extend the contract term from June 30, 2021 to June 30, 2022 and increase unit prices for labor and materials by 7.2% for continued on-call concrete maintenance services.

BACKGROUND

In December 2018, the City entered into an agreement with Sierra National Construction (Contract No. 214-2018) for on-call concrete maintenance and repair services. The work scope includes routine concrete maintenance and repairing sidewalks, medians, and curbs in the public right of way.

The contract allows two, one-year extensions, and this amendment is the first one-year extension. The agreement also allows an adjustment to unit prices for labor and materials based on the Engineering News & Records Cost Material Index. Since the beginning of the contract term in 2018, the change in the index results in a 7.2% increase to unit prices for labor and materials. The total contract amount is sufficient for the one-year extension and is not amended.

FISCAL IMPACT AND FUNDING SOURCE

This amendment is funded through Special Districts and Measure A funds and has no impact

on the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment 214-2018-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AMENDING CONTRACT NO. 214-2018 WITH SIERRA NATIONAL
CONSTRUCTION TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2021 TO JUNE 30,
2022 AND ADJUST UNIT PRICES FOR LABOR AND MATERIALS BY 7.2% FOR
CONTINUED ON-CALL CONCRETE MAINTENANCE SERVICES**

WHEREAS, the parties entered into a Construction Agreement dated December 3, 2018 (Contract 214-2018) in the amount of \$1,679,760 to provide on-call concrete maintenance services; and

WHEREAS, the term of the agreement expires on June 30, 2021; and

WHEREAS, adoption of this resolution will authorize the City Manager to execute Amendment No. 1 with Sierra National Construction for continued on-call services; and

WHEREAS, the amendment will extend the contract term from June 30, 2021 through June 30, 2022 and increase unit prices for labor and materials by 7.2%; and

WHEREAS, funding for the contract amendment will be from special districts and Measure A maintenance funds and does not impact the city's general fund.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 214-2018-1 with Sierra National Construction to extend the contract term to June 30, 2022 and increase unit prices for labor and materials by 7.2% in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC

ITEM 9.6.

ATTACHMENT 1

City Clerk

**FIRST AMENDMENT TO THE CONSTRUCTION SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND SIERRA NATIONAL CONSTRUCTION, INC.
FOR CONTINUED ON-CALL CONCRETE MAINTENANCE SERVICES**

This First Amendment to the Construction Services Agreement ("Amendment") is made by and between the City of Rancho Cordova ("City") and Sierra National Construction, Inc. ("Contractor") as of July 1, 2021. City and Contractor are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Construction Services Agreement ("CSA") dated December 3, 2018, to provide on-call street light and electrical maintenance and repair services; and

WHEREAS, this Amendment will extend the contract term from June 30, 2021 to June 30, 2022; and

WHEREAS, the Parties agree to the revised unit price rate increase for the extended year; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the CSA to June 30, 2022. The first sentence of Section 3 of the CSA, "Completion," is amended to read as follows:

"Said work shall be completed by June 30, 2022."

2. Page 10 and 11 of the document entitled "Compensation Schedule and Bid Sheet," attached hereto as **Exhibit A**, shall replace and supersede the CSA's **Exhibit A**.
3. The document entitled "Exhibit B," attached hereto as **Exhibit B**, shall be included and made part of the CSA.
4. All other terms and conditions in the CSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

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

CITY OF RANCHO CORDOVA

CONTRACTOR

Cyrus Abhar, City Manager

Rob Hannah, Project Manager

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

Updated October 19, 2017

2877200.1

ITEM 9.6.

On-Call Concrete Maintenance Services
Request for Bids

ATTACHMENT 2

Page 10 of 45
City of Rancho Cordova

4.2 BID SCHEDULE (Required submittal form)

Maintenance Type	3 Year Estimated Quantity	* FY21-22 Rates	
		Unit Price	Total Amount
1. Remove & Replace PCC Sidewalk (4" Thick) (Minimum 100 SF)	1,000 SF	\$ 25 26.80	\$ 25,000
2. Remove & Replace PCC Sidewalk (4" Thick) (Minimum 1,500 SF)	9,000 SF	\$ 18 19.30	\$ 162,000
3. Remove & Replace PCC Sidewalk (6" Thick) (Minimum 100 SF)	500 SF	\$ 28 30.02	\$ 14,000
4. Remove & Replace PCC Sidewalk (6" Thick) (Minimum 500 SF)	1,500 SF	\$ 21 22.51	\$ 31,500
5. Remove & Replace Curb Access Ramp (Minimum 128 SF)	640 SF	\$ 35 37.52	\$ 22,400
6. Remove & Replace Curb Access Ramp (Minimum 768 SF)	2,560 SF	\$ 31 33.23	\$ 79,360
7. Remove & Replace Type 1A PCC Curb & Gutter (Minimum 100 LF)	1,000 LF	\$ 78 83.62	\$ 78,000
8. Remove & Replace Type 1A PCC Curb & Gutter (Minimum 1,000 LF)	3,000 LF	\$ 69 73.97	\$ 207,000
9. Remove & Replace Type 2 PCC Curb & Gutter (Minimum 100 LF)	1,000 LF	\$ 78 83.62	\$ 78,000
10. Remove & Replace Type 2 PCC Curb & Gutter (Minimum 1,000 LF)	3,000 LF	\$ 69 73.97	\$ 207,000
11. Remove & Replace Type 3 PCC Curb & Gutter (Minimum 100 LF)	500 LF	\$ 60 64.32	\$ 30,000
12. Remove & Replace Type 3 PCC Curb & Gutter (Minimum 500 LF)	1,500 LF	\$ 55 58.96	\$ 82,500
13. Remove & Replace Type 4A PCC Curb & Gutter (Minimum 100 LF)	1,000 LF	\$ 45 48.24	\$ 45,000
14. Remove & Replace Type 4A PCC Curb & Gutter (Minimum 1,000 LF)	3,000 LF	\$ 40 42.88	\$ 120,000
15. Remove & Replace Type 6 PCC Curb & Gutter (Minimum 100 LF)	500 LF	\$ 55 58.96	\$ 27,500
16. Remove & Replace Type 6 PCC Curb & Gutter (Minimum 500 LF)	1,500 LF	\$ 50 53.60	\$ 75,000
17. AC Repair Adjacent to Curb/Ramps	12,000 SF	\$ 30 32.16	\$ 360,000
18. Tree Root Trim & Barrier Placement	1,200 LF	\$ 20 21.44	\$ 24,000
19. Sidewalk Horizontal Cutting (Minimum 100 SF)	500 SF	\$ 8 8.58	\$ 4,000
20. Sidewalk Horizontal Cutting (Minimum 500 SF)	1,500 SF	\$ 5 5.36	\$ 7,500
Grand Total			\$ 1,679,760

Mobilization shall be included in the prices paid for the various Contract items of work and no separate payment will be made.

ITEM 9.6.

On-Call Concrete Maintenance Services
Request for Bids

ATTACHMENT 2

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City of Rancho Cordova

The three year estimated quantities shown are given to provide bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City of Rancho Cordova does not expressly, or by implication, agree that the actual amount of work will correspond therewith, but reserve the right to increase or decrease the amount of any class or portion of the work, or to omit portions of the work, as directed by the City.

Labor and Equipment Rates

The following hourly rates and equipment rates shall apply to all work not covered under the unit prices included in the Bid Schedule. Hourly rates and equipment rates shall include all costs to supply the necessary labor and equipment including, but not limited to, overhead and profit.

* FY21-22 Rates

Labor	Extra Work (business hours)	Emergency Response (nights and weekends)
Foreman	\$ <u>130</u> 139.36	\$ <u>195</u> 209.04
Equipment Operator	\$ <u>125</u> 134	\$ <u>190</u> 203.68
Truck Driver	\$ <u>125</u> 134	\$ <u>190</u> 203.68
Laborer	\$ <u>105</u> 112.56	\$ <u>160</u> 171.52
Flagman	\$ <u>105</u> 112.56	\$ <u>160</u> 171.52
Other (Describe <u>Cement Mason</u>)	\$ <u>115</u> 123.28	\$ <u>175</u> 187.60
Other (Describe _____)	\$ _____	\$ _____
Other (Describe _____)	\$ _____	\$ _____
Equipment		
Pickup Truck	\$ <u>45</u> 48.24	\$ <u>70</u> 68.93
Dump Truck	\$ <u>75</u> 80.40	\$ <u>115</u> 123.28
Sign Truck	\$ <u>45</u> 48.24	\$ <u>70</u> 75.04
Skid-Steer	\$ <u>35</u> 37.52	\$ <u>55</u> 58.96
Skip Loader	\$ <u>40</u> 42.88	\$ <u>60</u> 64.32
Other (Describe <u>Excavator</u>)	\$ <u>55</u> 58.96	\$ <u>85</u> 91.12
Other (Describe _____)	\$ _____	\$ _____
Other (Describe _____)	\$ _____	\$ _____
Other (Describe _____)	\$ _____	\$ _____

4.3 BID BOND

Each bid shall be accompanied by certified or cashier's check payable to the City, or a satisfactory bid bond in favor of the City, executed by the bidder as principal and a California admitted surety as surety, in an amount not less than ten percent (10%) of the amount set forth in the bid.

The check or bid bond shall be given as a guarantee that the bidder shall execute the contract if it is awarded to him/her in conformity with the contract documents and shall provide the evidence of insurance and furnish the necessary bonds as specified in the contract documents,

SECTION 2

SCOPE OF SERVICES

2.1 WORK GUIDANCE

All work to be done by any Bidder selected to perform the work outlined in this RFB shall be guided by the County of Sacramento, Municipal Services Agency Standard Construction Specifications, adopted February 2017, and this RFB, herein referred to as Special Provisions. Copies of the Standard Construction Specifications may be obtained from the Municipal Services Agency, Land Division and Site Improvement Review, located in the County Administration Building, 827 Seventh Street, Room 105, Sacramento, California, 95814.

A complete, preliminary copy of the City's contract for Concrete Maintenance Services is attached to this RFB as Appendix A. The contract shall bind selected bidder to perform work in accordance with this RFB.

2.2 DESCRIPTION OF WORK STANDARDS

All Bidders accept, and confirm by submission of a signed bid in response to this RFB, that work to be performed by the selected Contractor is comprised of general concrete maintenance including curb/gutter and sidewalk replacement, sidewalk sawcutting, tree root removal, root barrier installation, and ADA ramp installation and in areas owned by the City of Rancho Cordova, as further designated in this RFB.

City requires the selected Bidder to meet the following minimum standards:

Workmanship: All materials and workmanship shall be of a quality that is equal or superior to any similar work considered by concrete maintenance contractors to be best practice. All work completed by selected Contractor shall be subject to inspection prior to payment being authorized. All work shall be conducted in a manner that least interferes with operation and public usage of the streets and sidewalks.

Safety: All services, supplies and equipment must comply with the California Safety Division of Industrial Safety Orders and O.S.H.A. The Contractor shall plan and conduct the work in a manner that will safeguard all persons from injury and shall take all precautions required by applicable regulations of the State Department of Industrial Regulations. **The Contractor's employees shall wear O.S.H.A. approved safety vests at all times during contract work.**

Hazards and Vandalism: Any hazards or acts of vandalism shall be reported immediately to the Contract Manager and then followed up in writing. Hazards shall be remedied by the Contractor after approval is obtained from the Contract Manager. Hazards which

create life-threatening situations or potential for bodily harm shall be remedied immediately by the Contractor.

City Policy: Selected Contractor shall be aware of, and shall comply with, City ordinances governing concrete maintenance work and traffic control regulations during work, as applicable to individual locations being maintained.

Equipment: Selected Contractor must furnish all tools, and equipment needed to provide a high level of workmanship, to ensure continuous and safe operation, and complete work in accordance with the current City and standard specifications. City may require demonstration of equipment during selection process of this RFB, as outlined in **Section 5, Bidder Experience and Operations Plan.**

2.3 COMMENCEMENT OF WORK

Bidders acknowledge that submittal of bid does not constitute any acceptance of work by City. Additionally, the receipt of award of contract to any Bidder shall not constitute any authority to enter upon sites for work. Work shall commence only upon formal execution of a contract and work orders from the City.

The City seeks to make selection of a Contractor and execute a contract for Concrete Maintenance Services by November 19, 2018. Bidders acknowledge that they are prepared to execute a contract and begin prosecuting work within this time. Any bidder unable to meet this timeframe shall not be considered for award.

In the event the selected Contractor fails to adequately perform maintenance services to standards identified in this RFB, as appended to the executed contract, the City reserves the right to remove work from the contract. Additionally, the City reserves the right to enter into additional contracts for Concrete Maintenance Services should the selected Contractor not meet City standards.

2.4 TERM OF AGREEMENT

Any Contract resulting from subject Bid is expected to be a three (3) year contract starting from the time at which the Contract is fully executed.

If mutually agreeable to both parties, any resultant Contract may be extended for an additional one (1) year term. However, in no case shall the contract be extended more than two (2) additional years. Unit prices will be adjusted according with Engineering News & Records Cost Materials Index or mutually agreed upon increase.

Failure of the Contractor to diligently prosecute the work as defined herein will be considered as grounds for termination of the contract.

Failure to provide an adequate working force shall be considered as grounds for the termination of the contract.

This Agreement may be terminated by the City upon thirty (30) calendar days prior written notice addressed to the last known address of the Contractor. In the event of such termination, the Contractor shall be paid for all work, which has been completed up to the effective date of such termination.

2.5 SUBCONTRACTORS

Bidders requiring the provision of additional services from subcontractors acknowledge that all proposed subcontractors shall adhere to the same standards of work as described in this RFB. Bidders further acknowledge that the selected Contractor shall be required to perform, with the Contractor's own organization and employees, not less than fifty percent (50%) of the value of all work conducted under executed contract.

Any Bidder submitting bids for work that includes the use of subcontractors shall additionally submit a filled out **Section 5.4, Designation of Subcontractors**.

2.6 ADDITIONAL CONTRACT PROVISION

Further special provisions guiding the execution of a contract for Concrete Maintenance Services are fully described in **Appendix C, Additional Contract Provisions**. The additional provisions as described in Appendix C include items such as Prevailing Wage, Payroll Records, Traffic Management, Regulations of Work, Payment, and other additional special provisions. Bidders' attention is directed to review of these Additional Contract Provisions as they will be made part of the contract to be executed by the selected Contractor.

APPENDIX B
INSURANCE REQUIREMENTS

Without limiting Contractor's indemnification, Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the agreement by the Contractor, his agents, representatives or employees. City shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If in the opinion of the City's Risk Manager the insurance provisions in these requirements do not provide adequate protection for City and for members of the public, City may require Contractor to obtain insurance sufficient in coverage, form and amount to provide adequate protection. City's requirements shall be reasonable but shall be imposed to assure protection from and against the kind and extent of risks that exist at the time a change in insurance is required.

VERIFICATION OF COVERAGE

Contractor shall furnish the City with certificates evidencing coverage required below. **Copies of required endorsements must be attached to provided certificates.** The City's Risk Manager may approve self-insurance programs in lieu of required policies of insurance if, in the opinion of the Risk manager, the interests of the City and the general public are adequately protected. All certificates or evidences of self-insurance are to be received and approved by the City before performance commences. The City reserves the right to require that the Contractor provide complete, certified copies of any policy of insurance offered in compliance with these specifications. As an alternative to insurance certificates, the Contractor's insurer may voluntarily provide complete, certified copies of all required insurance policies, including endorsements, effecting the coverage required by these specifications.

MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. GENERAL LIABILITY: Insurance Services Office's Commercial General Liability occurrence coverage form CG 0001. Including, but not limited to Premises/Operations, Products/Completed Operations, and Personal & Advertising Injury, without exclusions or limitations unless approved by City Risk Manager.
2. AUTOMOBILE LIABILITY: Insurance Services Office's Commercial Automobile Liability coverage form CA 0001, auto coverage symbol "1" (any auto). If there are no owned or leased vehicles, symbols 8 and 9 for non-owned and hired autos shall apply.
3. WORKER'S COMPENSATION: Statutory requirements of the State of California and Employer's Liability Insurance.
4. PROFESSIONAL LIABILITY or Errors and Omissions Liability insurance appropriate to the Contractor's profession.

5. UMBRELLA or Excess Liability policies are acceptable where the need for higher liability limits is noted in the Minimum Limits of Insurance and shall provide liability coverages that at least follow form over the underlying insurance requirements where necessary for Commercial General Liability, Automobile Liability, Employer's Liability, and any other liability coverage designated under the Minimum Scope of Insurance.

MINIMUM LIMITS OF INSURANCE

Contractor shall maintain limits no less than:

1. General Liability shall be on an Occurrence basis (as opposed to Claims Made basis). Minimum limits and structure shall be:

General Aggregate:	\$2,000,000
Products Comp/Op Aggregate:	\$2,000,000
Personal & Adv. Injury:	\$1,000,000
Each Occurrence:	\$1,000,000
Fire Damage:	\$ 100,000

Building Trades Contractors and Contractors engaged in other projects of construction shall have their general liability Aggregate Limit of Insurance endorsed to apply separately to each job site or project, as provided for by Insurance Services Office form CG-2503 Amendment-Aggregate Limits of Insurance (Per Project).

2. Automobile Liability: \$1,000,000 Combined Single Limit per accident for bodily injury and property damage.
3. Worker's Compensation: Statutory.
4. Employer's Liability: \$1,000,000 per accident for bodily injury or disease.
5. Professional Liability or Errors and Omissions Liability: \$1,000,000 per occurrence.

DEDUCTIBLES AND SELF-INSURED RETENTION

Any deductibles or self-insured retention must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respect the City, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

CLAIMS MADE ON PROFESSIONAL LIABILITY INSURANCE

If professional liability coverage is written on a Claims Made form:

1. The “Retro Date” must be shown, and must be on or before the date of the Agreement or the beginning of the Agreement performance by Contractor.
2. Insurance must be maintained and evidence of insurance must be provided for at least one (1) year after completion of the Agreement.
3. If coverage is cancelled or non-renewed, and not replaced with another claims made policy form with a “Retro Date” prior to the contract effective date, the Contractor must purchase “extended reporting” coverage for a minimum of one (1) year after completion of the Agreement.

OTHER INSURANCE PROVISIONS

The insurance policies required in this Agreement are to contain, or be endorsed to contain, as applicable, the following provisions:

1. ADDITIONAL INSURED STATUS: The City, its officers, directors, officials, employees, and volunteers are to be endorsed as additional insured as respects: liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, occupied, or used by the Contractor; or automobiles owned, leased hired or borrowed by the Contractor. The coverage shall contain no endorsed limitations on the scope of protection afforded to the City, its officers, directors, officials, employees, or volunteers. Applicable to General Liability, use ISO form CG 2010 11-85 only, and Auto Liability Policies.
2. PRIMARY INSURANCE: For any claims related to this agreement, the Contractor’s insurance coverage shall be endorsed to be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, directors, officials, employees, or volunteers shall be excess of the Contractor’s insurance and shall not contribute with it. Applicable to General Liability and Auto Liability policies.
3. FAILURE TO COMPLY: Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, directors, officials, employees, agents or volunteers. Applies to policies in which the City is named as an additional insured.
4. SEVERABILITY OF INTEREST: The Contractor’s insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer’s liability. Applicable to General Liability and Auto Liability policies.

5. MAINTENANCE OF INSURANCE COVERAGE: The Contractor shall maintain all insurance coverages in place at all times and provide the City with evidence of each policy's renewal ten (10) days in advance of its anniversary date. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, reduced in coverage, or reduced in limits, except after thirty (30) days' written notice for cancellation or sixty (60) days' written notice for non-renewal has been given to the City. For non-payment of premium 10 days' prior written notice of cancellation, certified mail, return receipt requested is required. Applicable to all policies.
6. WORKER'S COMPENSATION WAIVER OF SUBROGATION: The worker's compensation policy required hereunder shall be endorsed to state that the worker's compensation carrier waives its right of subrogation against the City, its officers, directors, officials, employees, agents or volunteers, which might arise by reason of payment under such policy in connection with performance under this Agreement by the Contractor.
7. PROPERTY WAIVER OF SUBROGATION: Course of construction policies shall contain the following provisions:
 1. The City shall be named as loss payee.
 2. The insurer shall waive all rights of subrogation against the City.
8. CIVIL CODE PROVISION: Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.
9. ACCEPTABILITY OF INSURERS: Insurance is to be placed with insurers with a current A.M. Best's rating of no less than **A-VII**. The City Risk Manager may waive or alter this requirement, or accept self-insurance in lieu of any required policy of insurance if, in the opinion of the Risk Manager, the interests of the City and the general public are adequately protected.
10. SUBCONTRACTORS: CONTRACTOR shall require all subcontractors to maintain adequate insurance. Subcontractors shall name the CONTRACTOR as additional insured on their General Liability policies. CONTRACTOR shall maintain copies of certificates of insurance and additional insured endorsements as provided by its subcontractors. All subcontractors shall be subject to all terms and conditions stated herein.

APPENDIX C
ADDITIONAL SPECIAL PROVISIONS

C.1) PAYROLL RECORDS

Attention is directed to Section 1776 of the Labor Code of the State of California. Regulations complementing said Section 1776 are located in Section 16000 and Sections 16400 through 16403 of Title 8, California Administrative Code. The Contractor is required to comply with the provisions of Section 1776 of said Labor Code. The Contractor shall also be responsible for compliance by their subcontractors.

C.2) PREVAILING WAGE

See Section 5 in Appendix A. The contractor is required to submit certified payrolls on a monthly basis. Failure to submit payroll records is cause for delay in payment or payment may be stopped.

C.3) PRESERVATION OF PROPERTY

Attention is directed to Section 13-1.01 "Preservation of Property" of the Sacramento County Standard Construction Specifications and these Special Provisions.

The Contractor shall take every precaution to protect all public and private property during the performance of this contract. Any damages caused by the Contractor's personnel or equipment will promptly be repaired to the condition existing before the damage. If, in the opinion of the Contract Manager, repair is not possible, the damaged facilities will be replaced in kind and size. All costs for such repairs or replacements shall be the sole responsibility of the Contractor. Damages to City facilities due to the Contractor's lack of performance in accordance with these specifications are the Contractor's responsibility.

C.4) EXISTING UTILITIES

Attention is directed to Section 6-11 "Existing Utilities" of the Sacramento County Standard Construction Specifications and these Special Provisions.

The toll-free number for Underground Service Alert (U.S.A.) is (800) 642-2444. The Contractor is required to call this number two working days (48 hours) in advance of performing excavation work.

The Contractor shall take adequate measures to insure that their operations do not harm any existing underground facilities not specifically mentioned, or shown on the plans.

C.5) TRAFFIC MAINTENANCE

The Contractor's attention is directed to Section 7-1.04, "Public Safety", and Section 12, "Construction Area Traffic Control Devices", of the State Standard Specifications, the Uniform Manual of Traffic Control Devices (latest edition of the California Supplement), and these Technical Specifications.

Typically, a minimum of one (1) traffic lane, (not less than 3.66 m (12 feet wide), per direction, shall be allowed for closure during construction activity, or as defined within the approved traffic control plan. All other traffic lanes shall be open for public vehicular traffic at all times during non-construction activity. No work that interferes with public traffic shall be performed between 3:30 P.M. and 8:30 A.M. except work required under Section 7-1.08, "Public Convenience", and Section 7-1.09, "Public Safety" or by special approval of the Contract Manager.

The full width of the traveled way shall be open for use by public traffic on Saturdays, Sundays and designated legal holidays and when maintenance operations are not actively in progress.

Prior to performing any work, under this contract the Contractor shall prepare and submit a Traffic Control Plan (TCP) to the City Traffic Engineer for review. Note: To avoid delays, the Contractor is encouraged to submit in advance, several standard TCP's covering the most common maintenance situations anticipated, prior to the start of the contract period. ALL night work (if any), requires a MANDATORY Traffic Control Plan (TCP), for each occurrence;

If traffic controls are required for any operation under this contract to ensure the safety of workers and the public, a TCP must be submitted to the City Traffic Engineer four (4) working days in advance of performing said operation. Contractor must receive written approval from the City Traffic Engineer, or their designee, prior to implementing any traffic controls and notify Police, and Fire at least twenty-four (24) hours in advance of implementing the traffic controls. Review and approval of a TCP by the City Traffic Engineer, or their designee, is based upon general conformance with Federal, State and local regulations and standards and does not relieve Contractor of responsibility for the safety of its workers and the public.

If any component in the Contractor's traffic control system is displaced, damaged, or ceases to operate correctly, from any cause, during the life of the work, the Contractor shall immediately repair said component to its original condition or replace said component and shall restore the component to its original location.

If the Contractor refuses or fails to furnish and install necessary warning devices and take adequate protective measures in a timely manner, the City Traffic Engineer, with or without notice to the Contractor, may provide suitable warning devices or protective measures by causing such work to be done and such materials to be furnished. The cost and expense of such work and materials so furnished shall be borne by the Contractor; and if the same is not paid for on presentation of the bills therefore, then such costs will be deducted from any moneys due or to become due to the Contractor. The performance of such work under the direction of the City Traffic Engineer shall in no way relieve the Contractor from any damages which may occur during or after such precaution has been taken by the City Traffic Engineer.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no separate payment will be made therefore.

The City Traffic Engineer or their designee shall review and approve all Traffic Control Plans on the basis of general conformance with applicable regulations and standards. Such review and approval of a Traffic Control Plan does not relieve Contractor of responsibility for public and worker safety.

C.6) REGULATIONS AND CONDUCT OF WORK

The Contractor shall plan and conduct the work to comply with local, State, and Federal government agencies' applicable rules, regulations, codes, and ordinances to adequately safeguard persons and property from injury. The Contractor shall direct the performance of the work in compliance with reasonable safety regulations and work practices, and with applicable federal, state, and local laws, rules and regulations including but not limited to "Occupational Safety and Health Standards" promulgated by the U.S. Secretary of Labor, and Safety Orders of the California Division of Industrial Safety.

C.7) PERSONNEL

All work shall be performed by qualified and trained personnel with a minimum of two (2) years of experience in concrete maintenance. Experience must include use of typical tools and operation of commonly used equipment. All workers shall be neat and orderly in appearance.

C.8) SUPERVISION

The Contractor shall provide a competent superintendent during all times that work is being performed with the authority to represent and act for the Contractor in any matter pertaining to this contract. The Contractor shall furnish the names of all such superintendents to the Contract Manager prior to the commencement of this contract and further advise of any changes.

C.9) DISMISSAL OF UNSATISFACTORY EMPLOYEES

Attention is directed to Section 7 of the Standard Construction Specifications.

The Contractor shall only furnish workers who are competent and skilled for work under this contract. If, in the opinion of the Contract Manager, an employee of the Contractor is incompetent or disorderly, refuses to perform in accordance with the contract specifications, threatens or uses abusive language while on City property, does not meet safety requirements or is otherwise unsatisfactory, that employee shall be removed from all work under this contract. Contractor shall remove an unsatisfactory employee from contract sites immediately following notification.

Failure by the Contractor to remove an unsatisfactory employee from contract sites within one week of notification will result in withholding of monthly payment. Failure by the contractor to permanently replace an unsatisfactory employee will result in formal written warning (30-day notice) to the Contractor specifying that the employee must be replaced. Failure by the Contractor to replace an unsatisfactory employee within the 30 day time period will result in termination of this contract.

In the event of termination, the City shall be liable only for payment of those services performed and accepted by the City prior to the date of termination; and the Contractor and his surety shall be liable and assessed for any and all costs for the re-procurement of the contract services.

C.10) PAYMENT

Attention is directed to Section 8 of the Sacramento County Standard Construction Specifications. The following shall be substituted with regard to invoicing procedure.

At the end of each month the Contractor shall submit invoice(s) to the City for routine and emergency maintenance work approved by the City.

The Contractor's routine maintenance invoice shall include;

Invoice Number

Invoice Date

City's Contract Number

Period Service Provided (Date from – Date to)

A breakdown of each work order completed with a description of the work performed, quantity of the work performed, unit cost, and total cost for the work performed.

The Contractor's emergency invoice shall include;

Invoice Number

Invoice Date

City's Contract Number

Period Service Provided (Date from – Date to)

A breakdown of each work order completed with a description of the work performed, job itemization giving employee(s)' actual hours worked, equipment and material costs, and total cost for the work performed.

Billing shall be submitted to the following address:

City of Rancho Cordova

Public Works Department

3303 Luyung Drive

Rancho Cordova, CA 95742

ATTN: Contract Manager

C.11) WITHHOLDING OF PAYMENT

For work deemed by the Contract Manager as not meeting the requirements of the specifications, the City shall withhold monthly payments or percentages thereof for work not completed, or until work is completed as per contract specifications. The City shall withhold monthly payments or percentages thereof for work that is not completed on schedule.

To provide funds to cover the cost of any City of Rancho Cordova facilities or plant materials damaged by the Contractor, the City shall withhold monthly payments until the damages are

repaired. In the event repairs are not made the City shall withhold monthly maintenance payments to fund the necessary repairs. The Contractor shall be responsible for damages to the City of Rancho Cordova facilities or plant materials due to the contractor's failure to perform the services in accordance with these specifications. Expenses to cover damages shall be solely the Contractor's, and repairs shall meet with approval of the Contract Manager.

C.12) FAILURE TO PERFORM

If the Contractor, or his representative, fails to perform in accordance with the terms and conditions of this contract, the Contract Manager will specify the reasons and locations as applicable by written correspondence. Failure by the Contractor to correct any deficiencies within one (1) calendar week of notification may result in withholding of payment. Failure by the Contractor to correct any deficiencies within two (2) calendar weeks or more may result in formal written warning (30-day notice) to the contractor specifying that such deficiencies must be corrected. Failure by the contractor to correct such deficiencies within the 30-day specified time period may result in termination of this contract.

In the event of termination, the City shall be liable only for payment of those services performed and accepted by the City prior to the date of termination. Any damages to property caused by the contractor's inability to meet specification shall be recovered by withholding payments. The Contractor and his surety shall be liable and assessed for any and all costs for the re-procurement of the contract services and damages to City facilities or plant materials.

C.13) INSPECTION

The Contractor may receive an inspection report from the Contract Manager. This form will indicate any deficiencies in the work performance of the Contractor. The Contract Manager may inform the Contractor by telephone of urgent deficiencies for immediate attention or repairs. Inspection by City staff will occur the following day the Contractor has serviced the areas.

Lack of Inspections by the City staff does not relieve the Contractor of his obligations to provide services as required by these specifications. Lack of receipt of inspection reports does not relieve the Contractor of his obligations to provide services as required by these specifications. Schedules as required by these specifications shall be submitted and used as a guide for City Staff Inspection schedules. Inspection will be scheduled to occur the following day the Contractor has serviced the area(s).

C.14) COMPLIANCE WITH STANDARD TERMS & CONDITIONS

You agree to be bound by our standard contract conditions, a sample of which is attached to this RFB (Appendix A), and to all other terms and conditions in this RFB.

C.15) INSURANCE

The Contractor, upon being notified of being awarded the contract, shall have their Certificate of Insurance delivered to City of Rancho Cordova Public Works Department, 3303 Luyung Drive, Rancho Cordova, CA 95742, Attn: O&M Manager. Contractor's insurance shall comply with all

insurance requirements as shown in Appendix B. No goods or services shall be rendered by the contractor until a valid Certificate of Insurance is on file with The City of Rancho Cordova.

C.16) INDEMNITY

The Contractor indemnifies the City as stated in Section 6-2 of the County Standard Construction Specifications.

C.17) STANDARD CONSTRUCTION SPECIFICATIONS

The County of Sacramento, Municipal Services Agency, Standard Construction Specifications, adopted February 2017, and these Special Provisions shall control all work to be done under this contract. A copy of the Standard Construction Specifications may be obtained at the Cashier's window, County Administration Building, 872 Seventh Street, Room 105, Sacramento, CA 95814.

C.18) STATE SPECIFICATIONS AND STATE STANDARD PLANS

State Specifications and State Standard Plans, when referred to, shall be the 2015 issue.

Copies of the State Specifications and State Standard Plans may be obtained from the State of California, Department of Transportation, Publications Unit, 1900 Royal Oaks Drive, Sacramento, CA 95815; telephone (916) 455-3520.

C.19) PRECEDENCE

In the event of a conflict between the Standard Construction Specifications and the State Specifications/Standard Plans, the Standard Construction Specifications shall govern. These Special Provisions shall govern over both the Standard Construction Specifications and State Specifications/Standard Plans in the event of a conflict.

C.20) CODES AND LEGAL REQUIREMENTS

- (a) All reference to codes, specifications, and standards in the contract documents shall mean, and are intended to be, the latest editions, amendments, and/or revisions of such reference documents in effect, as of the date of this contract.
- (b) Authorities shall apply the minimum work requirements available to any work done for this project. Nothing described in these contract documents shall be construed to permit work not conforming to the most stringent of applicable codes and regulations.
- (c) When contract documents call for materials or construction of better quality or larger size than required by applicable codes, laws, rules or regulations, the contract documents shall take precedence.

C.21) TERMINATION

Any contract resulting from this RFB may be canceled by the City upon thirty (30) calendar days advance notice in writing at City's sole discretion. Contractor may cancel this agreement upon ninety (90) calendar days advance notice in writing to the City.

C.22) SOUND CONTROL REQUIREMENTS

The noise level from the Contractor's operations, between the hours of 8:00 P.M. and 7:00 A.M., shall not exceed 86 dbA at a distance of 15 m (50 feet). Said noise level requirement shall apply to all equipment on the work or related to the work, including but not limited to trucks, transit mixers or transient equipment that may or may not be owned by the Contractor. The use of loud sound signals shall be avoided in favor of light warnings except those required by safety laws for the protection of personnel.

Full compensation for conforming to the requirements of this section shall be considered as included in the Contract prices paid for the various Contract items of work involved and no additional compensation will be allowed therefore.

C.23) COOPERATION

Attention is directed to Section 7-1.14, "Cooperation", and Section 8-1.10, "Utility and Non-highway Facilities" of the Standard Specifications.

The Contractor shall notify United Service Alert (USA) prior to commencing any excavation:
Underground Service Alert (USA) – 1 (800) 642-2444

C.24) PUBLIC CONVENIENCE

Public convenience shall conform to the provisions in Section 7-1.03, "Public Convenience", of the Standard Specifications. The Contractor shall limit his operations to weekdays between the hours of 7:00 A.M. to 6:00 P.M., unless otherwise approved by the Contract Manager.

No work will commence before 8:30 A.M. on the City main arterial and collector street without prior written approval by the Contract Manager.

Temporary closure of driveways may be allowed subject to the advance written approval of the affected property owners and the Contract Manager. Prior to closure of a driveway, the Contractor shall coordinate and notify the property owner at least twice of such closure. The Contractor shall deliver closure notices to residents and operators of commercial properties seventy-two (72) hours prior to each closure, (twenty-four (24) hour notice for emergency repairs).

It is the Contractor's responsibility to provide and accommodate all residents, operators of commercial properties and property owners' specific needs for driveway and pedestrian access at all times.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefore.

C.25) OBSTRUCTIONS

Attention is directed to Section 8-1.10, "Utility and Nonhighway Facilities", and Section 15, "Existing Highway Facilities", of the Standard Specifications.

Attention is directed to the presence of overhead and underground utilities in the construction sites. The Contractor shall exercise due caution in performing his work so as not to damage the utilities. The work specified shall be so conducted by the Contractor as to permit the utility companies to maintain their services without interruption. Utilities which are to remain in place shall be worked around and protected from damage or interruption of service. The Contractor shall coordinate his work with the utility companies where utilities are to be relocated or set to grade.

The toll-free number for **Underground Service Alert (U.S.A.)** is **(800) 642-2444**. The Contractor shall take adequate measures to insure that their operations do not harm any existing underground facilities not specifically mentioned, or shown on the plans.

Full compensation for conforming to the provisions of this Section shall be considered as included in the prices paid for the various contract items of work and no additional compensation will be allowed therefore.

C.26) CONSTRUCTION AREA SIGNS

Construction area signs shall be furnished, installed, maintained and removed when no longer required by the Contractor in accordance with the provisions in Section 12, "Construction Area Traffic Control Devices" of the Standard Specifications.

Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no additional compensation will be allowed therefore.

C.27) WATER POLLUTION CONTROL

Water pollution control work shall conform to the requirements in Section 13, "Water Pollution," of the Caltrans Standard Specifications, and these Specifications.

As part of the water pollution control work, a Water Pollution Control Program, hereafter referred to as the "WPCP," is required for this contract. The WPCP shall be prepared in accordance with Caltrans Storm Water Quality Handbooks, SWPPP and WPCP Preparation Manual, current addition.

Implementation, inspection, maintenance and modification of the WPCP shall be in accordance with the Caltrans Storm Water Quality Handbooks, Construction Site Best Management Practice Field Manual and Trouble Shooting Guide, current addition.

Copies of the above Caltrans handbooks may be obtained from the Department of Transportation, Material Operations Branch, Publication Distribution Unit, 1900 Royal Oaks Drive, Sacramento, California 95815, Telephone: (916) 445-3520.

The Contractor shall become fully informed of, and comply with the applicable provisions of the Handbook and Federal, State and local regulations that govern the Contractor's operations and storm water discharges from both the project site and areas of disturbance outside the project limits during construction.

Unless arrangements for disturbance of areas outside the project limits are made by the City of Rancho Cordova and made part of the contract, it is expressly agreed that the City assumes no responsibility to the Contractor or property owner whatsoever with respect to any arrangements made between the Contractor and property owner to allow disturbance of areas outside the project limits.

The Contractor shall be responsible for the costs and for any liability imposed by law as a result of the Contractor's failure to comply with the requirements set forth in this section "Water Pollution Control" including, but not limited to, compliance with the applicable provisions of the Handbook and Federal, State and local regulations. For the purposes of this paragraph, costs and liabilities include but are not limited to fines, penalties and damages whether assessed against the City or the Contractor, including those levied under the Federal Clean Water Act and the State Porter Cologne Water Quality Act.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

C.28) QUANTITIES

The quantities shown in the Bid are given to provide bidders with an indication of potential work and the order of magnitude and scope of work. The actual amount of work done under this contract may differ from the quantities shown. The City does not expressly or by implication agree that the actual amount of work will correspond therewith, but reserves the right to increase or decrease the amount of any class or portion of the work or to omit portions of the work as directed by the Contract Manager.

Sections 4-1.03B, 4-1.03B(1), 4-1.03B(2) and 4-1.03B(3) of the Standard Specifications do not apply and are not a part of this Contract.

C.29) MOBILIZATION

Mobilization shall be in accordance with Paragraph 11-1.01 "Description" of Section 11 "Mobilization" of the Standard Specifications. Full compensation for conforming to the requirements of this Section shall be considered as included in the prices paid for the various Contract items of work and no separate payment will be made therefore.

C.30) WORK ORDER

Requests for maintenance are made via a Work Order (WO). WO's are originated by City staff during normal City business hours in response to observed or reported maintenance deficiencies. While initial contact with the Contractor may be directly by phone, this will always be followed up with a written WO. Delivery of the written WO's shall be via e-mail and will be made directly to Contractor or designated Supervisor. Requests for service after working hours, on weekends, and on holidays will be forwarded from the City's Emergency On-Call representative to the contractor by phone. A written WO will be generated on the next regular business day and sent via email.

C.31) EMERGENCY WORK

Definition: Emergency Work includes unforeseen/unscheduled maintenance related tasks that must be performed on short notice due to potential impacts on public safety and convenience. This item is considered to be a safety concern. When notified by the City to respond to an emergency situation, the Contractor shall be at the site in **two (2) hour or less from the time of notification**.

The Contractor shall maintain a local telephone number where he can be reached twenty-four (24) hours per day, seven days a week, including Holidays.

Tasks: Generally, Emergency Work procedures shall include, but is not limited to, the following steps:

- Receipt and confirmation of the requested task;
- Initial response to maintenance site and evaluation of problem & site conditions;
- Implementation of appropriate traffic controls;
- Perform the requested task;
- Field check for proper operation and restore site to a safe condition;
- Logbook entry detailing time, date, and nature of maintenance task performed and verbal report to Maintenance Coordinator if appropriate.

Response: Emergency response may be initiated by the City or the Contractor (if emergency condition observed in the field and upon notification provided to the City). The Contractor shall provide emergency response 24 hours per day, seven days per week, including holidays. The response time sequence is as follows:

- The contractor must also have a supervisor available at all times.

- The Contractor shall make the site safe immediately or as soon as possible.
- The Contractor shall immediately advise the City of any emergency situation by phone and follow up with a written report by end of next business day.
- Corrective action shall be taken immediately.
- Contractor shall have the capability to provide all necessary materials, equipment, and labor in time frames referenced above.

C.32) DUST CONTROL

The Contractor's attention is directed to Section 17, "Dust Control," of the Standard Construction Specifications. The Contractor shall be responsible for dust control. The Contractor shall diligently control dust resulting from his operations and from public traffic passing through the work area by the application of water and/or dust palliative. Dust palliative shall conform to Section 17-2, "Dust Palliative," of the Standard Construction Specifications.

The Contractor shall provide dust control at all times including Saturdays, Sundays, and holidays. Whenever the Contractor shall appear negligent in controlling dust, the Contract Manager may direct attention to the existence of a dust hazard and instruct the Contractor to immediately alleviate the dust hazard.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

C.33) CLASS 2 AGGREGATE BASE

Aggregate base shall be Class 2 and shall conform to Section 22-2, "Aggregate Base," of the Standard Construction Specifications, Section 26, "Aggregate Bases," of the State Specifications.

Aggregate base shall be produced from commercial quality aggregate consisting of broken stone, crushed gravel, clean, rough-surfaced gravel and sand, or a combination thereof. The grading of the material shall be three-fourth inch (3/4") maximum. Spreading and compacting shall be performed by methods that will produce a uniform base when firmly and properly compacted free from pockets of coarse or fine material.

Class 2 aggregate base shall be placed, conforming to Detail 4-30 of Details, Standard Drawing in the Standard Construction Specifications, and as directed by the Contract Manager.

Aggregate base that is used to provide temporary access to work areas, driveways, and all other work that is necessary to comply with Section 12-2, "Public Convenience and Safety," of the Standard Construction Specifications and shall be paid for by the Contractor.

Full compensation for conforming to the requirements of this section shall be considered as included in the prices paid for the various contract items of work involved and no additional compensation will be allowed therefore.

C.34) CONCRETE STRUCTURES

Concrete structures shall consist of PCC Curb Ramps, PCC Curb, Gutter and Sidewalk and Type 4A Curb. All concrete structures shall be constructed in accordance with the details in Appendix D and section 27 of the Sacramento County Construction Standards.

New Concrete shall be sprayed uniformly with a clear curing compound. The material, method, and rate of application shall conform to Section 90-1.03B(3), "Curing Compound Method," of the State Specifications except that only non-pigmented curing compounds conforming to the requirements of ASTM Designation: C 309, Type 1, Class B, or of AASHTO Designation: M 148, Type 1-D, shall be used.

Should lawn sod removed during excavation operations not be suitable for replacement in its original location due to Contractor negligence, new sod shall be furnished and placed by the Contractor at his expense to the satisfaction of the Contract Manager. The Contract Manager shall determine if new sod shall be required. Yard drain pipes and sprinkler heads and lines shall be protected from damage. Sewer shall also be protected from damage and remain free of debris. Any damage shall be repaired at the Contractor's expense to the satisfaction of the Contract Manager.

The Contractor shall diligently prosecute the work without delays until completion once an existing facility has been disturbed. A facility is defined as one distinct location proposed for improvements. The Contractor shall finish improvements within ten (10) working days per location. The commencement of days will begin when demolition takes place and will end when the facility is complete in place, open for pedestrian traffic, barricades are removed and location is inspected and accepted by the Contract Manager.

PCC Sidewalk

The new back of sidewalk shall match existing concrete driveways and walkways within one-half inch (1/2") without adjusting the cross section. Expansion joints shall be constructed at twenty foot (20') intervals. Control joints and scoring shall match adjacent sidewalk. Boundaries of sidewalk removed shall be saw cut unless directed otherwise by the Contract Manager.

In locations where the existing sidewalk has a cross slope greater than two percent (2%), the contractor shall construct a four foot transition from the existing cross slope to the standard one and a half percent (1.5%) cross slope. The contractor can match the existing cross slope if the area of the removal and replacement of PCC sidewalk is twelve (12) feet or less.

PCC Curb Ramp

No utility pull box, utility pole, traffic signal pull box, traffic signal pole foundation, or any other facility that is visible on or above the surface of a curb ramp may be located within the area of a curb ramp. For the purpose of these specifications, the area of the curb ramp shall be the area including and bounded by the one-foot (1') wide tactile strip on either side of the inclined portion of the ramp, the curb and gutter section and the curb along the back of sidewalk.

All PCC curb ramps shall be constructed in accordance with this section, the details in Appendix D and all applicable Federal, State and local codes and regulations. Any variations from the details or code requirements must be approved in writing by the Contract Manager, prior to starting demolition.

Sidewalk ramps shall have a three feet by four feet (3'x4') cast in place prefabricated detectable warning surface composed of vitrified polymer including aluminum oxide and shall be "Armor-Tile" or approved equal conforming to Detail 4-23, "Sidewalk Ramp Detail," of the Standard Construction Specifications or approved equal. The detectable warning surface's color shall be yellow.

PCC Curb and Gutter

Expansion joints shall be constructed at twenty foot (20') intervals. Control joints and scoring shall match adjacent curb and gutter. The new back of curb shall match the existing concrete driveways and walkways. Minor adjustments of the height of curb may be required within one-half inch (1/2") without adjusting the cross section.

Remove & Replace PCC Sidewalk (4" thick)

The price paid per square foot for Remove & Replace PCC Sidewalk (4" thick) includes full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all the work involved in constructing sidewalk, curb and gutter complete in place, including saw cutting, excavation, aggregate base, form work, finishing and curing the concrete, furnishing and placing expansion joint material, and repairing any damage, as specified in these Specifications and the Special Provisions, and as directed by the Contract Manager.

Remove & Replace PCC Sidewalk (6" thick)

The price paid per square foot for Remove & Replace PCC Sidewalk (6" thick) includes full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all the work involved in constructing sidewalk, curb and gutter complete in place, including saw cutting, excavation, aggregate base, form work, finishing and curing the concrete, furnishing and placing expansion joint material, and repairing any damage, as specified in these Specifications and the Special Provisions, and as directed by the Contract Manager.

Remove and Replace Curb Access Ramp

The Contract unit price paid per square foot for Remove and Replace Curb Access Ramp shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all work involved in constructing the sidewalk ramp complete in place, including excavation, placing aggregate base, preparing the subgrade, all form work, finishing and curing the concrete, scoring, dowels, placing the detectable warning surface, as specified in these Specifications and the Special Provisions, and as directed by the Contract Manager.

Remove & Replace Type 1A PCC Curb and Gutter

The Contract unit price paid per lineal foot for Remove & Replace Type 1A PCC Curb and Gutter shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all work involved in constructing curb and gutter, complete in place, excavation, aggregate base, including preparing grade, all form work, finishing and curing the concrete, scoring, furnishing and placing dowels and epoxy, curb and gutter testing, and repairing any damage, as specified in these specifications and as directed by the Contract Manager.

Remove & Replace Type 2 PCC Curb and Gutter

The Contract unit price paid per lineal foot for Remove & Replace Type 2 PCC Curb and Gutter shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all work involved in constructing curb and gutter, complete in place, excavation, aggregate base, including preparing grade, all form work, finishing and curing the concrete, scoring, furnishing and placing dowels and epoxy, curb and gutter testing, and repairing any damage, as specified in these specifications and as directed by the Contract Manager.

Remove & Replace Type 3 PCC Curb

The Contract unit price paid per lineal foot for Remove & Replace Type 3 PCC Curb and Gutter shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all work involved in constructing curb and gutter, complete in place, excavation, aggregate base, including preparing grade, all form work, finishing and curing the concrete, scoring, furnishing and placing dowels and epoxy, curb and gutter testing, and repairing any damage, as specified in these specifications and as directed by the Contract Manager.

Remove & Replace Type 4A PCC Curb

The Contract unit price paid per lineal foot for Remove & Replace Type 4A PCC Curb and Gutter shall include full compensation for furnishing all labor, materials, tools, equipment, and incidentals and for doing all work involved in constructing curb and gutter, complete in place, excavation, aggregate base, including preparing grade, all form work, finishing and curing the concrete, scoring, furnishing and placing dowels and epoxy, curb and gutter testing, and repairing any damage, as specified in these specifications and as directed by the Contract Manager.

C.35) AC REPAIR ADJACENT TO CURB/RAMP

Asphalt concrete shall conform to Section 23, "Asphalt Concrete," of the Standard Construction Specifications and these Special Provisions.

Type "A" asphalt concrete shall be used. The paving aggregate shall be one-half inch (1/2") maximum, medium gradation. The paving asphalt shall be viscosity grade PG 64-10 as specified in Section 92, "Asphalts," of the State Specifications.

The minimum pavement replacement section shall consist of a twenty-four inch (24") wide pavement section of three inches (3") Type "A" asphalt concrete over six inches (6") of Class 2 aggregate base.

The contract unit price paid per square foot of AC Repair Adjacent to Curb/Ramp shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals, and for doing all work involved in producing, providing, and placing asphalt concrete and aggregate base as specified in the Standard Construction Specifications, these Special Provisions, and as directed by the Contract Manager.

C.36) TREE ROOT TRIM AND BARRIER PLACEMENT

Removal of tree roots shall conform to Section 15, "Clearing and Grubbing," of the Standard Construction Specifications, these Special Provisions, and as directed by the Contract Manager. The Contractor shall remove tree roots where noted in the "Tree Root Trim" section of the "Locations List" found in these Special Provisions.

The Contractor shall retain, at his sole expense, a certified Arborist (issued from the International Society of Arboriculture or approved equal) to provide tree and tree root inspection services. The Arborist shall inspect trees and tree roots when required by the Contractor or the Contract Manager. The Arborist shall provide written tree care and tree root-cutting recommendations for each tree specified.

Tree roots shall be neatly trimmed when recommended by the Arborist and approved by the Contract Manager. Roots shall be neatly trimmed by means of a root cutter and roots greater than two inches in diameter shall be coated with a heavy coat of an approved tree seal compound or shall be as recommended by the Arborist.

Roots shall be removed in such a manner as not to injure adjacent standing trees, plants, and other landscaping which are to be preserved. Hand digging within root zone is required in order to expose roots with minimal damage. The root zone is defined as the area of ground within the dripline of the tree and extending to a depth of 24 inches. Tree roots over 12 inches below grade may be left in place. If severing of roots cannot be avoided, a sharp tool such as pruning shears, loppers, or a handsaw shall be used to produce a clean cut in order to reduce wound size and encourage healing. The Inspector shall observe all root trimming activities. A maximum of 25% of the root mass may be trimmed and treated with root barrier.

Aggregate base shall be compacted around remaining roots to required density.

Install root barrier in accordance with the manufacturer's instruction.

All material shall be removed from the right-of-way and shall become the property of the Contractor. Lawn sod removed during excavation operations which is not suitable for replacement in its original location due to Contractor negligence, shall be replaced with new sod by the Contractor at his expense to the satisfaction of the Contract Manager. The Contract Manager shall determine if new sod shall be required. Yard drain pipes and sprinkler heads and lines located near the existing tree shall be protected from damage. Sewer cleanouts located near the existing tree shall also be protected from damage and remain free of debris. Any damage shall be repaired at the Contractor's expense to the satisfaction of the Contract Manager.

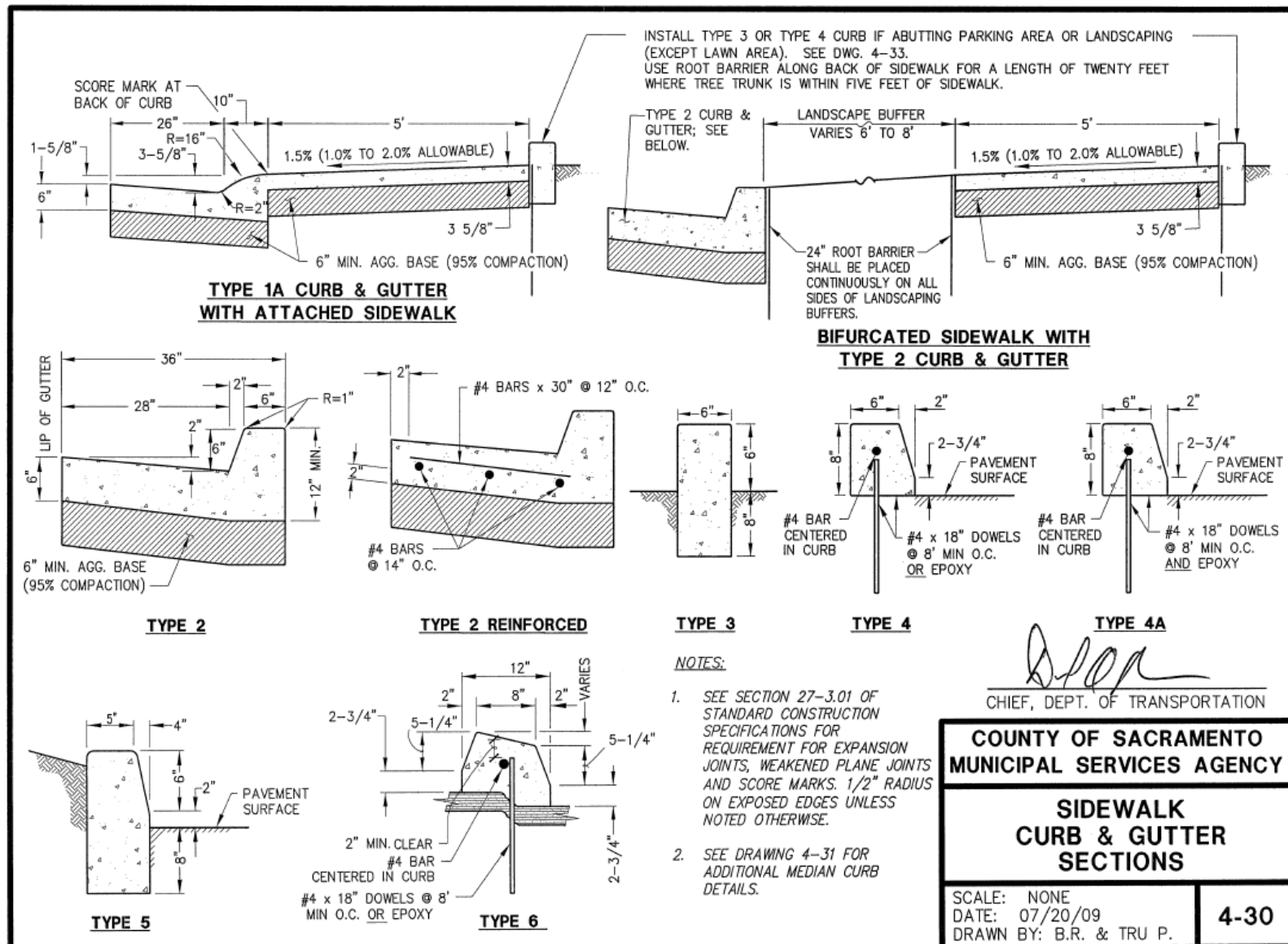
The contract unit price paid per linear foot of Tree Root Trim and Barrier Placement shall include full compensation for furnishing all labor, materials, tools, equipment, incidentals, and for doing all work involved in Tree Root Trim and Barrier Placement including but not limited to tree root removal, excavation, and barrier placement and sod replacement as specified in the Standard Construction Specifications, these Special Provisions, or as directed by the Contract Manager.

C.37) SIDEWALK HORIZONTAL CUTTING

Sidewalk cutting shall provide for the temporary or permanent elimination of a lifted sidewalk, up to one (1) inch in height, on a public sidewalk caused by the vertical displacement of the surface. The estimated quantities involved in this section are for bidding purposes only. The quantity may be extended, reduced or deleted at the discretion of the Contract Manager, with no change in unit price.

Cutting shall be done by means of a hand-held electric powered equipment, capable of cutting at any angle and able to remove the concrete completely to all edges of the trip hazard and around objects that may be encountered. A vacuum and other applicable measures shall be implemented to minimize dust from the cutting operation. The finished surface shall be to the satisfaction of the Contract Manager.

APPENDIX D
STANDARD DETAILS



MEMORANDUM



ITEM 9.7.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
SUBJECT: **A RESOLUTION TO APPROVE EXECUTION OF CONTRACT 2021-94 WITH ASCENT ENVIRONMENTAL FOR ENVIRONMENTAL PLANNING SERVICES TO CREATE A CLIMATE ACTION PLAN USING LOCAL EARLY ACTION PLANNING AND REGIONAL EARLY ACTION PLANNING GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$273,000**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will allow the City Manager to execute Contract No. 2021-94 with Ascent Environmental, Inc (Ascent) to develop a Climate Action Plan in an amount not to exceed \$273,000.

BACKGROUND

On June 1, 2020 the City Council approved an application to the Local Early Action Planning (LEAP) grant program for three projects that would accelerate housing production, including \$140,000 for a Climate Action Plan. On March 1, 2021, the City Council approved an application to the Sacramento Area Council of Governments (SACOG) noncompetitive Regional Early Action Planning (REAP) grant program for an additional \$140,000 for a Climate Action Plan, bringing the total amount of funds for this project to \$280,000.

On March 1, 2021 the City Council held a scoping meeting for the Climate Action Plan determining that a Qualified Climate Action Plan would fall within the range of grant funding available for the project and meet the City's goals of creating a streamlined environmental review process that could accelerate some development projects.

Following that conversation, staff issued a Request for Proposals on April 9, 2021 and received and reviewed four applications from qualified firms. Staff now recommends awarding a contract

to Ascent Environmental, Inc. for this project.

Ascent has a breadth of knowledge and expertise in the technical areas requested by the City, including experience with preparing CAPs that can be integrated into general plans and future updates, strong familiarity with the City's existing GHG emissions inventories through current work on the Sacramento County CAP and environmental planning for the last three versions of SACOG's MTP/SCS (2012, 2016, and 2020), and CEQA experts experienced with projects in Rancho Cordova to advise on strategies for a defensible document that serves streamlining purposes. Additionally, Ascent has experience with translating CAP measures into checklists that allow future projects to integrate measures into project design to comply with the CAP.

The Climate Action Plan will analyze greenhouse gas emissions and specify actions to be taken to reduce greenhouse gas emissions with future development. Adopting a Climate Action plan will accelerate housing by streamlining the environmental review for some future development projects, saving time and money. It is anticipated that this project will be completed in the next nine to twelve months with adoption of the final Climate Action Plan in July 2022.

FISCAL IMPACT AND FUNDING SOURCE

This consultant contract is entirely funded through LEAP and REAP planning grant funds. There will be no fiscal impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Contract 2021-94

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, TO APPROVE EXECUTION OF CONTRACT 2021-94 WITH ASCENT ENVIRONMENTAL, INC. FOR ENVIRONMENTAL PLANNING SERVICES TO CREATE A CLIMATE ACTION PLAN USING LOCAL EARLY ACTION PLANNING AND REGIONAL EARLY ACTION PLANNING GRANT FUNDS IN AN AMOUNT NOT TO EXCEED \$273,000

WHEREAS, the City of Rancho Cordova has received a Local Early Action Planning (LEAP) grant award of \$300,000 for projects that accelerate housing production allocating \$140,000 to a Climate Action Plan project; and

WHEREAS, the City of Rancho Cordova has received a Regional Early Action Planning (REAP) noncompetitive grant award from the Sacramento Area Council of Governments of \$140,000 for a Climate Action Plan project that will accelerate housing production; and

WHEREAS, the City issued a request for proposals from qualifying firms for the Climate Action Plan project, and Ascent Environmental, Inc. was determined to be the most qualified firm; and

WHEREAS, the City now desires to enter into a Professional Services Agreement with Ascent Environmental, Inc. to develop a Climate Action Plan for the City of Rancho Cordova.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2021-94 with Ascent Environmental, Inc. in an amount not to exceed \$273,000 and in a form approved by the City Attorney, for professional environmental planning services to develop a Climate Action Plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC

ITEM 9.7.

ATTACHMENT 1

City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
ASCENT ENVIRONMENTAL, INC.**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Ascent Environmental, Inc. a California corporation ("Professional") as of July 1, 2021.

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

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2022. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed Two Hundred and Seventy-Three Thousand Dollars (\$273,000.00) notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services

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

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

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

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

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

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

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

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

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

- 2.5 Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
- 2.6 Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed Zero Dollars (\$0). Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

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

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

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

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

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

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

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

4.2 Commercial General and Automobile Liability Insurance.

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

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

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

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

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

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

4.3 Professional Liability Insurance. Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original

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

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

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

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

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

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

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

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

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

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

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

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under Sections 5.1 and 5.2 shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

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

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

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

Section 7. LEGAL REQUIREMENTS.

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

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

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

Section 8. TERMINATION AND MODIFICATION.

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

Professional may cancel this Agreement upon five (5) days' written notice to City and shall include in such notice the reasons for cancellation.

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

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

Section 9. KEEPING AND STATUS OF RECORDS.

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

Section 10 MISCELLANEOUS PROVISIONS.

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

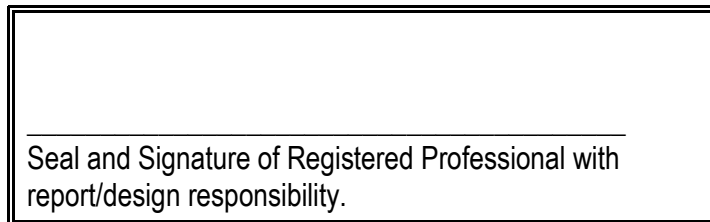
- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement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

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- 10.10 Notices.** Any written notice to Professional shall be sent to:
Honey Walters, Principal
455 Capitol Mall, Suite 300
Sacramento, CA 95814
Email Address (for Insurance Update Requests)
Honey.walters@ascentenvironmental.com
530-574-0772

Any written notice to City shall be sent to:
Darcy Goulart, Planning Manager
2729 Prospect Park Drive
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

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



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

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Honey Walters, Principal

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

841.1001 3081732.1

841.1001 1751412.3

Last Revised June 2018

EXHIBIT A
SCOPE OF SERVICES



PREPARED FOR
COMMUNITY DEVELOPMENT
DEPARTMENT – PLANNING DIVISION
ATTN: DARCY GOULART, PLANNING MANAGER

CITY OF RANCHO CORDOVA CLIMATE ACTION PLAN

MAY 10, 2021



May 10, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Climate Action Plan for the City of Rancho Cordova

Dear Ms. Goulart:

Ascent Environmental, Inc. (Ascent) appreciates the recent opportunity to assist the City of Rancho Cordova (City) in discussions regarding the approach to and scope of the City's first Climate Action Plan (CAP). We understand that the City is now seeking additional consultant support for the development of a CAP that is intended to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change. This CAP is a momentous step for the City, providing a roadmap to achieve deep GHG reductions by 2030, identifying measures that will enable the City to reduce emissions in line with the State of California's reduction goals, activating California Environmental Quality Act (CEQA) streamlining benefits for future projects, and helping create a resilient city and community.

This work will be challenging because of the evolving science and regulatory framework related to GHGs, changes in state and judicial guidance, shifting focus to further reductions beyond 2030, and the need to achieve substantial reductions from existing and new sources. Reduction plans with associated CEQA documentation can also introduce risk in the process due to the potentially litigious nature of the work. The process will need to be developed in a way that ensures participation from community members, stakeholders, and decision-makers and provides a bridge between past planning efforts (e.g., Transportation Impact Guidance) and future work (e.g., General Plan update).

It is essential that the firm chosen to assist with this effort have the foresight and experience to anticipate challenges and formulate proactive solutions to meet the City's goals. The firm needs to have deep understanding of atmospheric and climate change science, the Sacramento region, contemporary practices in climate action planning, defensible CEQA approaches for qualified climate action plans, streamlining tools, and case law decisions, along with current and evolving requirements and methods coming from state agencies. The chosen firm also needs to be poised to assist the City with a community engagement effort, offering expertise in innovative and authentic engagement techniques while also having expert knowledge of climate action planning. The team also requires demonstrated experience and expertise in integrating various planning efforts to ensure the seamless transition and longevity of City activities.

Ascent is that firm. We are a certified Small Business Enterprise headquartered in Sacramento with offices in San Diego, Oakland, and Lake Tahoe. Ascent will serve as the prime contractor and is a California S Corporation that has been in existence for 11 years. With experienced staff in all locations, we have thorough knowledge of the California Air Resources Board (CARB), other state agency activities, and the regulatory and political environment in Northern California and the Sacramento region. Climate change and adaptation planning/GHG analyses and CEQA documents supporting qualified CAPs with streamlining

benefits are among Ascent's core services. We have invested in climate action planning as a practice since the inception of the firm and have been able to display unparalleled stability within this practice and firmwide through the COVID-19 pandemic. Ascent has supported all three California Climate Adaptation Forums as part of the program committee and has been a key steering committee member for the semiannual California Climate Action Planning Conference sponsored by California Polytechnic State University, San Luis Obispo. Our team members also serve on the Association of Environmental Professionals Climate Change Committee, a group of experts who have led many local GHG reduction planning efforts across California.

We have carefully selected staff whose experience and expertise match well with the City's needs. I am a graduate-trained atmospheric scientist and will lead Ascent's work for this project. I am a recognized expert in climate action and GHG reduction planning, CEQA-related GHG analyses, threshold development, and regulatory compliance. Under contract to CARB, I have been the key senior scientist in Ascent's preparation of CEQA documents for cornerstone regulations implementing Assembly Bill 32 and Senate Bill 32 (e.g., the Cap-and-Trade Regulation and California's 2017 Climate Change Scoping Plan) and has worked on over 50 climate and adaptation plans, including some of the first of their kind. I will be supported by Dan Krekelberg as the project manager, who will serve as the day-to-day contact for project needs. Dan has public and private sector experience in local and regional planning throughout California, with an emphasis on climate action planning, environmental documents, energy policy, and cost-effective greenhouse gas reduction strategies. Dan and I will be supported by a technical team of climate change and CEQA experts who have a proven record of delivering the highest-quality work products. We have supplemented our team with transportation planning experts at Fehr & Peers who will be tasked with modeling tailored values for vehicle miles traveled (VMT) in the city, a metric that Ascent will use to calculate a GHG emissions baseline, forecast, and reduction strategies in the on-road transportation sector.

As a principal partner of Ascent, I am authorized to negotiate and execute a contract and will serve as your primary point of contact for this effort. I can be reached by phone at 530.574.0772 or by email at Honey.Walters@AscentEnvironmental.com. We acknowledge the conditions stated in the RFP and do not have any exceptions. We look forward to the opportunity to work with the City of Rancho Cordova and appreciate your consideration of our submittal.

Sincerely,



Honey L. Walters
Principal

Ascent Environmental, Inc.
455 Capitol Mall, Suite 300
Sacramento, CA 95814
Honey.Walters@AscentEnvironmental.com
530.574.0772



PROJECT UNDERSTANDING

The City of Rancho Cordova (City) is seeking the services of an experienced firm to cost-effectively produce the City's first Climate Action Plan (CAP) in collaboration with City staff. This CAP would serve as the City's plan for the reduction of greenhouse gas (GHG) emissions and offer strategies for improving the community's ability to respond to the anticipated effects of climate change. The CAP will incorporate input obtained through staff review and community engagement and will result in strategies and measures that could be seamlessly integrated into future updates of General Plan elements. The CAP is to be designed as a "qualified" GHG reduction plan under the California Environmental Quality Act (CEQA) Guidelines, which will allow streamlining the GHG impact analyses of future discretionary projects in the city that require environmental review under CEQA. As a firm with deep CEQA expertise that has produced many qualified CAPs, Ascent is well equipped to lead this work. CEQA streamlining will be particularly beneficial for accelerating housing development to meet market demands, in alignment with the purposes of the Local Early Action Planning (LEAP) grant, which is a funding source for the CAP. Ascent is very familiar with the administrative requirements and intent of LEAP-funded initiatives, as a statewide technical assistance provider to local governments on implementation of LEAP grants through a contract with the California Department of Housing and Community Development (HCD).

Ascent understands that the CAP produced as a stand-alone document; however, it is to be compatible with a possible future update to the City's General Plan. We will ensure that the GHG reduction and adaptation strategies proposed in the CAP will be capable of integration into updates to General Plan elements. Ascent's experience preparing CAPs for cities throughout California and knowledge of local jurisdictions, including Rancho Cordova, allow our team to anticipate and mitigate potential issues that may arise during preparation of the CAP. Some of these issues have already been considered in the preparation of the scope in this Request for Proposals (RFP), based on recommendations from Ascent. In March 2021, the City retained Ascent to provide information on options for preparing a CAP, and a presentation was given to the City Council on March 1, 2021. In this presentation, the proposed principal-in-charge for this project, Honey Walters, described the advantages and disadvantages of three different CAP approaches, including one without CEQA streamlining, one aligned with the State's 2030 Climate Change Scoping Plan, and one with an aggressive carbon neutrality target. Ultimately, the City Council selected an approach reflected in the scope of this RFP, which balances robust GHG emissions reductions for 2030 aligned with state policy, while still allowing the City to accommodate future growth.

The City's decision to proceed with a CAP in 2021 is an excellent opportunity to leverage sustainability programs from overlapping districts, regional planning agencies, and neighboring jurisdictions. This perspective is informed by our work with these entities as a consultant on the preparation and impact analyses for many of these plans and programs. For example, Ascent supported the preparation of the Sacramento Area Council of Governments (SACOG) 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which contains regional strategies for reducing GHG emissions from the on-road transportation sector. We have served as a consultant to the Sacramento Municipal Utility District (SMUD) on planning for utility-scale renewable energy projects that support SMUD's recently adopted Zero Carbon Plan, which will reduce the GHG emissions associated with electricity supplied in Rancho Cordova. We are also working with the County of Sacramento on the preparation of its CAP and with the City of Folsom on updates to its General Plan that we helped prepare several years ago.



PROFESSIONAL TEAM & QUALIFICATIONS

FIRM INFORMATION

YEARS IN BUSINESS

11

OFFICE LOCATIONS WHERE WORK WILL BE PERFORMED

455 Capitol Mall, Suite 300
Sacramento, CA 9581

1230 Columbia Street, Suite 440
San Diego, CA 92101

1111 Broadway, Suite 300
Oakland, CA 94607

128 Market Street, Suite 3E
Stateline, NV 89449

ORGANIZATIONAL STRUCTURE

S-Corporation

ASCENT EMPLOYEES BY PRACTICE

- ▶ 100 Employees Total
- ▶ Urban Design and Planning: 11
- ▶ Natural Resources: 14
- ▶ Environmental Planning: 36
- ▶ Air Quality, Climate Change, Energy, and Noise: 15
- ▶ Transportation: 2
- ▶ Cultural Resources: 2
- ▶ Operational Support: 20

PROPOSED PERSONNEL BY DISCIPLINE

- ▶ Project Management: 3
- ▶ Environmental Planners/Specialists: 5
- ▶ Other Key Personnel: 3
- ▶ Administration: 3

ASCENT HAS DEEP EXPERIENCE IN:

- ▶ Climate change science
- ▶ Sacramento County
- ▶ High-growth communities
- ▶ Contemporary CAP practices
- ▶ Defensible CEQA approaches
- ▶ Case law decisions
- ▶ Evolving state requirements

working on environmental, climate change, and natural resources projects that are controversial and complex. We often work on first-of-their-kind projects, including the first climate action and adaptation plans in California, and have continued providing this service to our clients since the firm's inception.



Ascent Environmental, Inc. (Ascent) is a full-service environmental, planning, urban design, and natural resources consulting firm headquartered in Sacramento with offices Oakland, Lake Tahoe, and San Diego. Work for this contract would be managed and led from our Sacramento office. Founded in 2010, Ascent provides clients with personally engaged professionals dedicated to meeting the highest industry standards. We offer a broad spectrum of planning and environmental services, including climate action, sustainability, and adaptation planning; climate vulnerability assessments; GHG emissions analyses; compliance with CEQA and other environmental regulations; and strategic thinking to resolve important environmental issues.

Ascent brings project experience in all tasks that would be required for preparation of this CAP. Ascent's atmospheric scientists and climate change/GHG specialists are recognized as experts throughout California. They are known for developing leading-edge approaches for analysis of GHG impacts and definition of effective mitigation, anticipation and adaptation to climate vulnerability, and formulation of action plans for climate change preparedness and resilience. In addition, our staff includes experts on stakeholder and public engagement, general plans, and housing who can connect this CAP to the existing conditions, policies, and programs that set the stage for the plan's development. For GHG emissions analyses, our team brings experts on energy, water, waste, and transportation who understand the nuances of specific sectors contributing to GHG emissions. These skills are important for developing detailed strategies necessary for the CAP to be used as a streamlining tool for future projects. Our deep experience preparing plans for GHG reduction on behalf of local agencies is complemented by in-house environmental planning staff with experience preparing CEQA documents for CAPs and supporting plans.

While Ascent's work and offices span California, we are rooted in Sacramento. Our extensive work on projects in the Sacramento region gives us a firm understanding of key partners, project history, and regional initiatives coinciding with this planning effort. In addition to local planning, our Sacramento presence also involves our firm with the development of regulations and policies at the state level that support and guide climate action at the local level. For example, since 2010 we have served as a consultant to the California Air Resources Board (CARB) on the preparation of CEQA documents for climate change legislation and implementing regulations. Ascent has a history of providing dedicated service to public agencies in their development of plans and strategies for the sustainable management of resources.

While the complexity of projects we work on is extensive, we offer the nimble responsiveness of a small business along with a depth of expertise and resources well beyond the size of the firm. Our staff members have a long and successful history of

TEAMING PARTNER



For this proposal effort, we have included Fehr & Peers (F&P), a transportation planning and engineering firm. Founded in 1985, F&P has a long history of working with agencies on their climate action plans. The topic of climate change has been one of their long-term research initiatives to help better understand the potential effects of climate change on travel, as well as how transportation systems could help communities combat the

ITEM 9.7.

ATTACHMENT 2

effects of climate change. As a result of their work on CAPs and GHG reduction plans, F&P is recognized as a leader in vehicle miles of travel (VMT) forecasting and transportation demand management (TDM) analysis. Their work also includes over 20 CAPs and over 100 TDM projects, with many of these being performed in communities that demand technical rigor, accuracy, and defensibility. F&P will provide technical expertise on modeling VMT for purposes of aligning the CAP's transportation GHG emissions forecast and reduction strategy with the City's General Plan Circulation Element, SACOG MTP/SCS, and required VMT reductions for new development under Senate Bill (SB) 743.

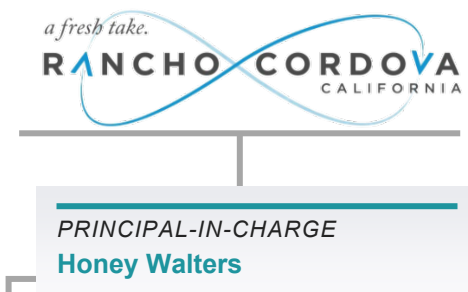
PROJECT TEAM

The City of Rancho Cordova is embarking on the preparation of its first Climate Action Plan. Our approach is to work seamlessly as an extension of the City team to accomplish this work plan in a timely and efficient manner. We have assembled a team with targeted expertise to achieve the City's goals for this work effort. Each of our team members will play a specific role in the successful completion of the project as described below.

The Ascent project management team will work closely with the City's Project Manager on project execution. Honey Walters, principal-in-charge, and Dan Krekelberg, project manager, will be the City's primary points of contact and will be responsible for overall schedule and budget management and for coordinating communication with the consultant team. Dan will be supported by Alyssa Way, who will serve as an assistant project manager and provide technical support on GHG emissions, targets, and reduction strategies. The Ascent project management team will be supported by a team of experienced planners bringing specialized skillsets applicable to the CAP, including climate change adaptation (Kai Lord-Farmer), CEQA (Pat Angell and Jessica Babcock), public outreach (Matt Gelbman), transportation modeling (David Robinson), and geographic information systems (Phi Ngo). In addition to the staff shown, Ascent has a large pool of resources to draw from, including 14 climate change technical specialists in total and 36 CEQA specialists, which ensures availability in times of high project workload and overlapping project schedules.

ORGANIZATIONAL CHART

The organizational chart below shows the overall structure of the project team. We have assembled a management team and accomplished technical experts who offer the City the experience, expertise, professional commitment, and availability to deliver quality work products anticipated under this contract. Descriptions of roles for team members are presented in the table on the next page. Resumes for personnel are provided in [Appendix A](#).



PRINCIPAL ENVIRONMENTAL
PLANNER

Pat Angell

GIS SPECIALIST

Phi Ngo

PRINCIPAL TRANSPORTATION
PLANNER

David Robinson, PE (Fehr & Peers)

SENIOR ENVIRONMENTAL
PLANNER

Jessica Babcock

ENVIRONMENTAL PLANNER

Kai Lord-Farmer

SENIOR COMMUNITY
ENGAGEMENT PLANNER

Matt Gelbman, AICP

KEY PERSONNEL RESPONSIBILITIES

The table below presents a brief description of our team's key personnel roles, responsibilities, and availability.

Name, Title, Availability, Role(s)	Experience Overview
Honey Walters Principal-in-Charge 15% availability <i>Strategy, Senior Review</i>	Honey leads Ascent's climate action and adaptation planning group. She has extensive experience with GHG inventories, targets, forecasts, and climate mitigation and adaptation planning. For this project, she would apply 22 years of professional experience on CAPs, adaptation strategies, and CEQA compliance to guide the strategy of the plan and provide final review of all deliverables.
Dan Krekelberg Project Manager 40% availability <i>Budgeting, Scheduling, Task Management, Stakeholder Engagement</i>	Dan is an experienced project manager on statewide climate change and energy projects, including serving as a project manager and technical specialist for several CAPs and adaptation plans throughout California. Locally, he is serving as the project manager (PM) for preparation of the Sacramento County CAP and the Yolo County Sustainability Plan. Dan has a background in land use planning and energy efficiency and is adept at leading CAPs that integrate with existing policies and plans. Based in Sacramento, Dan would oversee daily PM duties of all phases of the CAP, including client coordination and task assignments.
Alyssa Way Assistant Project Manager 30% availability <i>Invoicing, Task Coordination, GHG Analysis Lead</i>	Alyssa is an experienced climate change planner who will provide project management support with invoicing, scheduling, and internal task coordination. In addition, she will be involved in leading the preparation of the GHG inventory, target setting, and reduction strategies. She brings extensive experience in environmental impact analysis, data analysis, technical writing, and document preparation.
Pat Angell Principal Environmental Planner 15% availability <i>CEQA Document Lead</i>	Pat is a principal environmental planner with 28 years of experience serving as a project director and manager and technical analyst for a variety of projects, including CEQA coverage for CAPs. He has served as project manager for several projects for the City of Rancho Cordova, including the General Plan Environmental Impact Report (EIR), Rio del Oro Specific Plan Environmental Impact Statement (EIS)/EIR, and Rancho Cordova Parkway Interchange Project EIR/Environmental Assessment. Additionally, he established the operations of the Environmental Services Division under the City's Planning Department.
Jessica Babcock Senior Environmental Planner 20% availability <i>CEQA Document Coordination and Section Writing</i>	Jessica is a senior environmental planner specializing in CEQA compliance for a wide variety of projects in jurisdictions throughout California. Her recent experience includes guiding the CEQA compliance of several land use and planning projects, including general plan updates and large community plan projects, sphere of influence updates, and annexations. Jessica assisted in the analysis of potential effects of the proposed City of Sacramento General Plan Update Master EIR and is Ascent's project manager for the County of Sacramento Jackson Township Specific Plan EIR. She is currently serving on the management teams conducting CEQA compliance for CAPs in Sacramento and San Diego Counties.
Kai Lord-Farmer Environmental Planner 30% availability Adaptation Lead, Community Outreach	Kai is an environmental planner specialized in climate adaptation and resilience. He served as the project manager for the City of Elk Grove's Community Mobility Resilience Plan and for the climate-related elements of the Town of Truckee General Plan update and the San Luis Obispo Resilience plan. In addition to a strong technical background in adaptation planning, Kai is a skilled facilitator who will support implementation of the community engagement plan.
Matt Gelbman, AICP Senior Community Engagement Planner <i>Public outreach and engagement</i> (25% availability)	Matt is a senior community engagement planner with over 12 years of experience working with jurisdictions throughout California. He has experience working on climate action plans, comprehensive plans, specific plans, and other policy planning efforts. He is an effective facilitator and communicator, with experience developing community engagement programs and executing a variety of creative outreach tools and techniques, such as mobile meetings, interactive surveys, mapping activities, websites, and videos, and has led many public workshops and open house meetings.
Phi Ngo GIS Specialist 15% availability <i>Mapping, Data Analysis</i>	Phi is a GIS specialist with 14 years of experience in the environmental consulting field. He manages GIS databases for projects by obtaining data from various sources and maintaining the information for the project team. Along with data management, he also uses the data to perform geospatial analysis to help team members make informed decisions. Phi led the geospatial management and cartographic elements of the Elk Grove Community Mobility Resilience Plan. He will provide support of GIS data analysis during project initiation and preparation of the CAP document.
David Robinson, PE Principal Transportation Planner 10% availability <i>Travel Demand Modeling and Forecasting</i>	David is a principal with F&P, has over 27 years of transportation planning experience, and is a registered traffic engineer. He has an extensive background in TDM development and application and has applied his knowledge in travel forecasting to numerous project types including transportation impact analysis for CEQA and NEPA, land use transportation planning, traffic operations analysis for project development studies, and transportation, land use, and policy development planning studies. He served as the principal for the City of Rancho Cordova Coloma Road Improvement, Starbucks TIS, and the Research Park West Industrial Development projects.

ITEM 9.7. RELEVANT EXPERIENCE

ATTACHMENT 2

Ascent's competence is expressed through our breadth of knowledge and expertise in the technical areas requested by the City, including experience with:

- ▶ Preparing CAPs that can be integrated into general plans and future updates, as evidenced by experience with the climate change components of the Elk Grove and Ventura County General Plan updates. Examples of this experience include aligning sectors with applicable general plan elements (e.g., adaptation measures tied to safety element, on-road transportation GHG reduction measures tied to circulation element). In addition, the presentation of CAP strategies for GHG reduction and adaptation can occur in a tiered structure that cascades from broad policies down to specific measures and implementation actions.
- ▶ Strong familiarity with the City's existing GHG emissions inventories through current work on the Sacramento County CAP and environmental planning for the last three versions of SACOG's MTP/SCS (2012, 2016, and 2020).
- ▶ Working with agency staff through on-call services to the County of San Diego, where we work side-by-side with county staff on CAP updates and implementation programs.
- ▶ Preparing well-thought-through teams that perform work efficiently and cost effectively. Using in-house expertise paired, when necessary, with high-quality subcontractors in response to client needs. Also working on projects near our office locations to minimize travel budgets.
- ▶ Performing due diligence in advance of working on projects. Our experience briefing the Rancho Cordova Planning Department on CAP options provided an opportunity to understand more about the City's CAP needs and will allow us to get started immediately to meet an ambitious timeline.
- ▶ Publishing exceptional, high-quality documents by leveraging the skills of in-house specialists in document processing, editing, mapping, and graphic design.
- ▶ Understanding the intended purpose and time sensitivity of Local and Regional Planning Grants, through Ascent's work as a provider of Technical Assistance to local agencies on the California Department of Housing and Community Development's SB 2 Program.
- ▶ Local knowledge of anticipated climate impacts through work on vulnerability assessments and adaptation planning for the County of Sacramento, the County of Yolo, the City of Elk Grove, and tribal governments.
- ▶ CEQA experts experienced with projects in Rancho Cordova to advise on strategies for a defensible document that serves streamlining purposes. Additionally, we have experience with translating CAP measures into checklists that allow future projects to integrate measures into project design to comply with the CAP.
- ▶ Conducting stakeholder engagement and community outreach, in person and using virtual tools, that provides a forum for interactive participation that informs development of the CAP to optimize community benefits.

To illustrate our experience with similar CAPs, we have included the table below that shows the depth of our climate action planning, CEQA, and specialized technical experience.

Summary of Ascent Experience

PROJECTS	RELEVANT SCOPE ITEMS								
	GHG Emissions Inventory	GHG Emissions Forecast	GHG Reduction Targets	GHG Reduction Actions	Adaptation Measures	Community Engagement	CAP (stand-alone or as part of General Plan)	CEQA Review	CAP Consistency Checklist
County of Sacramento , CAP and Internal Operations CAP	✓	✓	✓	✓	✓	✓	✓	✓	✓
City of Elk Grove , CAP Update, General Plan Update EIR, and Climate Resilience Plan		✓	✓	✓	✓	✓	✓	✓	✓
County of San Diego , CAP, Implementation/ Monitoring, and CAP EIR	✓	✓	✓	✓	✓	✓	✓	✓	✓
County of Tuolumne , CAP, Adaptation, and CEQA	✓	✓	✓	✓	✓	✓	✓	✓	✓
City of Milpitas , CAP, Adaptation, and CEQA	✓	✓	✓	✓	✓	✓	✓	✓	✓
City of Fremont , CAP, Adaptation, and CEQA		✓	✓	✓	✓	✓	✓	✓	✓
County of Napa , CAP and CAP EIR	✓	✓	✓	✓	✓	✓	✓	✓	✓
County of Yolo , CAP, Sustainability Plan, Regional GHG Inventories (including Cities of Winters, Woodland, and Davis)	✓	✓	✓	✓	✓	✓	✓	✓	
City of Encinitas , CAP	✓	✓	✓	✓	✓	✓	✓		
City of San Luis Obispo , Resilient San Luis Obispo: Vulnerability Assessment and Adaptation Strategy in Support of the General Plan Safety Element Update					✓	✓			
Imperial County Transportation Commission , Regional CAP	✓	✓	✓	✓		✓	✓		
County of Ventura , General Plan Update Climate Change Element	✓	✓	✓	✓	✓	✓	✓	✓	

PROJECT APPROACH AND WORK SCHEDULE

PROPOSED APPROACH, METHODOLOGY, AND SCOPE

This section describes Ascent's approach and methodology for conducting the activities and tasks outlined in the RFP. The outlined approach is designed to meet the requirements of the RFP while maximizing efficiency to produce a document on an aggressive timeline with a draft CAP due by the end of 2021. The approach and schedule draw from recent experience with producing a draft CAP for Sacramento County in 6 months from project initiation, which is a time frame similar to the City of Rancho Cordova's. We have made recommendations for scope refinements to clarify and align tasks. We have also indicated which tasks the City would be responsible for completing, as appropriate.

Task 1: Project Initiation

Subtask 1.1: Kickoff Meeting

Ascent's project management team (principal-in-charge, project manager, and assistant project manager) will hold a kickoff meeting with City staff to refine project objectives, prepare a milestone schedule, and identify key internal and external stakeholder groups in coordination with the General Plan effort and the Community/Stakeholder Engagement Plan in Task 2. This meeting will also serve to establish the project management procedures, including invoicing terms and communication protocols that are intended to keep all parties appropriately involved and informed. The Ascent project team will work with the City to establish dates for the community and stakeholder engagement meetings during the kickoff meeting. In addition, we will use this meeting as an opportunity to identify the documents and data Ascent will collect to establish the setting, GHG inventory (Subtask 3.1), and existing conditions analysis for the CAP. Ascent will prepare a meeting agenda and summary meeting notes to document the main takeaways and action items.

Deliverables

- ✓ Draft and final milestone schedule (electronic)
- ✓ Kickoff meeting agenda and meeting summary (electronic)
- ✓ Data and additional information request (electronic)

City Responsibilities

- ✓ Participate in kickoff meeting
- ✓ Provide one set of consolidated, nonconflicting comments on draft milestone schedule in strikethrough/underline (electronic)

Subtask 1.2: Document Review and Additional Information Request

Prior to the kickoff meeting, Ascent will conduct a review of relevant City and regional documents, including any background material supporting development of the General Plan, multi-jurisdictional Local Hazard Mitigation Plan (LHMP), and SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy. These documents will support GHG reduction and adaptation strategy development, as well as data to support the GHG emissions inventory and forecasts.

City Responsibilities

- ✓ Provide Ascent with electronic copies of all relevant City documents

Subtask 1.3: Ongoing Project Management

We understand that communication is fundamental to successfully accomplishing this work effort. We envision our working relationship with the City as highly collaborative. The Ascent project management team will set up monthly conference calls to discuss project status and ensure coordination with other current City planning efforts (e.g., General Plan). The purpose of these meetings will be to discuss items such as deliverables, upcoming tasks or milestones, project schedule, and next steps and to identify and discuss any critical path items such as outstanding data needs or schedule constraints. In addition to the meetings, Ascent will provide monthly written status reports summarizing the activities, along with our invoices, to the City project manager.

Deliverables

- ✓ Monthly invoices and progress reports (electronic)

Task 2: Community/Stakeholder Engagement

Under Task 2, Ascent will implement the Community/Stakeholder Engagement Plan that is outlined in **Appendix C** of this proposal. The approach to outreach and engagement is to build off the City's ongoing communication and outreach efforts and to strategically enhance outreach to address the needs of the CAP. Our approach includes both broad public engagement strategies and a few highly targeted outreach efforts to engage specific community and stakeholder groups.

Ascent proposes to conduct three public workshops, each at strategic times during the CAP process. The first workshop will serve as an opportunity for the City to introduce the project to the public and stakeholders and get feedback early in the process. The purpose of the workshop will be to foster a clear understanding of why the City is preparing the CAP, provide an overview of the components of the CAP, and outline the process and timeline for the project.

The second workshop will be aligned with the development of a preliminary list of GHG reduction measures. Workshop objectives include presenting the GHG inventory and forecasts and highlighting the gap in emissions reductions needed to achieve a 2030 target. After setting the context, much of the workshop discussion will focus on refining the preliminary list of GHG reduction measures collaboratively with the public.

The third workshop will be aligned with the public review period of the draft CAP. The objective of this workshop is to provide the public an opportunity to give feedback on the draft CAP and input on the GHG reduction measures. Ascent will compile, analyze, and summarize the public input collected during each of the public workshops.

Deliverables

- ✓ Preliminary, draft, and final community outreach strategy (includes revisions based on two cycles of comments from the City; three total drafts)
- ✓ Materials and facilitation of three virtual community workshops, including draft and final outreach materials including preparing large-format graphics and presentation materials for the meetings, and meeting memos/summaries immediately following each meeting (assumes all materials are in English only and provided electronically; no printing and reproduction of meeting materials is included in this task)

Task 3: Baseline Greenhouse Gas Emissions**Subtask 3.1: GHG Inventory**

Ascent will update a GHG emissions inventory for the City from existing efforts that will follow methods using consistent accounting tools recommended by the State, including the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions Version 1.2, developed by ICLEI–Local Governments for Sustainability. In 2009, the County of Sacramento prepared a baseline inventory for the county and cities in the geographic region, which included a city-specific 2005 baseline year inventory for Rancho Cordova. Additionally, the SACOG 2020 MTP/SCS Draft Environmental Impact Report included a GHG emissions inventory and forecast for years 2016, 2030, 2040, and 2050, which was prepared by Ascent. An updated baseline inventory for community GHG emissions will be prepared while considering the methodology from past initiatives.

Ascent will evaluate the various GHGs that are emitted due to activities in the city and will aggregate and report GHG emissions as carbon dioxide equivalents (CO₂e). Emissions for each sector will be quantified using locally specific emission factors such as:

- ▶ Mobile source emission factors for Sacramento County from CARB's EMFAC2021 web database
- ▶ Electricity-related and natural gas emission factors specific to SMUD and the Pacific Gas and Electric Company (PG&E)
- ▶ Energy intensity of the California Water Service for imported water and groundwater
- ▶ Wastewater treatment plant emissions specific to Regional San
- ▶ Off-road emissions from CARB's OFFROAD model
- ▶ Solid waste emissions from CARB's Landfill Emissions Tool

We recommend that the City use the most recent calendar year for which data are available to prepare the updated GHG emissions inventory; however, because of the change in activity and consumption associated with the COVID-19 pandemic in 2020, we recommend the inventory use data from 2019 to better represent current conditions. We will develop a list of data needs to collect the most relevant and accurate data for the baseline inventory update. Ascent will work with the City to gather necessary permissions and access activity data from the utilities, including waste, water, and electricity. To estimate mobile-source GHG emissions, F&P will use the origin-destination method under the U.S. Community Protocol and SB 375 methodologies, which allows for better allocation of VMT across jurisdictional boundaries and discounting pass-through traffic with no trip endpoint in the city.

The GHG emissions inventory will account for GHG emissions resulting from residential and nonresidential energy usage, VMT, off-road equipment, water usage, community-generated wastewater, and community-generated solid waste. Ascent will present these findings in Technical Memorandum #1.

Deliverables

- ✓ Draft and final Technical Memorandum #1 (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on Technical Memorandum #1 in strikethrough/underline (electronic)

Subtask 3.2: GHG Forecasts

Ascent will prepare business-as-usual (BAU) forecasts of emissions by sector for 2030. The forecast will be conservative, as it will not account for regulatory changes enacted in the future but will account for anticipated population and employment growth citywide, consistent with growth projections used in the existing General Plan. Fehr & Peers will provide transportation planning project support that includes geographically targeted estimations of VMT in Rancho Cordova. These data will be used for establishing GHG emissions forecasts for the CAP, as well as applicable sections of the CEQA environmental document. To produce this data, F&P will review regional VMT data from SACOG's 2019 SACSIM model used for the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy. The SACSIM model is the preferred source for VMT modeling because of its alignment with the methodology used for transportation impact guidelines for new development, in compliance with SB 743. Baseline and forecasted VMT specific to Rancho Cordova will be disaggregated from regional results and interpolated to match the baseline year and 2030 target year that will be used for the CAP. Adjustments to data from the SACSIM model may be necessary to provide a more precise estimate of VMT specific to the city. Details of the land uses associated with the VMT modeling will be described to show alignment with the types of discretionary projects that may seek CEQA streamlining using the CAP.

Following the calculation of the BAU forecasts, we will calculate adjusted forecasts, which will consider foreseeable regulatory changes at the federal, state, and local levels. Ascent will calculate the impact that these regulations will have on 2030 emissions levels for the city and produce forecasts that will provide an accurate and reasonably foreseeable picture of future emissions growth. We will present these findings in Technical Memorandum #2.

Deliverables

- ✓ Draft and final Technical Memorandum #2 (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on Technical Memorandum #2 in strikethrough/underline (electronic)

Task 4: GHG Emissions Reduction Targets

Subtask 4.1: Establish GHG Reduction Targets

Under SB 32, the State aims to reduce statewide emissions 40 percent below 1990 levels by 2030. Additionally, the State has identified the goal of achieving carbon neutrality statewide no later than 2045 under Executive Order (EO) B-55-18 and emissions 80 percent below 1990 levels by 2050 under EO S-3-05. For this CAP, we will identify and recommend a 2030 target and with state legislation. This target and associated measures will be characterized as showing progress toward meeting longer term State targets for 2045 and 2050 under the EOs.

The targets will be prepared consistent with guidance issued by CARB for local plan-level analysis in the 2017 Scoping Plan (e.g., 6 metric tons of carbon dioxide equivalent [MTCO₂e] per capita for 2030). Ascent works closely with CARB on environmental documentation for its regulations. In this capacity, our team is intimately familiar with the data underlying CARB's inventory and targets. Ascent can work with the City and CARB to determine and confirm the most robust, applicable approach to a GHG reduction target that complies with the intent of the State's goals. We are particularly familiar with the California Supreme Court's decision regarding GHG target setting pursuant to the Newhall Ranch case and will develop reduction targets that are mindful of the court's guidance, ensuring that targets are set using substantial evidence and providing the City with legal defensibility for its CAP.

In addition to a 2030 target to support CEQA streamlining benefits, two long-term goals will also be developed for the CAP for 2045 and 2050, acknowledging that the State's carbon neutrality and 2050 goals are based on executive orders and that the 2017 Scoping Plan is focused on achieving the 2030 target. Over the coming decades, new innovations and technologies are anticipated to become available that will enable further GHG reductions and make progress toward the 2045 and 2050 GHG reduction goals. New methods may also become available to quantify measures that may be currently unquantifiable. In addition, future federal and state regulations could further reduce emissions in sectors under local jurisdiction. Programs established in the CAP will continue to operate beyond 2030 and will contribute reductions toward the 2045 and 2050 goals. Ascent will present these findings in Technical Memorandum #2.

Deliverables

- ✓ Included in Technical Memorandum #2 (electronic)

Subtask 4.2: GHG Reduction Measures

Ascent will identify and evaluate GHG emissions reduction measures for inclusion in the CAP that will align with the updated General Plan. It will be important to craft measures that demonstrate, based on substantial evidence, how their collective implementation will achieve the GHG emissions reduction targets specified under Subtask 4.1, in particular for 2030, which will be aligned with the State's GHG reduction target pursuant to SB 32 for CEQA qualification. The project team will incorporate feedback collected from staff and from the community engagement process into the GHG emissions reduction measures. Ascent will develop a preliminary draft list of GHG reduction measures in Microsoft Excel. The list will be based on existing local and regional efforts (e.g., MTP/SCS, Sacramento County Climate Action Plan), current and anticipated future technology, regulatory frameworks, and other actions necessary to meet the City's targets. The purpose of the preliminary draft will be to review and discuss needed modifications to existing measures, as well as to obtain input and confirm the nature and scope of measures to be included in the CAP. We will also work with the City during review of the preliminary draft measures to gather necessary activity data and develop participation rates or performance targets and other parameters that will be required for further analysis.

Following City review of the preliminary draft GHG measures list, Ascent will revise the list into a set of draft GHG reduction measures that will be more fully developed and analyzed and will be submitted to the City for review and confirmation. We will develop the full list of GHG emissions reduction measures to include agency implementation costs based on a scale of low, medium, or high (i.e., \$, \$\$, \$\$\$), the GHG reduction potential, which agencies and departments would be responsible for implementation, potential partnerships, funding opportunities, and key performance indicators. The full list of measures will also identify co-benefits associated with each measure, which may include improved adaptive capacity, improved energy security, improved public health, improved air quality, and local green jobs, among others. These metrics will be used to prioritize implementation of the CAP measures.

After all measures have been confirmed, we will quantify the GHG reductions expected to be achieved by the measures, along with a GHG reduction gap analysis for the draft GHG reduction measures to determine whether the draft measures will achieve the GHG reduction targets. We will use case studies, peer-reviewed scientific applications, state guidance documents, and other verified sources to inform these calculations, ensuring a high level of accuracy. We will document all information, assumptions, and target indicators used to quantify potential emissions reductions in a single master dataset for the GHG gap analysis. Ascent will present these findings in Technical Memorandum #3.

Deliverables

- ✓ One draft list and one final list of GHG reduction measures in Microsoft Excel workbook (electronic)
- ✓ Draft and final Technical Memorandum #3 (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on draft list of GHG reduction measures in Microsoft Excel workbook (electronic)
- ✓ One consolidated, nonconflicting set of comments on Technical Memorandum #3 in strikethrough/underline (electronic)

Task 5: Climate Adaptation Strategies

Ascent will assess the risks that Rancho Cordova faces due to the impacts of climate change and develop detailed strategies the City can adopt to increase community-wide climate resilience. These strategies will support and build upon existing resources and efforts undertaken by the City and, where appropriate, the strategies will also support the CAP GHG reduction measures to improve energy resilience and water conservation as well as other potential co-benefits.

Ascent will prepare a vulnerability assessment, to be presented in Technical Memorandum #4, that evaluates the city's vulnerability to climate change over multiple time periods. This scope of work proposes an assessment of climate exposure during the following time periods: near-term (2021–2050), mid-century (2040–2070), and late-century (2070–2100), per guidance in the California Natural Resource Agency's California Adaptation Planning Guide 2.0. Ascent can work with City staff to identify whether other time scales are preferred.

The vulnerability assessment will be based on existing climate vulnerability and adaptation work in Sacramento County; regional efforts such as the multi-jurisdictional LHMP update, Sacramento Metropolitan Air Quality Management District (SMAQMD) Capital Region Urban Heat Island Mitigation Project, Sacramento County Urban Water Management Plan, Sacramento County Fire Department Wildland Fire Management Plan, and input from community engagement efforts. We will use the best available data, guidance, and tools (i.e., Cal-Adapt, California Heat Assessment Tool, California Healthy Places Index) to address any gaps that have not yet been identified through previous efforts in the region, including impacts on vulnerable populations or historically disadvantaged communities in the city. Examples of guidance and tools include California's Fourth Climate Change Assessment Sacramento Valley Region, the California Natural Resource Agency's California Adaptation Planning Guide, the California Environmental Protection Agency's Preparing California for Extreme Heat: Guidelines and Recommendations, and the California Department of Public Health's Integrating Public Health in Climate Action Planning.

We will work with City staff and other stakeholders to develop a matrix of potential adaptation and resilience strategies that include and build upon those identified in the LHMP update. To prioritize the potential recommended strategies, we will use the following proposed additional criteria: overall vulnerability for associated strategy, cost of implementation scale (i.e., low, medium, high), existing City efforts, and established co-benefits from the GHG measure identification task (Subtask 4.2).

The draft Technical Memorandum #4 will be submitted to the City for review, and we will prepare a final version that incorporates City comments. After it is finalized, the vulnerability assessment can be incorporated into a chapter of the CAP. The vulnerability assessment and adaptation strategies will be developed to be consistent with the requirements of SB 379, which require climate change to be considered in the next update of the City's General Plan Safety Element. This approach will allow the vulnerability assessment and strategies to be incorporated into the City's concurrent General Plan update process, as needed. This chapter will be dedicated to addressing the topic of resilience and will include an introduction that explains the concept of resiliency and its relationship to adaptation and vulnerability.

Deliverables

- ✓ Draft and final Technical Memorandum #4 (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on draft Technical Memorandum #4 (electronic)

Task 6: Draft Climate Action Plan**Subtasks 6.1 and 6.2: Administrative Draft CAP and Screencheck Draft CAP**

Ascent will prepare a comprehensive administrative draft of the CAP for review by City staff. This effort will include assembly and integration of the work and products of prior tasks into the CAP. Prior to initiating preparation of the draft documents, we will prepare a template for City review, identifying the organizational framework and locations where key topics will be addressed. The organization and format of the administrative draft of the CAP is anticipated to include the following chapters and will provide details such as specific sources and subheadings:

- ▶ Executive Summary
- ▶ Chapter 1. Introduction to CAP, including an overview of climate change issues and the purpose/goals of the CAP and a summary of the CAP process. This section will include a discussion of the requirements of the CAP development and community engagement processes.
- ▶ Chapter 2. Background information section, describing the science underlying climate change and the impacts anticipated for the city. This section will also describe existing federal and state regulations related to GHG emissions and climate change, regional coordination including transportation planning, and other regional planning efforts related to the CAP.
- ▶ Chapter 3. GHG inventory, forecasts, and targets section, reporting the GHG emissions inventory and projected emissions by sector. This chapter will include the BAU forecast and legislatively adjusted forecast, accounting for federal and state measures that result in lower GHG emissions in the city. The inventory, forecasts, and targets will be graphically depicted to allow visualization of the local context.
- ▶ Chapter 4. GHG reduction measures, which will be presented by emissions sector and include measures with quantified GHG reductions, and non-quantified but supportive measures.
- ▶ Chapter 5. Adaptation section, which identifies the climate change vulnerabilities in the city, as well as an approach to address the city's adaptive capacity.
- ▶ Chapter 6. Implementation and monitoring, using an adaptive management approach, which identifies and prioritizes how actions will be implemented, including the level of implementation (mandatory or voluntary), responsible staff or agency for implementation, near-term and long-term steps, key performance indicators, and monitoring metrics. The CAP's qualification of meeting State CEQA Guidelines Section 15183.5 will also be discussed in this chapter, which will introduce how CEQA streamlining can work for discretionary projects.
- ▶ Chapter 7. Funding and financing opportunities, which identifies funding opportunities available through grants, private public partnerships, utilities, and state agencies to implement the GHG reduction measures.
- ▶ Chapter 8. Works cited, which will cite all work, protocols, agencies, or persons contacted in the development of the CAP.
- ▶ Appendices. A detailed methodology and assumptions section to document and provide transparency in how the inventory, forecasts, and reductions were calculated.

The outline shown here is one example of how information could be presented. We will work with the City to understand expectations to tailor this outline and confirm the tone and format, GHG measures framework, balance between information presented in chapters and appendices, and overall design of the document. Ascent has a strong graphics and design team that can develop a project logo, templates, and color schemes for CAP branding. The CAP would need to include all relevant information consistent with Section 15183.5 of the State CEQA Guidelines, and we will make recommendations on critical content to be included in the body of the CAP to achieve that consistency while making the document concise, accessible, and engaging.

Development of the CAP will cover all facets of equity (i.e., procedural, distributional, and structural). As a long-range, far-reaching City planning document that incorporates multiple topics, the CAP will be a valuable resource to begin advancement toward structural equity in Rancho Cordova. Structural equity involves making planning decisions that recognize and address the underlying structural and institutional systems that are at the root of economic, social, and racial inequities. An approach based on structural equity examines whether planning decisions to achieve climate resilience also eliminate poverty, create workforce development opportunities, address racism, increase civic participation and social cohesion, protect housing availability and affordability, increase educational outcomes, and improve public health outcomes.

Upon confirmation of the outline for the CAP, we will prepare administrative and screencheck draft documents and submit them to the City for review and comment. The administrative draft version will not include the final graphic design; the goal will be to obtain City feedback and approval on content. The screencheck draft documents will include full graphic design.

Deliverables

- ✓ Initial outline of CAP in Microsoft Word (electronic)
- ✓ Administrative draft CAP in Microsoft Word (electronic)
- ✓ Screencheck draft CAP in Microsoft Word (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on the administrative draft CAP in strikethrough/underline (electronic)
- ✓ One consolidated, nonconflicting set of comments on the screencheck draft CAP in strikethrough/underline (electronic)

Subtask 6.3: Public Draft CAP

Following receipt of City comments on the screencheck draft CAP, we will prepare a public draft version. The CAP will be tailored to the City's preferred format and place an emphasis on providing information visually using maps, graphics, tables, and matrices. Explanatory text will read clearly and concisely.

Deliverables

- ✓ Public draft CAP in Microsoft Word (electronic)

Task 7: CEQA Streamlining**Subtask 7.1: CEQA Document**

Ascent will work with the City to determine the appropriate level of environmental review to support adoption of the CAP developed in Task 6. The City's decision regarding adoption of the CAP is a discretionary action; therefore, environmental review of the proposed CAP will be necessary to evaluate the potential for physical environmental effects that could result from implementation. This task will be led by Pat Angell, an Ascent principal with extensive experience navigating CEQA compliance and a long history of working with the City. Our climate planning team also has in-depth expertise in CEQA. We will be proactive in identifying measures in earlier tasks that have the potential to result in physical changes on the environment to inform the CEQA document.

An addendum to the certified EIR prepared for the City's 2006 General Plan may be appropriate if the City proposes modifications to the existing General Plan as part of the CAP that would establish a nexus to that document but not result in new or substantially more severe environmental effects than previously disclosed, and if there has not been a substantial change in circumstances or information that could not have been known when the EIR was adopted. If there is no proposed modification to the City's General Plan and because the EIR for the General Plan did not specifically contemplate preparation of a climate action plan or other plan for the reduction of greenhouse gas emissions, the most appropriate path for CEQA compliance may be a stand-alone Initial Study.

The Initial Study will objectively evaluate the environmental effects of GHG reduction measures proposed in the draft CAP. It will be based upon the checklist in Appendix G of the State CEQA Guidelines. For each resource section, Ascent will describe existing conditions, assess potential environmental impacts, and recommend feasible mitigation measures for potentially significant impacts. The Initial Study will incorporate, to the greatest degree possible, existing setting information from the City's General Plan EIR. Sufficient analysis and explanations for checklist determinations will be provided as substantial evidence to support the conclusions, consistent with CEQA requirements and prior legal direction from the courts. It is assumed that the City will be responsible for Assembly Bill (AB) 52 tribal consultation requirements.

Ascent will discuss the result of the draft Initial Study with the City to confirm the appropriate level of CEQA documentation. If implementation of the CAP is determined to result in no impact, less-than-significant impacts, or impacts that can be reduced to a less-than-significant level with mitigation, Ascent will move forward with preparation of a Negative Declaration (ND) or Mitigated Negative Declaration (MND). If significant and unavoidable impacts are identified, we will advise the City regarding potential options to move forward with CEQA evaluation. For the purpose of this scope, it is assumed that the Initial Study will support the preparation of a Negative Declaration (or Mitigated Negative Declaration). If significant impacts are identified that cannot be addressed through the Initial Study/Negative Declaration, Ascent will work with City staff to determine the level of effort required (e.g., focused EIR) and identify any necessary updates to the scope of this task and associated budget.

Ascent assumes three rounds of review and revision to finalize the content of the Initial Study. We will incorporate staff comments and prepare a public ND/MND, Initial Study, and the CEQA-required Notice of Completion (NOC). This scope of work assumes that the Initial Study will be published along with the draft CAP and revised as necessary to reflect public comments and any changes in the draft CAP that occur during finalization. Ascent can assist the City with submitting these documents to the State Clearinghouse.

Following public review, Ascent will coordinate with the City, which will collect public and agency comments received on the ND/MND and provide them to Ascent. We will prepare responses to the comments. The responses are assumed to require only clarification and/or explanation of the analysis and conclusions in the ND/MND without the need to revise the analysis or perform additional modeling. We will prepare a draft response to comments in a technical memorandum and will submit it to the City for up to two rounds of review. Ascent will incorporate changes in response to one set of consolidated City staff comments on each version. After up to two rounds of review, we will prepare a final technical memorandum. The City will be responsible for distributing the Notice of Intent to Adopt an ND/MND to the public and appropriate agencies.

The Ascent team will support City staff in preparing reports, presenting, and be available to respond to any CEQA-related questions at the City Council hearings where the CAP will be considered for adoption.

Deliverables

- ✓ Administrative draft Initial Study (electronic)
- ✓ Screencheck draft Initial Study (electronic)
- ✓ Final draft Initial Study (electronic)
- ✓ Negative Declaration/Mitigated Negative Declaration (electronic)
- ✓ Administrative draft Response to Comments Memorandum (electronic)
- ✓ Screencheck Response to Comments Memorandum (electronic)
- ✓ Final Response to Comments Memorandum (electronic)
- ✓ Notice of Completion (electronic)

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on administrative draft CEQA document (electronic)
- ✓ One consolidated, nonconflicting set of comments on screencheck draft CEQA document (electronic)

Subtask 7.2: CEQA Project Management, Coordination, and Meetings

This task includes management of the CEQA process, including schedule and budget management, CEQA management team coordination with internal team members, coordination between the Ascent and City CEQA teams, and participation in up to six meetings with the City. Please note that budget for the CEQA management team's attendance at the City Council hearings is provided in Task 8.

Deliverables

- ✓ Monthly progress reports
- ✓ Schedule maintenance and updates

Subtask 7.3: CAP Consistency Review Checklist

Ascent anticipates that the City's CAP will meet the qualifications set forth in Section 15183.5(b)(1) of the State CEQA Guidelines, allowing the City to unlock CEQA tiering benefits that streamline environmental review of future development projects that are consistent with the CAP. Following adoption of the environmental document (see Subtask 7.1, above), the "qualified" CAP may be used in the cumulative analysis of later projects. To facilitate this process, Ascent will prepare a CAP Consistency Review Checklist to assist applicants in determining whether a proposed development project is consistent with the CAP. The purpose of the checklist will be to provide a streamlined review process for projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. Projects that demonstrate consistency with the CAP and the General Plan may be able to conclude no additional significant environmental effects in their CEQA review (see an example of our CAP Consistency Review Checklist in [Appendix B](#)). Projects that do not demonstrate consistency may, at the City's discretion, include a more comprehensive project-specific analysis of GHG emissions consistent with CEQA requirements.

This task will be integrated with the development of the CAP, with the draft checklist produced once the CAP measures are finalized. We will work with the City to identify the appropriate metrics to allow projects to demonstrate consistency with the CAP. The goal of this task is to allow projects that are consistent with the CAP to proceed without requiring a separate quantitative project-level analysis. The checklist will include instructions on its application to individual projects. Ascent can train City staff on using the checklist and assist in initiating the implementation process.

Deliverables

- ✓ Draft and final CAP Consistency Review Checklist (electronic)
- ✓ Training for City staff

City Responsibilities

- ✓ One consolidated, nonconflicting set of comments on the draft CAP Consistency Review Checklist in strikethrough/underline (electronic)

Task 8: City Council Hearings

Ascent will attend City Council hearings related to the CAP once associated documents have been made public. Up to three members of the Ascent team will attend each meeting/hearing, as well as provide support to City staff. We will also take notes at a summary level of comments received, outcomes of the meeting, and input from the City Council.

Deliverables

- ✓ Two hearings with the City Council (up to three Ascent team members will attend each hearing)
- ✓ Meeting summaries for each advisory body meeting (electronic)

Task 9: Final Climate Action Plan**Subtask 9.1: Administrative Final CAP**

Following public review, City staff review, and input from the Planning Commission and City Council, we will work with City staff to review comments received and identify any potential changes needed to the public draft CAP. We assume City staff will be responsible for tracking and organizing public comments received on the CAP and written responses to public comments. Ascent will provide technical support on preparation of responses to comments on the CAP, if desired. The City will provide direction to the Ascent team for appropriate revisions to the plan in response to public comments. We will submit an administrative final CAP to the City for review and comment.

Deliverables

- ✓ Attendance and participation at one Planning Commission meeting
- ✓ Administrative final CAP (electronic)
- ✓ Technical responses to public comments as needed (electronic)

City Responsibilities

- ✓ Track and organize public comments, written responses to public comments
- ✓ One consolidated, nonconflicting set of comments on the administrative final CAP in strikethrough/underline (electronic)

Subtask 9.2: Final CAP

Based on comments on the administrative final CAP and upon final direction of City staff, Ascent will prepare the final CAP for a City Council hearing and consideration for adoption and posting on the City's website. The final CAP documents will be provided in Microsoft Word so the City can easily update the documents. The final CEQA document will also be made available on the City's website.

Deliverables

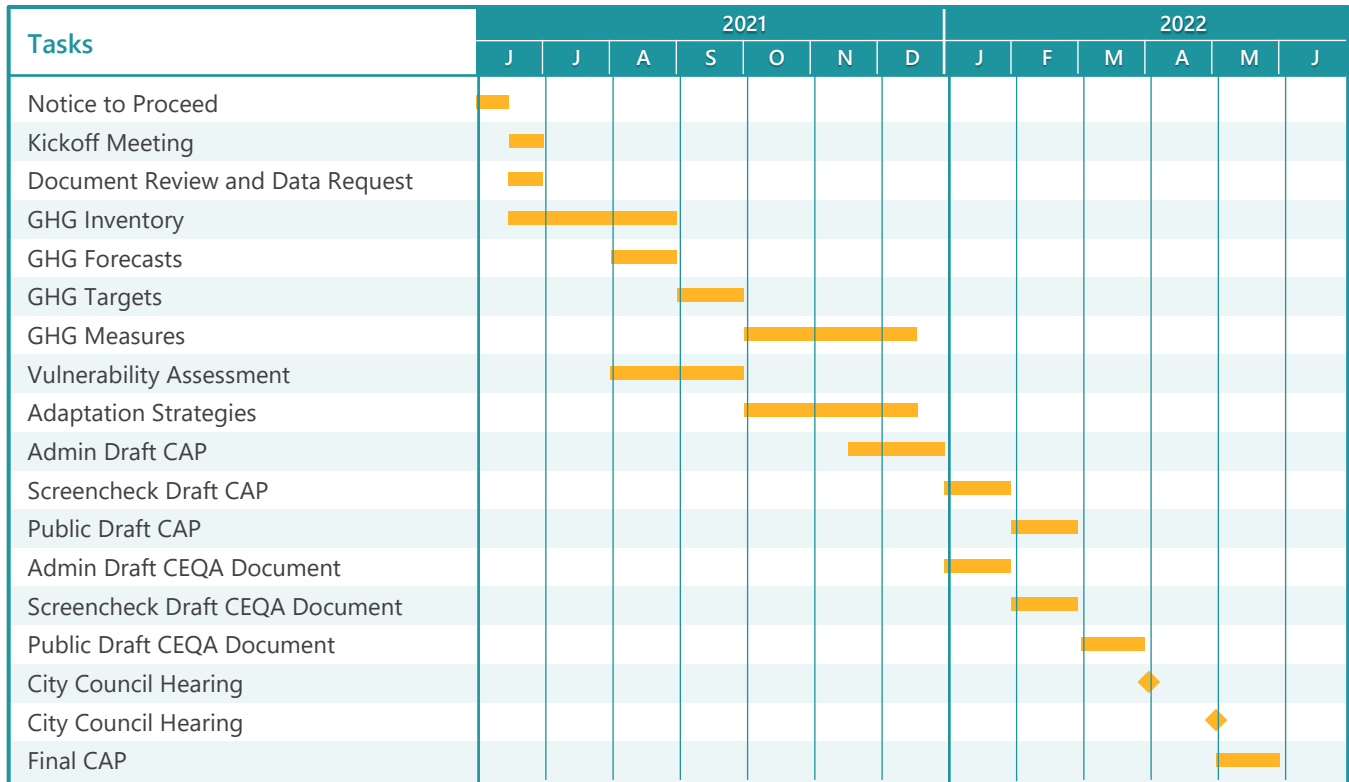
- ✓ Final CAP in Microsoft Word (electronic)

City Responsibilities

- ✓ Post final CAP on City's website

PROPOSED WORK SCHEDULE

The anticipated start time for this project is summer 2021, with the bulk of the technical analysis and a draft plan complete before the end of the calendar year, and refinement/finalization of the plan extending into 2022. Consultant will include a proposed timeline for key project deliverables in its response the RFP.



COMMUNITY/STAKEHOLDER ENGAGEMENT PLAN

A Community/Stakeholder Engagement Plan is provided in [Appendix C](#). This plan was prepared in accordance with the RFP's request to include this plan in the proposal. The plan is based on our best understanding of the CAP's outreach needs but can be refined and will be implemented under Task 2 in the proposed Scope of Work.

COST OF SERVICES AND PROJECT BUDGET

The proposed budget (cost) for the City of Rancho Cordova Climate Action Plan is presented following this page. To promote clarity, the following assumptions explain the basis of the proposed price. The price is estimated based on a good-faith, current understanding of the project's needs. If selected, the Ascent team is interested in discussing the City's needs and revising the scope of work and price, as warranted, to meet expectations.

Cost Assumptions

1. **Proposed Price Validity.** The price proposed to carry out the scope of work is valid for 120 days from the date of submittal, after which it may be subject to revision.
2. **Time and Materials.** Work is authorized on a time-and-materials basis and will be billed monthly.
3. **Schedule.** The price is based on the proposed schedule. If the schedule is protracted significantly (more than 60 days) for reasons beyond Ascent's control, a budget amendment may apply to the remaining work. Ascent will consult with the City about a course of action.
4. **Completion of Work.** The scope of work is complete upon the acceptance by City staff of the final deliverable.
5. **Price and Staff Allocation to Tasks.** The proposed price has been allocated to tasks. Work has been assigned to the identified staff or labor category. Ascent may reallocate budget or staff among tasks, as needed, as long as the total contract price is not exceeded.
6. **Changes to the Project or Measures.** If the descriptions of the project or measures are changed after they have been approved for use by the City, a budget amendment will be warranted to the extent completed work needs to be revised or redone.
7. **Scope of Analysis.** The price is based on the proposed scope of analysis. If new technical issues, alternatives, field surveys, modeling, or analysis is identified after contract execution, a budget amendment would be warranted.
8. **Adequacy of Provided Materials.** Materials provided by others are assumed to be complete and adequate for use in the analysis. If supplemental or revised analysis, studies, data, or fieldwork is needed to render such materials adequate, a budget amendment would be warranted.
9. **Preliminary Draft Review Cycles and Reviewers.** Review cycles and reviewers of preliminary drafts are specified in the scope of work. Responses to additional reviewers, review cycles, or versions of preliminary drafts can be provided with a budget augmentation.
10. **Consolidated Comments.** The City will provide Ascent with one consolidated set of reconciled, nonconflicting comments on preliminary drafts.
11. **Responses to Public Comments.** After public review of the draft environmental document, Ascent will prepare a list of commenters; compile, organize, review, and evaluate comments; and coordinate with the City to develop response strategies. Up to 20 labor hours are budgeted for preparing responses to comments. If the number or complexity of comments requires a greater level of effort, Ascent and the City will coordinate about a course of action and budget augmentation, if needed.
12. **Litigation Support.** Ascent is available to assist in the City's response to a lawsuit, subject to a contract amendment. Except for electronic files of cited references, assembly of an administrative record or project record is not included but can be provided with a budget augmentation.

Fee Schedule

After March 1, 2022, budget augmentations and contract amendments will be calculated using updated billing rates, unless precluded by contract terms.

Labor Classification	Staff Name(s)	Billing Rate
Principal-in-Charge	Honey Walters	\$320
Project Manager	Dan Krekelberg	\$160
Assistant Project Manager	Alyssa Way	\$150
Principal Environmental Planner	Pat Angell	\$290
Senior Environmental Planner	Jessica Babcock	\$155
Environmental Planner	Kai Lord-Farmer	\$145
GIS Specialist	Phi Ngo	\$135
Principal Transportation Planner	David Robinson	\$300
Direct Costs	Rates	
Reproduction: 8½" by 11"	\$0.07/page (black and white); \$0.26/page (color)	
Reproduction: 11" by 17"	\$0.14/page B&W; \$0.52/page color	
Reproduction: Plotter	\$5/square foot	
Reproduction: CDs and USB drives	\$10/disc; \$15/USB	
Automobile Mileage (IRS rate in effect)	\$0.545	
Lodging and/or Per Diem	Government rates or as negotiated	
Other Direct Costs	As incurred	

Proposed Budget

Ascent's proposed budget for the City of Rancho Cordova Climate Action Plan is \$273,000. The cost will be on a time-and-materials, not-to-exceed basis, and payment will be monthly (i.e., net 30).

CAP COST SHEET		
Task		Cost (labor & materials)
1.	Project Initiation	\$20,000
2.	Community/Stakeholder Engagement	\$35,000
3.	Baseline Greenhouse Gas Emissions	\$33,000
4.	GHG Emissions Reduction Targets	\$25,000
5.	Climate Adaptation Strategies	\$20,000
6.	Draft Climate Action Plan	\$59,000
7.	CEQA Streamlining	\$55,000
8.	City Council Hearings	\$8,000
9.	Final Climate Action Plan	\$18,000
Total Cost		\$273,000

CURRENT VOLUME OF WORK

Ascent has a well-known reputation for meeting deadlines. With the resources of 100 professionals to support projects with fast-track schedules, Ascent can assure the City of Rancho Cordova of consistent, high-quality performance on time and on budget. We understand that adhering to a schedule is often critical for our public agency clients for a variety of reasons, including grant funding and policy goals, but also because the schedule is closely tied to budget and cost. Scheduling systems at Ascent are designed to allocate resources to meet all client due dates, regardless of their timing or number of deadlines in each period. We use Deltek Vision software for labor projections and time management. Ascent has a policy of reviewing our current backlog before proposing on new projects. We will “no go” a project if we do not feel as though we will have the resources or time to meet the project schedule. Thus, we are already committed to the City in deciding as a firm to pursue this work. We prioritize frequent communication with our clients to ensure early issue identification and resolution, as needed, to prevent schedule conflicts.

REFERENCES FROM SIMILAR PROJECTS

Clients for whom the proposed project management team has worked in the past provide the best testimony as to our performance and commitment on their projects. Following are a list of similar projects; we encourage the City to contact the following references for an appraisal of the services they received from Ascent staff.

Sacramento County CAP. Ascent served as the lead contractor supporting the County of Sacramento with preparing a multiphase CAP aligned with the County’s adopted General Plan and Climate Emergency Resolution. The plan includes communitywide and government operations GHG reduction strategies and measures through 2030. The plan also includes a vulnerability assessment and several adaptation strategies that will help the County develop the necessary elements to comply with the requirements of SB 379 in updating the County’s Safety Element to address the anticipated impacts of climate change. The CAP included extensive stakeholder and public outreach, initially conducted through in-person workshops, then transitioned to virtual meetings. This CAP is seeking CEQA streamlining for future projects with potential environmental impacts for the CAP evaluated and an addendum to the existing General Plan EIR.

Client Reference: Todd Smith, Principal Planner | [p: 916.874.6918](tel:916.874.6918) | [e: smithtodd@saccounty.net](mailto:smithtodd@saccounty.net)

City of Elk Grove Community Mobility Resilience Plan. The Community Mobility Resilience Plan focuses on three areas that the City considers to be the top priorities in terms of adaptation to climate change: extreme heat, flooding, and the fiscal impact to the City of loss of sales tax revenue due to shifts in transportation behavior and technology. Ascent is leading a dynamic and inclusive planning process to fully understand how Elk Grove will be exposed to climate change over the next century, analyze how these changes will likely impact the city, and develop a climate adaptation plan to ensure the city can continue to thrive in the future. Plan development includes a transparent, stakeholder-informed community process including public workshops, online outreach and education, and the formation of three working groups corresponding to the three focus areas in the plan comprising City staff, representatives from state and regional agencies, community organizations, and residents.

Client Reference: Christopher Jordan, Director, Strategic Planning and Innovation | [p: 916.478.222](tel:916.478.222) | [e: cjordan@elkgrovecity.org](mailto:cjordan@elkgrovecity.org)

San Diego County CAP and Supplemental EIR. Ascent is working with the County of San Diego to develop an ambitious, visionary CAP that strives to meet a 2030 target to mitigate for the County’s General Plan and a carbon neutrality goal for 2035–2045. The CAP is being developed in alignment with a Regional Decarbonization Framework that envisions a zero-carbon future for San Diego. Development of the CAP includes far-reaching, inclusive outreach that captures county residents who have not typically been represented in planning and political processes.

Client Reference: Kelly Bray, Sustainability Project Manager | [p: 858.495.5384](tel:858.495.5384) | [e: Kelly.Bray@sdcounty.ca.gov](mailto:Kelly.Bray@sdcounty.ca.gov)

CONFLICT OF INTEREST STATEMENT

We understand the critical importance of objectivity and credibility with the community, and we respect the City of Rancho Cordova’s reputation for integrity and public transparency. Ascent is not aware of any actual, potential, or perceived conflicts that would prevent our full and objective participation in this work for the City.

STATEMENT OF PROPOSED MODIFICATIONS

Ascent has reviewed the City of Rancho Cordova Professional Services Agreement and insurance requirements included in the Request for Proposal and takes no exceptions.

A RESUMES



Honey Walters

PRINCIPAL-IN-CHARGE

YEARS OF EXPERIENCE

21

EDUCATION

MS, Atmospheric Science, University of California, Davis

BS, Environmental Science, Indiana State University

PROFESSIONAL TRAINING

Lakes Environmental Software Course:
Air Dispersion Modeling Workshop

Dillingham Software Engineering, Inc.
and BlueScape Environmental: Air Toxics
Health Risk Assessment

Sacramento Metropolitan Air Quality
Management District (SMAQMD)
Course: Air Quality Impact Assessment
Workshop

California Air Resources Board (ARB)
Courses #100: Fundamentals of
Enforcement/Visible Emissions
Evaluation, and Course #243: Aggregate
Plants

Trinity Consultants: Introduction to Air
Quality Regulations; and New Source
Review/Prevention of Significant
Deterioration Workshop

Brüel & Kjaer: Principals of Acoustics
and the Measurement of Sound;
Principals of Vibration Measurement;
and Sound Power Workshop

AFFILIATIONS

American Planning Association (APA)

Association of Environmental
Professionals (AEP)

American Meteorological Society (AMS)

Air and Waste Management Association
(AWMA)

National Association of Environmental
Professionals (NAEP)

Institute of Noise Control Engineering
(INCE)

Honey Walters leads Ascent's air quality, greenhouse gas, and noise analysis practice. She is an expert in air quality impact and compliance analysis, GHG analysis and reduction planning, and noise impact analysis and mitigation planning. Honey has 21 years of professional experience in the private and public sectors. Her extensive computer modeling experience is coupled with a strong educational background in air pollution chemistry and climate change science, with Bachelor and Master of Science degrees in environmental chemistry and atmospheric science. She has worked directly with numerous state and local agencies, including the California Air Resources Board, California Air Pollution Control Officers Association, Bay Area and Sacramento Metropolitan Air Quality Management Districts, and the Office of the Attorney General on the development of GHG thresholds of significance, analytical methods, and reduction strategies for California. She has worked with the Cities of Albany, Piedmont, Mountain View, and Burbank and the Counties of San Joaquin, Yuba, Yolo, and Alameda to develop climate action plans; and the Bay Area Air Quality Management District to develop thresholds of significance (including the first numeric GHG threshold for land use development projects tied to Assembly Bill 32).

PROJECT EXPERIENCE

Rio del Oro Specific Plan EIR/EIS

City of Rancho Cordova

Senior Air Quality and Climate Change Specialist

Honey managed the preparation of the climate change and air quality analyses for the Rio del Oro Specific Plan EIR/EIS. The project area consists of just over 3,800 acres of a mix of residential, industrial, commercial, public uses, and open space in eastern Sacramento County in Rancho Cordova. Honey also evaluated air quality impacts using a variety of technical models for five alternatives, each at an equal level of detail. Honey developed a methodology for quantification of GHG emissions and evaluation of the project's incremental cumulative contribution to global climate change in absence of any adopted or recommended guidance or significance thresholds from federal, state, or local agencies. The climate change analysis presented in this document, which included a calculation of project-generated GHG emissions, and a threshold based on the project's efficiency with respect to AB 32, was one of the first of its kind in California.

SunCreek Specific Plan EIR/EIS

City of Rancho Cordova

Senior Air Quality Specialist

The 1,253-acre SunCreek Specific Plan project site is located on the south side of U.S. Highway 50 in Rancho Cordova. The project included approval of various discretionary entitlements in support of a specific plan for a mixed-use development supporting a combination of a broad range of residential uses, employment-generating uses, recreational and open space uses, public/quasi-public uses, and a wetland preserve. The construction of new infrastructure systems and several on- and off-site roadway improvements were proposed to support the mixed-use development. Honey analyzed air quality impacts from project implementation in accordance with SMAQMD-recommended methodologies.

SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy EIR

Sacramento Area Council of Governments

Principal-in-Charge

SACOG is responsible for developing the federally required MTP and SCS in coordination with the 22 cities, six counties, and other partner agencies in the greater Sacramento region. Transportation projects in the six-county region using federal and state funding must be included in the MTP/SCS, which must conform to air quality goals for the region, satisfy financial constraints such that all transportation projects can be reasonably funded, and undergo extensive public review. Honey served as the technical lead for the development of the air quality, energy, and GHG technical sections for the MTP/SCS EIR.

Sacramento County Climate Action Plan

County of Sacramento

Principal-in-Charge

Ascent served as the lead contractor supporting the County of Sacramento with preparing a multi-phase Climate Action Plan (CAP) aligned with the County's adopted General Plan and Climate Emergency Resolution. The plan includes communitywide and government operations greenhouse gas (GHG) reduction strategies and measures through 2030. Upon adoption it will serve as the County's qualified plan for the reduction of GHG emissions in accordance with criteria identified in Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, in order to facilitate streamlining of GHG emissions analysis for individual development projects that are consistent with the CAP. The plan also includes a vulnerability assessment and several adaptation strategies that will help the County develop the necessary elements to comply with the requirements of SB 379 in updating the County's Safety Element to address the anticipated impacts of climate change. Preparation of the CAP included robust public outreach and stakeholder engagement, led by Ascent, and an addendum to the General Plan EIR to evaluate potential impacts of plan implementation. Honey Walters served as principal in charge advising on the development of GHG reduction strategies, targets, stakeholder engagement and QA/QC of final deliverables.

Elk Grove General Plan Update and Climate Action Plan Update

City of Elk Grove (Subcontractor to Michael Baker International)

Principal-in-Charge

Ascent assisted with updates to the City of Elk Grove General Plan, including the air quality, noise, and climate change/GHG sections of the Program EIR, as well as a comprehensive update to the City's CAP. The City updated the CAP concurrent with the GPU, and the updated CAP is a separate document from the General Plan, while key high-level climate change policies are incorporated into the General Plan Policy Document. The City's goal is for the CAP update to serve as a qualified GHG reduction plan that meets the criteria stated in CEQA Guidelines Section 15183.5 to enable streamlining of project-level GHG emissions analysis. Honey served as the principal-in-charge, overseeing the preparation of all phases of the CAP Update and EIR sections.

Folsom General Plan Update/Climate Action Plan, Sacramento County

City of Folsom

Principal-in-Charge

The City of Folsom last recently updated its General Plan in 1988 and is now updating the General Plan to provide a comprehensive policy framework that will help balancing the city's growth in a new annexation with preserving and maintaining distinct neighborhood characteristics and foster complementary and innovative infill and redevelopment opportunities. The new General Plan must address these issues as well as new State mandates and current topics that were not part of the 1988 General Plan, such as GHG emissions and climate change. Ascent is supporting supported the team with GHG analysis and CAP. Key tasks included a comprehensive update to the City's GHG emissions inventories for both municipal operations and communitywide sources, and preparation of GHG reduction targets and measures that will be embedded and integrated within the General Plan Policy Document and EIR. The updated General Plan will serve as the City's first CAP. Honey was the principal-in-charge of the GHG analysis, overseeing the technical approach and senior reviewing all work for quality assurance. This work entailed quantifying GHG emissions for the baseline inventory.

San Diego County Climate Action Plan and Supplemental EIR

County of San Diego Planning and Development Services

Principal-in-Charge

Ascent was retained by the County of San Diego to prepare a new CAP and associated EIR. The County prepared the updated CAP in response to litigation that led to rescission of the previous CAP. Ascent prepared the baseline GHG inventory and emissions forecasts for

community-wide sources and well as County internal operations. Ascent also worked with the County to develop GHG reduction targets for specific benchmark years (2020, 2030, 2040, and 2050). Ascent's scope of work included evaluation and quantification of the GHG reduction potential of the potential GHG reduction measures and a gap analysis to determine whether the proposed list of strategies would achieve the County's target. Ascent worked with the County to define a CAP implementation plan and an evaluation and monitoring framework. The CAP also includes a section on different methods to implement individual measures, monitoring GHG emissions in the County and maintaining and updating the CAP. Each measure also has associated information such as recommended schedule of implementation, specific entities responsible for implementation, and potential financing mechanisms to achieve identified reduction targets. Ascent also prepared the related EIR to assess the environmental impacts of the CAP and assisted the County with an extensive public outreach program to disseminate information to stakeholders and the general public. The public draft of the CAP and EIR have been published.

Napa County Climate Action Plan

County of Napa

Principal-in-Charge

Ascent prepared a comprehensive Climate Action Plan for the unincorporated area of Napa County. The CAP includes strategies for reducing GHG emissions from all sectors, including agriculture and natural and working lands (i.e., changes in carbon sequestration from land use conversion). The CAP also addresses the effects of climate change and strategies to promote adaptation to sea-level rise, increased wildfire risk, effects of heat on local populations and agriculture, and other effects Honey is the principal-in-charge, overseeing the technical approach and senior reviewing all work to ensure quality assurance.



Dan Krekelberg

PROJECT MANAGER

YEARS OF EXPERIENCE 12

EDUCATION

MS, Urban Management and Development; Climate and Sustainability Specialization, Erasmus University, Rotterdam, The Netherlands

BA, Government, California State University, Sacramento

PROFESSIONAL AFFILIATIONS

Capitol Region Climate Readiness Collaborative

Urban Land Institute (ULI) Sacramento

PROFESSIONAL CERTIFICATIONS

Leadership in Energy and Environmental Design (LEED) Green Associate

REPRESENTATIVE PROFESSIONAL WORKSHOPS/PRESENTATIONS

"Climate Action Planning Best Practices and Lessons Learned" Presenter, APA Central Coast Planning Academy, 2021

"Land Use and Environmental Planning in the Era of Climate Change: Climate Action Planning Methods and Case Studies", Guest Lecturer, UC Davis Continuing and Professional Education Course, 2020

"Site Planning and Environmental Analysis – Green Building Techniques", Guest Lecturer, UC Davis Continuing and Professional Education Course, 2019

Dan Krekelberg is an experienced project manager with public and private sector experience with leading the preparation climate action plans, land use plans, and energy efficiency programs. He brings a skill set aimed at integrating clean energy and conservation practices into new and existing California communities. His work has supported numerous federal, state, and local agencies with achieving energy conservation, renewable energy procurement, and greenhouse gas reduction goals.

PROJECT EXPERIENCE

Sacramento County Climate Action and Adaptation Plan

County of Sacramento

Project Manager

Dan serves as the as project manager, for the in-progress preparation of a CAP for Sacramento County. In this role Dan is leading a team of specialists on preparing components of the CAP document, technical appendices, and CEQA document. He is responsible for management of the project budget, scheduling, day-to-day client coordination and prepares for and presents at stakeholder workshops and publicly attended environmental commission meetings. In early phases of the project Dan provided technical support on preparation of communitywide and municipal GHG emissions inventories, forecasts, targets and GHG reduction measures designed for consistency with statewide climate change policies.

Yolo County Sustainability Plan and Greenhouse Gas Inventory Update

County of Yolo

Project Manager

Dan led preparation of a Sustainability Plan for Yolo County and an update to the GHG inventory associated with Yolo County's 2010 Climate Action Plan. This involved preparing a new inventory for a 2016 baseline year as well as updating the previous 2008 inventory to use comparable data sets, methodologies and the latest GHG accounting protocols. This inventory also covered incorporated cities within in the County, including Davis, Woodland, and Winters as part of a regionally coordinated climate action planning framework. [2018]

Ventura County 2040 General Plan, Climate Action Plan, and EIR

County of Ventura (Subcontractor to Mintier Harnish)

Climate & Energy Specialist

Dan wrote the climate change appendix and prepared GHG reduction policies and programs for inclusion in several elements of the County's Draft General Plan Update. He forecasted GHG countywide GHG emissions for business-as-usual and for target years 2020, 2030, 2040, and 2050 using demographic and vehicle activity projections for the unincorporated county.

CDCR Climate Action and Adaptation Plan, Statewide

California Department of Corrections and Rehabilitation

Climate & Energy Specialist

Dan authored the climate change adaptation and implementation and monitoring chapters for this statewide climate action and adaptation plan. This work included a detailed vulnerability assessment for 37 facilities which identified adverse effects of climate change on individuals and

properties including wildfire, flooding, droughts, and heat waves. Completion of this work required analyzing climate change impacts on a regional level and developing feasible measures to reduce exposure.

Metropolitan Water District of Southern California Climate Action Plan

Metropolitan Water District of Southern California

Project Manager

Ascent provided support with preparing a districtwide CAP for a water district serving 26 cities and water agencies serving 19 million people in six counties. The objective of this plan is to reduce GHG emissions throughout the district's operations including buildings, fleets, and water conveyance and distribution. Dan led tasks preparing a technical report recommending GHG reduction targets aligned with state and regional policies and provided technical support on developing GHG reduction measures targeting specific sectors including energy, waste, and transportation.

Imperial Valley Regional Climate Action Plan

Southern California Association of Governments

Energy Specialist

Ascent is developing a Regional CAP for the Imperial Valley region with funding from SCAG and in coordination with the Imperial County Transportation Commission (ICTC). Unincorporated Imperial County, and Cities of Brawley, Calexico, Calipatria, El Centro, Holtville, Imperial, and Westmorland are SCAG member agencies. The region presents unique challenges and opportunities in climate planning with longer trip lengths, large scale agricultural operations, proximity to the U.S./Mexico border, underlying air quality issues, and a local utility that supplies water and electricity (Imperial Irrigation District). Any plan for GHG reductions in the region needs to be developed while being sensitive to local economic conditions with the goal of setting the SCAG member agencies up for success. The Regional CAP includes a tailored profile and plan for each member agency that helps prioritize actions with multiple local co-benefits. Dan developed the initial regionwide GHG reduction strategies, participated in stakeholder outreach sessions, and performed technical reviews on regional GHG emissions inventories and an economic assessment of proposed GHG reduction measures.

SB 1383 Organic Waste Reduction Program, Statewide EIR

Department of Resources Recycling and Recovery – CalRecycle

Climate & Energy Specialist

The SB 1383 Short-Lived Climate Pollutant (SLCP) Organic Waste Methane Emission Reduction EIR is a program EIR prepared for CalRecycle to provide environmental compliance for proposed regulations that would direct statewide organic waste diversion to composting facilities and recovery of edible food to return to community consumption. CalRecycle, in consultation with the California Air Resources Board, has developed a regulatory approach that requires jurisdictions and other regulated entities to implement a suite of programs to achieve the statute's statewide mandates. Ascent is preparing the programmatic environmental document. Dan authored settings and impact analyses for the Air Quality, GHG, and Energy sections of this program EIR and contributed to the cumulative impacts section.

San Diego County Climate Action Plan and Supplemental EIR

County of San Diego Planning and Development Services

Climate & Energy Specialist

Dan is serving as the climate & energy specialist working with the County of San Diego to develop an ambitious, visionary CAP that strives to meet a 2030 target to mitigate for the County's General Plan and a carbon neutrality goal for 2035-2045. The CAP is being developed in alignment with a Regional Decarbonization Framework that envisions a zero-carbon future for San Diego. Development of the CAP includes far-reaching, inclusive outreach that captures County residents that have not typically been represented in planning and political processes. The CAP will also address the carbon sequestration benefits of the County's vast open spaces, rangelands, and agricultural lands. At the same time, Ascent is addressing County operations and developing GHG reduction measures that demonstrate the County's leadership in tackling climate change. The County's previous CAPs have been the subject of litigation on the narrow subject of General Plan Amendments and use of carbon offsets. The new CAP is being developed to respond to the court rulings and is focused on the County's anticipated land use maps.



Alyssa Way

ASSISTANT PROJECT MANAGER

YEARS OF EXPERIENCE

4

EDUCATION

MA, City and Regional Planning (Environment and Sustainability emphasis), California Polytechnic State University, San Luis Obispo

BA, Urban Studies (Sustainability emphasis), University of California, Irvine,

AFFILIATIONS

California American Planning Association (APA)

SOFTWARE CAPABILITIES

ArcGIS, Adobe Creative Suite, SketchUp, CalEEMod, EMFAC, OFFROAD

Alyssa Way is a climate change specialist with experience in environmental impact analysis, data analysis, technical writing, and document preparation. She has worked on projects related to CEQA analysis and climate action planning. Her multidisciplinary education and professional experience allow her to conduct in-depth technical environmental analysis and provide resolution. Alyssa has conducted numerous air quality and GHG analysis for EIRs and authored the GHG, air quality, and energy EIR sections for a variety of CEQA documents. She also serves as the air quality and GHG specialist for the County of San Diego, where she conducts reviews of applicant-submitted air quality and GHG studies and provides guidance on related issues for County projects and scoping for CEQA documentation.

PROJECT EXPERIENCE

Sunnyvale Climate Action Playbook Technical Support, Santa Clara County

City of Sunnyvale

Assistant Project Manager

Ascent is supporting the City of Sunnyvale in developing a consistency checklist and technical appendix for the City's Climate Action Playbook, as well as an addendum, in order for the Playbook to be a "qualified" GHG emissions reduction plan that can be used for streamlining of environmental review of City projects consistent with State CEQA Guidelines Section 15183.5. Alyssa is assisting with project management and conducting the technical analysis of qualifying the Playbook.

Placer County Climate Action Plan

County of Placer

Project Planner

In January 2020, Placer County adopted its Sustainability Plan. The County adopted the policy guided document to meet California's GHG emission reduction goals and reduce its risks from climate change. In the development of the Plan, Alyssa was tasked with developing GHG reduction strategies and quantified their emissions reductions in order for the County to meet GHG reduction targets beyond state and federal legislative reductions. She was also one of the primary authors for the Sustainability Plan document.

Contra Costa County Climate Action Plan

County of Contra Costa

Project Planner

Contra Costa County proposed to update its adopted December 2015 Climate Action Plan to align with the County's updated General Plan. The CAP update consisted of updating the 2013 interim inventory to year 2017 to meet the 2020 GHG reduction target. The CAP update also proposed forecasting emissions for the years 2030, 2040, and 2050. Alyssa was responsible for the proposed CAP inventory update and emissions forecasting of key emission sectors according to the County's General Plan update.

San Diego County Climate Action Plan and Supplemental EIR
County of San Diego Planning and Development Services

Climate Change Analyst

Ascent is working with the County of San Diego to develop an ambitious, visionary CAP that strives to meet a 2030 target to mitigate for the County's General Plan and a carbon neutrality goal for 2035-2045. The CAP is being developed in alignment with a Regional Decarbonization Framework that envisions a zero-carbon future for San Diego. Development of the CAP includes far-reaching, inclusive outreach that captures County residents that have not typically been represented in planning and political processes. The CAP will also address the carbon sequestration benefits of the County's vast open spaces, rangelands, and agricultural lands. At the same time, Ascent is addressing County operations and developing GHG reduction measures that demonstrate the County's leadership in tackling climate change. The County's previous CAPs have been the subject of litigation on the narrow subject of General Plan Amendments and use of carbon offsets. The new CAP is being developed to respond to the court rulings and is focused on the County's anticipated land use maps. Alyssa is responsible for conducting the air quality, greenhouse gas, and energy EIR analysis and sections for the CAP.

SANDAG Climate Planning Services, San Diego County
San Diego Association of Governments

Air Quality and Climate Change Specialist

Ascent was retained by SANDAG to standardize and streamline climate action planning in the San Diego region. The region is faced with the challenge of balancing sensitive environmental resources and ecosystems with the need for economic vitality. SANDAG, in its capacity as the regional planning agency, is uniquely positioned to transcend jurisdictional boundaries and engender a regional approach to this challenge. Ascent is assisting SANDAG in developing a regional framework that would leverage research and regional capacity to create a consensus-based, reduction measures) for combating climate change and reducing GHG emissions. The regional framework is intended to guide local governments in developing consistent GHG emissions inventories and projections, streamline data collection, set consistent GHG reduction targets that align with state goals, quantify GHG reduction measures, and develop CAPs consistent with CEQA. Ascent is preparing the regional framework to support SANDAG's Regional Transportation Plan, developing and distributing regional inventory data to all member agencies, developing CAPs for the Cities of Encinitas, Solana Beach, Vista, Escondido, El Cajon, San Marcos, and Lemon Grove, and providing monitoring tools for the City of Del Mar. Alyssa has served as the climate change analyst in developing CAPs for the Cities of Vista, Escondido, San Marcos, and Lemon Grove. The preparation of these CAPs includes disseminating GHG emissions inventories and projections, working with each city and its respective public representatives and citizens to evaluate and determine appropriate GHG emissions reduction measures to meet reduction goals, estimating the total GHG emissions reductions through the implementation of CAP measures, and providing each city with a CAP document presenting the information, findings, and goals in a clear and implementable manner.

Murrieta Climate Action Plan Update, Riverside County
City of Murrieta

Climate Change Analyst

Ascent led preparation of the City of Murrieta's Climate Action Plan update and the climate change, air quality, and noise analyses for the Focused General Plan Amendment (FGPA) Supplemental Environmental Impact Report (SEIR). Alyssa served as the climate change analyst during climate action planning process, developing the City's GHG reduction strategies for key emissions sectors and serving as the primary author for the updated Climate Action Plan. She also conducted air quality and greenhouse gas modeling and authored the air quality and greenhouse gas technical report for the SEIR.

Metropolitan Water District of Southern California Climate Action Plan
Metropolitan Water District of Southern California (Rincon Consultants)

Climate Change Analyst

Ascent was tasked with developing a list of potential GHG reduction measures, identifying costs and co-benefits, and quantifying GHG reductions. Alyssa co-developed a list of GHG reduction measures and quantified GHG reduction measures targeting specific sectors, including energy, waste, water, and transportation.

CEQA Compliance for Escondido Climate Action Plan Update, San Diego County
City of Escondido

Air Quality and Climate Change Analyst

An IS/MND was prepared to evaluate the potential effects of adoption and implementation of the Escondido CAP. The City's CAP includes GHG reduction measures that establish a framework to reduce community-wide GHG emissions consistent with legislative requirements. The CAP is part of a regional effort undertaken among a majority of San Diego County jurisdictions. Alyssa prepared several sections of the IS/MND for the updated CAP, including air quality, greenhouse gas, energy, and noise.



Patrick Angell

PRINCIPAL ENVIRONMENTAL PLANNER

YEARS OF EXPERIENCE 28

EDUCATION

BA, Environmental Science with a government emphasis, California State University, Sacramento

Land Use and Environmental Planning Certificate Program, UC Davis Extension

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Association of Environmental Professionals (AEP)—Superior California Chapter Director and CEQA Portal Chairman

REPRESENTATIVE PROFESSIONAL WORKSHOPS/PRESENTATIONS

"Climate Change and Water Supply Planning." 2009 California AEP Conference.

"Climate Change and Adaption." 2009 California APA Conference.

"CEQA Training Sessions." 2009 California AEP.

"Smart Growth Concepts and CEQA with General Plans." 2007 California AEP Conference.

"Mitigation Monitoring and Reporting Survey of California Cities and Counties." 2006 AEP Conference and 2006 National APA Conference.

*Two CEQA Workshops for county staff and the planning commission of El Dorado County

AWARDS

Rancho Cordova General Plan EIR, SACOG Regional Excellence Award and CCAPA Award.

PUBLICATIONS

"Land Use Issues Associated with Power Plant Facility Siting." California Energy Commission. 2002.

Patrick Angell is a principal at Ascent. He has 28 years of experience serving as a project director and manager and technical analyst for a variety of projects. Patrick specializes in environmental and urban land use planning and has performed tasks for projects such as water and wastewater facilities, energy facilities, flood control, residential subdivisions, mixed-use urban developments, general plans, and redevelopment plans. His experience includes establishing environmental review divisions for cities, coordinating and facilitating large-scale private and public projects, and preparing urban land use and growth analyses, recreation and visual resource studies, public services assessments, transportation and circulation studies, and cultural resource analyses. He has also been involved in the preparation of several CEQA and NEPA documents and technical studies.

PROJECT EXPERIENCE

Rancho Cordova Environmental Services Division Set-Up, Sacramento County

City of Rancho Cordova

Acting Environmental Division Manager

Patrick established the operations of the Environmental Services Division under the City's Planning Department. Tasks included coordination with Public Works Department staff and agency meetings with the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Regional Water Quality Control Board, and U.S. Army Corps of Engineers. Activities included preparation of environmental documents, management of environmental documents prepared by other consultants on behalf of the City, peer review of technical studies, public outreach, and mitigation monitoring (including fieldwork).

Rancho Cordova General Plan EIR, Sacramento County

City of Rancho Cordova

Project Manager

This EIR evaluated the City's first General Plan, including smart growth principles, detailed market analysis, land use modeling, and a business pro forma. Environmental issues included traffic impacts, growth projections, biological resource impacts to vernal pools and wetlands, water supply, visual resource impacts, and public service provision.

Rio del Oro Specific Plan EIS/EIR, Sacramento County

City of Rancho Cordova

Project Manager on Behalf of the City

The Rio del Oro Specific Plan consists of a mixed-use development project on 3,800 acres located on property previously used for testing of rocket engines. The project would require an Individual Permit under Clean Water Act Section 404 for wetland fill. The CEQA lead agency was the City of Rancho Cordova, while the NEPA lead agency was the U.S. Army Corps of Engineers. Key environmental issues included biological resources, water supply, traffic, hazards, and growth effects. Patrick managed another consultant that prepared the EIS/EIR.

Rancho Cordova Parkway Interchange Project EIR/EA, Sacramento County

City of Rancho Cordova

Environmental Project Manager

This project proposed to construct a new interchange over US 50 between Sunrise Boulevard and Hazel Avenue in Rancho Cordova. The interchange would be a “south-only” connection and would also include construction of a new arterial street called Rancho Cordova Parkway that would extend from the new interchange south to White Rock Road. The project sought federal funding for construction and was therefore subject to approval by FHWA and the Caltrans Department of Local Assistance. The project would also encroach on federal Bureau of Reclamation land and would require an encroachment permit from that agency. Patrick was responsible for overseeing and directing completion of all the necessary environmental tasks and analysis, including coordination with Caltrans Environmental Management, coordination with the Bureau of Reclamation, preparation of Caltrans-format technical reports, CEQA analysis (EIR), NEPA analysis (EA), attendance at project development team meetings, preparation of the Mitigation Monitoring and Reporting Program, acquisition of Resource Agency permits (404, 401, 1602, Section 7 Consultation), and construction monitoring.

Rio del Oro Granite Mining Reclamation Plan Environmental Review, Sacramento County

City of Rancho Cordova

Project Director

Patrick oversaw the processing of a Reclamation Plan and associated environmental review for an aggregate surface mining operation in the Rio del Oro Specific Plan area.

Sunnyvale Climate Action Plan Negative Declaration, Santa Clara County

City of Sunnyvale

Project Manager

The City adopted a CAP to address evolving land use conditions in Sunnyvale. Environmental issues addressed in the Negative Declaration included compliance with AB 32, addressing emissions beyond the year 2020, and impacts of implementation of the CAP. Patrick oversaw CEQA review and directed preparation of the Mitigated Negative Declaration for this project.

Taft General Plan Update, Climate Action Plan, EIR, and Addendum, Kern County

City of Taft

Project Manager

The General Plan update established a new planning area for Taft and a long-term vision of its future. The City and the Sierra Club entered into a settlement agreement that refined the planning area boundary and the establishment of a CAP. Environmental issues addressed in the EIR included traffic impacts, growth projections, water supply, visual resource impacts, greenhouse gases, and public service provision.

Napa County General Plan Update EIR

County of Napa

Project Manager

Napa County initiated a comprehensive update of its General Plan that involved the consideration of five different land use and growth alternatives. Key environmental issues associated with the update included public services (water supply, wastewater service, recreation and parks), open space, agricultural resources, traffic, transit, jobs/housing balance, biological resources, climate change, and water quality.

Madera General Plan Update EIR, Madera County

City of Madera

Project Manager

The City’s General Plan update proposed smart growth, mixed uses, and infill development while providing for new greenfield development. Key environmental issues associated with the General Plan included public services (water supply, wastewater service, recreation and parks), climate change, open space, agricultural resources, traffic, transit, jobs/housing balance, and biological resources.

Santa Rosa Climate Action Plan, Sonoma County

City of Santa Rosa

Environmental Project Manager

Patrick prepared both the Climate Action Plan (CAP) and the Supplemental EIR (utilizing the City’s recent General Plan EIR) to evaluate the environmental effects of implementing the CAP.



Jessica Babcock

ENVIRONMENTAL PLANNER

YEARS OF EXPERIENCE

14

EDUCATION

BA, Environmental Studies (with concentration in economics), California State University, Sacramento

PROFESSIONAL AFFILIATIONS

Superior Chapter of the Association of Environmental Professionals (AEP)

Jessica Babcock is an environmental planner specializing in CEQA compliance for a wide variety of projects in jurisdictions throughout California. Jessica's recent experience includes guiding the CEQA compliance of several land use and planning projects, including General Plan updates and large community plan projects, sphere of influence updates, and annexations. Her broad experience also includes projects focused on transportation facilities, renewable energy and transmission, water supply, wastewater, flood control, and other public works efforts.

PROJECT EXPERIENCE

NewBridge Specific Plan Project EIR, Sacramento County

County of Sacramento

Project Manager

The ±1,095-acre NewBridge Specific Plan area is located in the Vineyard community of unincorporated Sacramento County, southeast of Mather Airport and just west of Rancho Cordova. The project is divided into the North, South and West Planning Areas. Properties in the North and South Planning Areas are proposed for land development. The West Planning Area comprises a large, single parcel, ten smaller parcels that are not proposed for land development as a component of this project, and major roadways. In the North and South Planning Areas, the applicant proposes land uses that include mixed use; low-, medium-, and high-density residential; commercial; public/quasi-public; and parks and open space. Jessica managed preparation of the Final EIR for the Specific Plan project, with strategic and targeted responses to multiple comment letters received during the public comment period for the Draft EIR (prepared in-house by County staff). The Final EIR also reflects changes to the Draft EIR sections based on revised technical studies. Jessica's responsibilities included preparation of response to comments, coordination technical authors, and close coordination with County staff.

West Jackson Highway Master Plan EIR, Sacramento County

County of Sacramento

Project Manager

The West Jackson Highway Master Plan project includes a mix of residential, recreational, and employment nodes. The applicants requested entitlements including several General Plan amendments, several Community Plan amendments, an amendment to the General Plan Transportation Plan, and an amendment to the Bikeway Master Plan. The project area is in unincorporated Sacramento County adjacent to the cities of Sacramento and Rancho Cordova. Jessica serves as the PM for preparing specific sections of the project EIR and is responsible for review of the entire document, including EIR sections prepared by County staff and the project applicants.

South Sacramento HCP and Aquatic Resources Plan EIR/EIS, Sacramento County

County of Sacramento

Environmental Planner

The County and USFWS prepared the HCP/ARP to address conservation of approximately 30 covered species and a diverse aquatic complex of vernal pools, streams, and rivers in the

developing portions of unincorporated Sacramento County and the cities of Rancho Cordova and Elk Grove. Ascent was a key member of the EIR/EIS preparation team, focusing on the environmental issues of federal interest (i.e., biology, wetlands, water resources, water quality, air quality, GHG, and environmental justice). The goal of the EIR/EIS is to evaluate the environmental impacts of covered activities and to support the approval of a permitting strategy for compliance with Clean Water Act Section 404 to be developed by USACE. Covered activities include five major land developments proposed in the plan area, as well as a regional highway connector. Jessica prepared discussions specific to NEPA analysis, including socioeconomics and environmental justice, and provided senior review of resource analysis prepared by other environmental consultants on the EIR/EIS preparation team. She also co-authored an analysis of the effects of climate change on vernal pool species.

Sacramento General Plan Update Master EIR, Sacramento County

City of Sacramento (Mintier Harnish)

Assistant Project Manager/Environmental Planner

Ascent prepared the Master EIR for the City's 2035 General Plan update. Technical revisions to the General Plan included updates to existing conditions and projected trends, new City priorities and expectations, streamlining of development review and plan implementation, and new state requirements. A key feature of the 2035 General Plan was integration of climate-related policies (mitigation and adaptation) from the 2012 City Climate Action Plan. Jessica assisted in the analysis of potential effects of the proposed General Plan update and prepared many of the technical background reports used in the analysis, as well as leading the effort to assemble and revise the document in response to comments from City staff.

Ventura County General Plan Update and EIR, Ventura County

Ventura County (Mintier Harnish)

Assistant Project Manager

Jessica assisted the project manager with preparation of an EIR for the County of Ventura's comprehensive general plan update. The 2040 General Plan sets forth the goals and policies that will guide future land use and resource decisions within the unincorporated areas of the county and identifies the implementation programs required to carry out the goals and policies of the 2040 General Plan. The 2040 General Plan also includes land use designations and a Land Use Diagram that specifies the allowable uses of land (e.g., residential, commercial) throughout the unincorporated area. The 2040 General Plan addresses topics and issues pursuant to State requirements adopted since the existing general plan was approved in 2005. These include environmental justice, transportation issues such as assessing vehicle miles traveled and analyzing transportation systems more holistically (e.g., "Complete Streets"), and wildfire hazards. Ventura County is unique in California because of the successful countywide land use planning efforts that have preserved the county's open space and scenic character, including the Guidelines for Orderly Development, greenbelt agreements, and the Save Open Space & Agricultural Resources initiative measure. The plan directs urban development to cities and existing unincorporated communities to preserve its working and rural landscapes, agricultural lands, scenic vistas, natural resources, and recreational opportunities. Ascent worked in collaboration with County to develop policies and implementation programs to address potentially significant impacts. Key areas of concern addressed in detail in the EIR included greenhouse gas emissions and climate adaptation planning, oil and gas extraction, and agricultural resources. 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy EIR, Sacramento County

Metropolitan Transportation Plan/Sustainable Communities Strategy EIR

Sacramento Area Council of Governments

Environmental Planner

Ascent, in coordination with SACOG staff, prepared the program EIR for SACOG's 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The 2020 MTP/SCS identifies forecast regional growth and land use change and planned transportation network improvements and policies through the year 2040 and demonstrates how the forecast land use patterns and transportation investments, if implemented, will achieve state targets for the reduction of passenger vehicle GHG emissions by 2035. SACOG adopted its 2020 MTP/SCS and certified the Final EIR in November 2019. Jessica prepared several technical sections of the EIR, including geology and soils, hazards and wildfire, and hydrology and water quality.



Matthew Gelbman, AICP

SENIOR COMMUNITY ENGAGEMENT PLANNER

YEARS OF EXPERIENCE

12

EDUCATION

Master of Urban and Regional Planning,
University of California, Irvine

BA, Sociology, Boston University

CERTIFICATIONS

American Institute of Certified Planners
(No. 025490), 2012

Emotion, Outrage, and Public
Participation, International Association
of Public Participation (2013)

PROFESSIONAL AFFILIATIONS

American Planning Association, San
Diego Section, Professional
Development Officer (2013–2017)

American Planning Association, Orange
Section, Vice Director of Public
Information (2008–2011)

SOFTWARE CAPABILITIES

ArcGIS, Adobe Creative Suite

AWARDS

Morena Corridor Specific Plan, Best
Practice Award from the San Diego
Section of the American Planning
Association (2020)

Matt Gelbman is a senior planner with over 12 years of experience working with jurisdictions throughout California. He has experience working on comprehensive plans, specific plans, and other policy planning efforts with the goal of increasing housing capacity and streamlining development approval. He is an effective facilitator and communicator, with experience developing community engagement programs and executing a variety of creative outreach tools and techniques, such as mobile meetings, interactive surveys, mapping activities, websites, and videos, and has led many public workshops and open house meetings.

PROJECT EXPERIENCE

County of San Diego Climate Action Plan

County of San Diego Planning & Development Services

Outreach Lead

Ascent is working to prepare a new CAP and associated EIR for the County of San Diego. The County is preparing the updated CAP in response to litigation that led to rescission of the previous CAP. As part of this effort, Matt is leading the public engagement effort the CAP update, including preparation of a comprehensive community engagement strategy. Equity is a major focus of the outreach effort, and Matt has been leading focus groups to reach underrepresented communities and ensure they have an opportunity to participate. In addition, virtual public workshops, online surveys, stakeholder engagement also includes a social media strategy and has included the preparation of informational videos.

County of San Diego General Plan – Environmental Justice Element, Safety Element Update

County of San Diego Planning & Development Services

Project Manager/Outreach Lead

Ascent is leading the preparation of the County of San Diego's first Environmental Justice Element, including developing a custom methodology to identify disadvantaged communities to meet the requirements of SB1000. In addition, Ascent is updating the County's Safety Element to meet the requirements of SB 99 and SB 379, including development of a Vulnerability Assessment and Adaptation Strategies. The project has included extensive public outreach, including tailored efforts, such as partnerships with community-based organizations, to reach disadvantaged communities.

County of San Diego Alpine Community Plan

County of San Diego Planning & Development Services

Project Manager/Outreach Lead

Ascent is working with the County of San Diego to provide support for the Alpine Community Plan Update. Ascent's role includes preparing final updates to the Community Plan, as well as the preparation of Design Guidelines and related Zoning and Form-Based Code updates. As part of this effort, Ascent is also preparing graphics and supporting community outreach efforts. Matt is serving as project manager managing the team for this effort.

Senate Bill 2 Planning Grants Technical Assistance Services

California Department of Housing and Community Development

Regional Liaison for San Diego Region

Through the SB 2 Planning Grants Technical Assistance Program, Ascent and PlaceWorks are providing technical assistance to all local governments in California to help cities and counties prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. Matt has been leading Ascent's effort to prepare a toolkit to provide guidance on objective design guidelines for HCD. In addition, he serves as the regional liaison for the San Diego Region, working directly with local jurisdictions to prepare and review applications, and has supported technical assistance workshops. He has also contributed to best-practices research on objective design standards as part of the project.

Regional Transit-Oriented Development (TOD) Strategy, San Diego County

San Diego Association of Governments

Assistant Project Manager/Planner

SANDAG prepared the Regional Transit-Oriented Development (TOD) Strategy to create and enhance communities and employment centers near transit in the San Diego region. The Regional TOD Strategy describes how residential and commercial development projects can help meet the region's projected population and employment growth in areas near transit centers. The strategy offers a set of implementation actions to realize the vision of healthier, sustainable communities. To support the development of the Regional TOD Strategy, Matt led the preparation of 6 white papers that focus on key issues related to the implementation of TOD in the San Diego region. The white papers were presented in a TOD Implementation Forum attended by over 100 people. Mr. Gelbman served as a assistant project manager and was responsible for producing deliverables and organizing public outreach efforts.

Palm Avenue Revitalization Plan, San Diego County

City of San Diego/Caltrans

Senior Planner/Outreach Lead

Matt was a senior planner and helped prepare a revitalization plan for a 1.5-mile section of Palm Avenue, an auto-oriented corridor linking Imperial Beach to San Diego and the Palm Avenue Trolley Station. Matt contributed to the development of the urban design framework and multimodal mobility strategy. He also led the outreach for the plan and executed a robust community involvement process, including a bike audit and several community meetings, as well as coordination with the South County Economic Development Corporation. The plan provides a long-term vision for the evolution of Palm Avenue into a walkable, pedestrian-friendly, mixed-use corridor and complete street. The plan identified a series of catalyst projects, including operational improvements and beautification efforts, as well as longer-term implementation projects to improve mobility for all users.

Southwest Village Specific Plan

Pardee Homes

Assistant Project Manager/Planner

The Southwest Village Specific Plan is envisioned as a compact, mixed-use community center, anchored by a future rapid bus route. The Southwest Village Specific Plan would allow the development of approximately 5,200 single-family and multi-family homes and 175,000 square feet of commercial uses. The Specific Plan provides tailored land use regulations, urban design guidelines, modified standards for street design, and a detailed implementation framework. Together the Specific Plan would create a village core, public spaces, multi-modal circulation system, transit sites, public facilities and amenities that serve the future residents of Southwest Village. Matt also facilitated advisory committee meetings throughout the development of the Specific Plan.



Kai Lord-Farmer

ENVIRONMENTAL PLANNER

YEARS OF EXPERIENCE

5

EDUCATION

MS, Transportation Engineering,
California Polytechnic State University,
San Luis Obispo

Master of City and Regional Planning,
California Polytechnic State University,
San Luis Obispo

BA, Anthropology, SUNY Purchase,
Purchase, NY

OTHER (SOFTWARE CAPABILITIES, ETC.)

ArcGIS, Adobe Creative Suite, Sketchup,
CalEEMod, EMFAC, OFFROAD, Vissim

PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

Association of Environmental
Professionals (AEP)

Transportation Research Board (TRB)

Institute of Transportation Engineers
(ITE)

PUBLICATIONS

Lord-Farmer, CK., Riggs, W., Greve Al.,
(2017). Transportation Policy for Campus
Climate Action Planning: Process and
Policy Implications. In Transportation
Research Board 96th Annual Meeting
Compendium of Papers. – "Practice
Ready Paper"

del Rio, Vicente; Donegan, Paul; Lord-
Farmer, Curran K.; Schwartz, Jana E.; and
Steinberger, Sara (2016) "Redesigning a
Street Corridor in San Clemente, CA:
South El Camino Real Urban Design
Concept Plan," Focus: Vol. 12: Iss. 1,
Article 18.

Kai Lord-Farmer is an environmental planner with experience in climate adaptation/resilience planning, CEQA analysis, public outreach, and general plan updates. His technical background and professional experience give him the ability to analyze and solve difficult problems, conduct technical environmental analysis, and deliver strong work products.

PROJECT EXPERIENCE

Elk Grove Community Mobility Resilience Plan, Sacramento County

City of Elk Grove

Project Manager

Ascent was selected to partner with City of Elk Grove staff to develop a comprehensive strategy to prepare for the impacts of climate change and increase the city's physical and fiscal resilience. The Community Mobility Resilience Plan focuses on three areas that the City considers to be the top priorities in terms of adaptation to climate change: extreme heat, flooding, and the fiscal impact to the City of loss of sales tax revenue due to shifts in transportation behavior and technology. Ascent is leading a dynamic and inclusive planning process to fully understand how the city will be exposed to climate change over the next century, analyze how these changes will likely impact Elk Grove, and develop a climate adaptation plan to ensure the city can continue to thrive in the future. Kai is serving as the Project Manager for this work, leading development of the plan with the Ascent Team as well two sub-consultants providing technical expertise in economics and community outreach. As Project Manager, Kai is leading a transparent, stakeholder-informed community process including public workshops, online outreach and education, and the formation of three working groups corresponding to the three focus areas in the plan comprising City staff, representatives from state and regional agencies, community organizations, and residents.

Resilient San Luis Obispo: Vulnerability Assessment and Adaptation Strategy in Support of the General Plan Safety Element Update, San Luis Obispo County

City of San Luis Obispo

Project Manager

Resilient San Luis Obispo (Resilient SLO) is a comprehensive approach to climate adaptation planning for the City and its regional connections. Ascent is working with the City and its partners to perform a compressive vulnerability assessment, including hydrological modeling; establish adaptation strategies with a clear roadmap for implementation; update the Safety Element of the General Plan in compliance with SB 379, and engage City staff, stakeholders, and residents in capacity building and plan development. Kai is serving as the Project Manager, leading a team of resilience planners with expertise in wildfire management, transportation planning, hazards and safety planning, and climate change adaptation. He is also managing three subconsultants who are providing technical expertise in transportation modeling, precipitation and flood modeling, and climate adaptation scenario planning. Kai, along with project partners the Local Government Commissions are also leading a comprehensive multi-year community engagement process to educate the community about the impacts of climate change and gain feedback on the best ways the City can successfully adapt to climate change and protect the community.

City of Folsom Safety Element Update

City of Folsom

Climate Adaptation Analyst

Kai served as the climate adaptation analyst for this project, helping to analyze the impacts of climate change on the City of Folsom as well as updating the City's Safety Element to include policies specific to climate adaptation and resilience.

BAAQMD CEQA Guidelines Update

Bay Area Air Quality Management District

Climate Change Analyst

Kai served as a climate change analyst for this project, helping to provide guidance on the update to the District's CEQA Guidelines. Specifically, he assisted in providing guidance to the District on how best to approach streamlining environmental review through the use of qualified greenhouse reduction plans by local jurisdictions and suggested updates to the criteria for qualified greenhouse reduction plans to be incorporated in the District's new CEQA Guidelines.

Millbrae General Plan Update and EIR, San Mateo County

City of Millbrae (Mintier Harnish)

Air Quality/Climate Change Analyst

Millbrae adopted its current General Plan in 1998. Since that time, the city has grown and changed. New laws have passed that affect general plans and new planning strategies have emerged, such as sustainability, climate change, and public health. These changes require a reevaluation of the existing General Plan and confirmation of the vision for Millbrae. Ascent is serving as the greenhouse gas/climate change adaptation, air quality, and noise specialist on the consultant team for the update of the Millbrae General Plan and EIR. Kai is supporting work to provide strategic guidance on integrating key greenhouse gas and climate change related policies and programs from the City's sustainability and climate initiatives into the updated General Plan.

Murrieta Climate Action Plan Update, Riverside County

City of Murrieta

Climate Change Analyst

Kai served as the climate change analyst during climate action planning process, developing the City's updated greenhouse gas inventory and emission forecast, developing GHG reduction strategies for key emissions sectors, conducting a climate change vulnerability assessment and adaptation strategies for the City, and serving as the primary author for the City's Climate Action Plan document.

Encinitas Climate Action Plan, San Diego County

City of Encinitas

Climate Change Analyst

Kai served as a climate change analyst for this project, conducting a climate change vulnerability assessment to identify the projected short- and long-term impacts of climate change on Encinitas as part of the City's Climate Action Plan. He also developed comprehensive climate adaptation strategies as part of this project to help the City adapt to the long-term impacts of climate change.

Truckee General Plan Update, Nevada County

Town of Truckee

Climate Action Plan Manager

Ascent is led a comprehensive update to the Town of Truckee General Plan. The Town last updated the General Plan in 2006. The latest update will address contemporary planning issues and changes in state law since the plan was last updated, including a vulnerability assessment of climate change impacts and reduction of greenhouse gas emissions. The General Plan update effort included an interactive project website that encourages broad community engagement. Kai served as the Climate Action Plan Manager and climate change analyst for this project, helping to guide the Town staff through the climate action and adaptation planning process as well as conducting community outreach with stakeholders and the general public regarding the climate change portions of the project.

SMUD Headquarters Master Plan PEIR, Sacramento County

Sacramento Municipal Utility District

Air Quality/Climate Change Analyst

Kai served as a greenhouse gas and air quality analyst for this project, helping to quantify and analyze construction and operational emissions resulting from the implementation of the project.



David B. Robinson, PE

Principal Transportation Planner

EDUCATION

Bachelor of Civil Engineering, California State University, Sacramento

REGISTRATIONS

Traffic Engineer, California (TR 2201)

AFFILIATIONS

Institute of Transportation Engineers (ITE)
Women's Transportation Seminars (WTS)
Urban Land Institute (ULI)

EXPERTISE

- Environmental Impact Analysis
- Land Use & Transportation Planning
- Travel Demand Modeling
- Sustainability Analysis
- Corridor Analysis
- Fee Study Nexus Analysis
- Project Development Studies
- On-Call Services

INSTRUCTOR/LECTURER

- SACOG Planning Commissioners Training Workshop – New Trends in Transportation Planning
- University of California Berkeley ITS Technology Transfer Program, Successful Collaboration: Methods and Best Practices
- The Travel Model Improvement Program, Association of Monterey Bay Area Governments Travel Model Peer Review.

ABOUT

David B. Robinson, PE, is a Principal with over 27 years of transportation planning experience and is a registered traffic engineer. Dave has an extensive background in travel demand model development and application and has applied his knowledge in travel forecasting to numerous project types including transportation impact analysis for CEQA and NEPA, land use transportation planning, traffic operations analysis for project development studies, and transportation, land use, and policy development planning studies. Dave brings industry-leading expertise in understanding the interaction between land use decisions and the local and regional transportation networks. He provides his clients with expert advice on changing policies and environmental regulations, such as the shifting focus from Level of Service to Vehicle Miles Traveled, and to help quantify and mitigate impacts related to land use decisions.

RELEVANT EXPERIENCE

Rancho Cordova Coloma Road Improvements (Rancho Cordova, CA)

Fehr & Peers assisted the City of Rancho Cordova to evaluate and design a quick build project on Coloma Road between Folsom Boulevard and Sunrise Boulevard. The goals of the project include increasing safety, engaging with the public along the corridor, and quick build implementation and evaluation.

Rancho Cordova Starbucks TIS (Rancho Cordova, CA)

Fehr & Peers prepared a traffic study for an existing building within Mills Shopping Center in Rancho Cordova being converted to Starbucks. City of Rancho Cordova wants to understand impact of project in conjunction with the Los Rios Community College under Baseline Conditions, as well as impact of project itself on nearby intersections on existing and cumulative conditions.

Research Park West Industrial Development (Rancho Cordova, CA)

Fehr & Peers conducted a traffic study for Easton Research Park West Industrial Development that followed the City of Rancho Cordova's latest Transportation Analysis Guidelines. The analysis Included VMT analysis and mitigation measures for CEQA compliance using the latest SACSIM19 model. Fehr & Peers also performed LOS analysis and evaluation of any multimodal transportation improvements (transit, bicycle, pedestrian) for LTA.

ITEM 9.7.

Elk Grove Housing Element Update (Elk Grove, CA)

Fehr & Peers assisted the City of Elk Grove with the transportation analysis and CEQA documentation of the update to the City's housing element in support of their regional housing needs allocation and assessment. The transportation analysis was conducted in accordance with the City's General Plan policy, methodology, and VMT thresholds. The transportation analysis applied the City's activity-based travel behavior forecasting model to evaluate VMT impacts of the affordable housing allocation.

Central El Dorado Hills Specific Plan & EIR (El Dorado Hills, CA)

Fehr & Peers assisted with the preparation of the specific plan and the transportation impact analysis for the Serrano Westside project located in El Dorado Hills. The project encompasses about 105 acres and could include up to 763 dwelling units and 11 acres of non-commercial uses. For the preparation of the specific plan, we evaluated site access and on-site circulation, intersection traffic control, and opportunities for parallel local road connections to U.S. 50. The transportation analysis for the EIR analyzed the project's impacts to roadway, bicycle, pedestrian, and transit system. The project area is included in SACOG's SCS/MTP, so an early evaluation and direction for the client was consulting them on potential CEQA streamlining opportunities, including not having to analyze impacts to the regional roadway network.

Elk Grove General Plan Update & EIR (Elk Grove, CA)

Fehr & Peers assisted the City of Elk Grove with the transportation analysis and policy development for their comprehensive General Plan Update. The General Plan Update project includes preparation of the following deliverables: the Circulation Element, the transportation chapter of the EIR, transportation impact study guidelines, traffic impact mitigation fee program update, public outreach, City hearings, travel demand forecasting, Synchro/SimTraffic intersection operations analysis, roadway segment capacity, and bicycle/pedestrian traffic stress analysis.

This work involved innovative new analysis for SB 743 compliance and techniques for establishing development policy guidelines for new growth areas. The analysis supported the establishment of vehicle miles traveled (VMT) thresholds that reflect the General Plan's envisioned future that was developed through public outreach and engagement.

Village of Marble Valley Specific Plan & EIR (El Dorado County, CA)

Fehr & Peers assisted with the preparation of the specific plan and prepared the transportation impact analysis for The Village of Marble Valley located in El Dorado County. The project encompasses about 2,341 acres and could include up to 3,235 dwelling units and 158 acres of non-commercial uses. For the preparation of the specific plan, we evaluated on-site roadway sizing, intersection traffic control, opportunities for parallel local

ATTACHMENT 2

road connections to U.S. 50 and coordination with other planned development in the County. The transportation analysis for the EIR analyzed the project's impacts to roadway, bicycle, pedestrian, and transit system, using recently adopted VMT methodology and thresholds. The project area is included in SACOG's SCS/MTP, so an early evaluation and direction for the client was consulting them on potential CEQA streamlining opportunities, including not having to analyze impacts to the regional roadway network.

Elk Grove Southeast Area Specific Plan & EIR (Elk Grove, CA)

Fehr & Peers assisted the City of Elk Grove in developing a strategic plan for the Elk Grove Southeast Policy Area. A key vision of the Plan is to plan for significant employment opportunities, including a professional soccer arena. The project fronts Kammerer Road, which is part of the Capital Southeast Connector corridor planned between I-5 and US 50 in El Dorado County South of Whiterock Parkway and the Laguna Ridge Specific Plan. Project elements include land use and circulation planning supported through travel forecasting, GHG analysis, SCS consistency evaluation, and CEQA analysis. Located at the southern end of the City, the Southeast Policy Area is the last large-scale mixed-use development area within the urbanized portion of Elk Grove. It lies directly south of the Laguna Ridge Specific Plan and west.

Woodland 2017 Corridor Safety Study (Woodland, CA)

Fehr & Peers worked with the City of Woodland on the Woodland Corridor Safety Study, funded through the Caltrans SSARP Program. The project included compressive city-wide collision analysis, collision landscape analysis, systemic countermeasure identification, and five detailed corridor analyses. Fehr & Peers provided community outreach through in person community workshops and virtual public engagement through the use of our Crowdsourc+ web tool. The outcomes of the project will include: a comprehensive safety plan that has been vetted with local stakeholders, corridor safety improvements that are competitive for HSIP funding, and proactive safety measures that can be implemented by City staff.

Glenn County General Plan Update & EIR and VMT Methodology and Threshold Setting Study (Glenn County, CA)

Fehr & Peers developed a strategy and tools for the Lake Area Planning Council and local jurisdictions to implement SB 743 in Lake County. We reviewed existing travel demand models; developing baseline VMT data, methodology, and thresholds; identifying priority mitigation measures; conducting public outreach; and developing a VMT forecasting tool.



Phi Ngo

GIS SPECIALIST

YEARS OF EXPERIENCE

14

EDUCATION

BA, Communications with a minor in GIS, University of California, Davis

Phi Ngo is a Geographic Information Systems (GIS) specialist with 14 years of experience in the environmental consulting field. He manages GIS databases for projects by obtaining data from various sources and maintaining the information for the project team. Along with data management, he also uses the data to perform geospatial analysis to help team members make informed decisions. His skills include ArcPad, SurvCE, Collector for ArcGIS, Survey123 for ArcGIS, ArcGIS Desktop, ArcGIS Pro, Adobe Illustrator, and AutoCAD.

PROJECT EXPERIENCE

Sacramento County Climate Action and Adaptation Plan

County of Sacramento

GIS Specialist

Ascent served as the lead contractor supporting the County of Sacramento with preparing a multi-phase Climate Action Plan (CAP) aligned with the County's adopted General Plan and Climate Emergency Resolution. The plan includes communitywide and government operations greenhouse gas (GHG) reduction strategies and measures through 2030. Upon adoption it will serve as the County's qualified "plan for the reduction of GHG emissions," in accordance with criteria identified in Section 15183.5 of the California Environmental Quality Act (CEQA) Guidelines, in order to facilitate streamlining of GHG emissions analysis for individual development projects that are consistent with the CAP. The plan also includes a vulnerability assessment and several adaptation strategies that will help the County develop the necessary elements to comply with the requirements of SB 379 in updating the County's Safety Element to address the anticipated impacts of climate change. Preparation of the CAP included robust public outreach and stakeholder engagement, led by Ascent, and an addendum to the General Plan EIR to evaluate potential impacts of plan implementation. Phi served as the GIS Specialist for the project by processing Cal-Adapt sea level rise data and create cartographic figures.

West Broadway Specific Plan, Sacramento County

City of Sacramento

GIS Specialist

The West Broadway Specific Plan will create a vision for the development and redevelopment of a 264-acre project area south of the western portion of the Broadway corridor in Sacramento. The project area is generally bounded by the Sacramento River on the west, Broadway on the north, Muir Way and 5th Street on the east, and 4th Avenue on the south. Key goals for the project include improving connectivity and neighborhood cohesiveness and removing barriers to increasing the supply of housing south of Broadway. The planning area includes a number of subareas, including the Northwest Land Park Planned Unit Development project currently under construction, now known as "The Mill at Broadway"; Alder Grove and Marina Vista Public Housing; Leataata Floyd Elementary School and Health Professions High School; approximately 32 acres of existing industrial land uses; and Miller Regional Park and Marina. Phi manages the baseline data, converted conceptual drawings to spatial data, and is creating figures for reports.

Elk Grove Community Mobility Resilience Plan, Sacramento County

City of Elk Grove

GIS Specialist

Ascent was selected to partner with City of Elk Grove staff to develop a comprehensive strategy to prepare for the impacts of climate change and increase the city's physical and fiscal resilience. The Community Mobility Resilience Plan focuses on three areas that the City considers to be the top priorities in terms of adaptation to climate change: extreme heat, flooding, and the fiscal impact to the City of loss of sales tax revenue due to shifts in transportation behavior and technology. Ascent is leading a dynamic and inclusive planning process to fully understand how the city will be exposed to climate change over the next century, analyze how these changes will likely impact Elk Grove, and develop a climate adaptation plan to ensure the city can continue to thrive in the future. Phi lead the geospatial management and cartographic elements of the project. Which includes the figures for the document and assisted with the ArcGIS Online web maps.

Green Zone Mapping, Sacramento County

Sacramento Municipal Utility District

GIS Specialist

SMUD maintains a Green Zone Map to alert designers and planners to areas with sensitive biological resources within its Service Territory. The Green Zone Map consists of multiple individual data layers merged into a single layer. Ascent provides updates, maintenance, and expansion of SMUD's Green Zone maps for the Service Area, Gas Pipeline, and Vegetation Management Area. The updates occur on a quarterly basis. Phi provided cartographic maps for three different management areas. He also researched and obtain updated biological resources information that is compiled to help develop the Green Zone area. Along with quarterly finalized maps, a compilation of the acquired spatial data is provided with the report.

Rancho Seco Solar II Project EIR, Sacramento County

Sacramento Municipal Utility District

GIS Specialist

SMUD proposes to lease SMUD-owned land to a third party to build and operate an alternative current photovoltaic (PV) solar power facility that would be up to 100 MW in size. SMUD plans to purchase the solar power generated from the PV facility through a contract with the third party. The project included the installation of PV solar panels, a substation, switchgear, and interconnection to the existing sub transmission or transmission system. At the end of the project's useful life (anticipated to be 20 years or more), it would be decommissioned, and the site would be restored. Ascent is prepared an EIR to evaluate the potential environmental effects of the project and will also procure wetlands permits and provide endangered species consultation. Key issues include aesthetics, air quality, biological resources (including California tiger salamander and other special-status species and sensitive habitat), cultural resources, GHG emissions, noise, and construction traffic. Phi provided spatial analysis help for various permitting packages. He also assisted with cartographic figures for the EIR.

Headquarters Campus Master Plan EIR, Sacramento County

Sacramento Municipal Utility District

GIS Specialist

Ascent prepared an EIR for the Headquarters Campus Master Plan (HQCMP), which is intended to guide the development and transition of SMUD's 34-acre headquarters campus into a more active, sustainable, and flexible land use created through density, street experience, and variety that interfaces with the community and maintains consistency with local and regional planning efforts. The HQCMP would also allow SMUD to identify physical improvements to support the strategic vision. Phi created cartographic figures for the EIR. He also assisted technical staff with their analysis by developing and converting data for the project team.

Truckee 2040 General Plan Update and Downtown Specific Plan Update, Nevada County

Town of Truckee

GIS Specialist

Ascent is leading a concurrent update of the Town's General Plan and Downtown Specific Plan, along with preparation of an EIR for the project. This includes all phases of project including documentation of existing conditions, identification of key issues and opportunities, development of a vision and guiding principles, land use alternatives, policy document, and a comprehensive community engagement and outreach program that informs each phase of the planning process. Key issues to be addressed in the update include adequate and affordable housing to accommodate the town's workforce, expanding upon the Town's recent success in revitalizing the downtown while also focusing on infill growth opportunities, and maintaining and preserving Truckee's unique character. The 2040 General Plan will also include a comprehensive, integrated approach to climate change that mitigates GHG emissions and provides for CEQA streamlining benefits, while also complying with the requirements of SB 379 to address climate vulnerability and adaptation. Phi's responsibilities include data management, geospatial analysis, and cartographic figures.

B CAP CHECKLIST

CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Step 2A: Project Operations (All projects with an operational component must fill out this portion of the Checklist)				
Reducing Vehicle Miles Traveled				
1a. Reducing Vehicle Miles Traveled <u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 25 or more, will the project achieve a 15% reduction in emissions from commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance? VMT reduction may be achieved through a combination of Transportation Demand Management (TDM) and parking strategies, as long as the 15% reduction can be substantiated. VMT reduction actions though TDM may include, but are not limited to: ☐ Telecommuting ☐ Car Sharing ☐ Shuttle Service ☐ Carpools ☐ Vanpools ☐ Bicycle Parking Facilities ☐ Transit Subsidies Shared and reduced parking strategies may include, but are not limited to: ¹ ☐ Shared parking facilities ☐ Carpool/vanpool-only parking spaces ☐ Shuttle facilities ☐ Electric Vehicle-only parking spaces The project may incorporate the measures listed above, and propose additional trip reduction measures, as long as a 15% reduction in emissions from commute VMT can be demonstrated through substantial evidence. Check "N/A" if the project is a residential project or if the project would not accommodate more than 25 tenant-occupants.	T-2.2 and T-2.4	☐	☐	☐
1b. Project Detail: Please substantiate how the project satisfies question 1a. 				

¹ Reduction actions and strategies under 1a may be used to achieve a 10% reduction in emissions from commute VMT under 2a

C COMMUNITY/STAKEHOLDER ENGAGEMENT PLAN

COMMUNITY/STAKEHOLDER ENGAGEMENT PLAN

Public and stakeholder participation is crucial for preparing a CAP that is responsive to the needs of the community. The steps outlined in this plan explain the approach that we would take to ensure active engagement.

The plan contained herein is intended to function as a roadmap for the stakeholder engagement process; it identifies intended stakeholder engagement objectives for the CAP and outlines the specific activities that will be implemented to achieve those objectives. The plan is intended to be a “living document” that can be updated by the City and Ascent as needed at regular intervals to achieve the desired objectives.

Objectives

This plan is intended to achieve the following stakeholder engagement objectives:

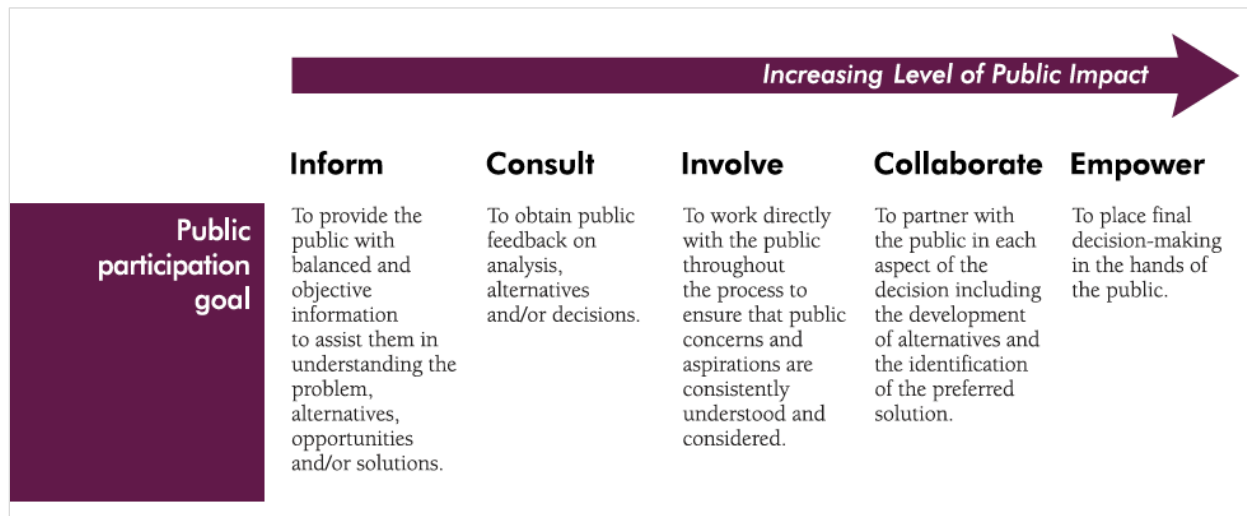
- ▶ **Objective 1:** Build stakeholder and broader public understanding of the CAP, in including the primary concepts of GHG emissions reduction and climate change vulnerability and adaptation.
- ▶ **Objective 2:** Foster stakeholders’ understanding of how they can participate in the CAP development process.
- ▶ **Objective 3:** Provide stakeholders with multiple meaningful opportunities to provide input and participate in the development of the CAP.
- ▶ **Objective 4:** Understand, and as much as possible, integrate interests, needs, and expectations from multiple stakeholder groups into the CAP.
- ▶ **Objective 5:** Collaborate to build a shared vision for appropriate strategies and measures for inclusion into the CAP.
- ▶ **Objective 6:** Promote broad stakeholder buy-in and support for the CAP.

Guiding Principles

To achieve the objectives identified above, the team intends to follow guiding principles and adopt an approach that is flexible and adaptive to diverse stakeholder needs. The stakeholder engagement process will be guided by the following basic principles:

- ▶ **Flexible and adaptive approach:** The team understands that we are emerging from a pandemic and the preferences for individuals to participate in in-person meetings may vary. In the near term, this may impact the City’s ability to maximize stakeholder engagement through in-person meetings and workshops. Providing options for online workshops or a hybrid format is a method that Ascent has used over the last 14 months to ensure continued participation in planning efforts.
- ▶ **Communicate early and often:** The team will introduce stakeholders to the project as early in the process as possible to foster an atmosphere of partnership and collaboration. The team will also present regular updates and opportunities to provide input.
- ▶ **Make project information easily accessible:** The team will work to ensure that anyone interested in the project can access information when it is convenient for them. Possible options include working with City staff to provide relevant planning documents through the City’s website, social media page, or other online platform. Ascent will translate technical information into more easily accessible language for a general, nontechnical audience.
- ▶ **Engage “key communicators”:** In addition to conducting direct engagement, the team will leverage engaged stakeholders as “key communicators.” These key communicators will help further extend the reach of engagement efforts by communicating with their respective constituents and making sure their interests and priorities are considered in discussions that inform the CAP.

An important consideration in identifying appropriate engagement activities related to a project is the level of influence that stakeholder input will have on that project's final decisions and outcomes. The International Association of Public Participation (IAP2), an organization dedicated to advancing and extending the practice of public participation, has developed a Spectrum of Public Participation which identifies different levels of public influence. These different levels—inform, consult, involve, collaborate, and empower—help define the range of potential public influence and provide a helpful reference for a decision-making agency and its stakeholders to reach a common understanding of how input will be considered. As the graphic below illustrates, a higher level of public impact normally calls for a high level of influence on the agency's decision-making. For each of the engagement activities described below, the intended IAP2 level of influence is identified. This framework informs the types of activities that the City can perform to connect with different types of stakeholders, depending on their capacity to inform the project.



Identifying Target Audience (CAP Task 1)

Under Task 1 of the CAP during project initiation, Ascent will work with City staff to identify stakeholders in the community. It is anticipated, based on experience with previous CAPs, that stakeholders identified can be categorized into the four main categories described below. There will be different levels of interest and decision-making among these stakeholders, and the approach to engagement should be tailored to each audience.

- City departments/staff
- Local, regional, state, and federal agencies and special districts
- Community organizations and citizen groups
- General public

Implementing Outreach (CAP Task 2)

Under Task 2 of the CAP, Ascent and the City will begin outreach to the stakeholder groups identified through four activities.

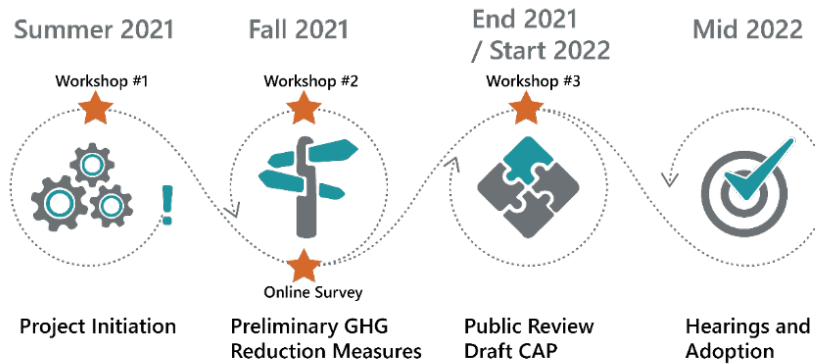
ITEM 9.7.

ATTACHMENT 2

Activity #1 Public Workshops

(IAP2 Level: Involve)

Through three public workshops, Ascent will lead a presentation of information about the CAP at critical stages of the plan's development. The first workshop will occur at the initial stages of the project to provide information to the community about climate change, the purpose of CAPs, and the goals of the planning. The second workshop will provide information about the GHG reduction measures being considered. An online survey will overlap with that workshop so that attendees as well as those not available to be present can provide input on proposed actions. Ascent will help prepare the copy for this survey and will provide a platform for survey administration and a summary of the proposed strategies and measures that can be posted on the City's website. The third workshop will present the public review draft version of the CAP. This workshop will be scheduled to coincide with publication of the document and will help explain the CAP's chapters and components. Finally, the CAP and the CEQA document will be presented to the City Council as part of a public hearing. The diagram below shows the sequence of workshops that are proposed for this plan.



Activity #2 Online Survey

(IAP2 Level: Consult)

Based on our experience on other similar projects, we have found that online surveys can be an effective way to reach a large number of stakeholders. We have included an online survey as part of the outreach engagement strategy. Ascent will create and distribute a web-based survey to gather information from the community on potential GHG emissions reduction strategies and assess individual understanding about the CAP. The survey will be designed to collect general information about the participants to assess differences in responses between subpopulations, stakeholders, and neighborhoods. In addition, the survey can be made available as a PDF to distribute electronically so that it can be printed and mailed back to the City. Ascent will compile, analyze, and summarize the survey results from the online community survey.

Activity #3 Targeted Discussions with Stakeholders/Key Communicators

(IAP2 Level: Collaborate)

On an as-needed basis, the team will conduct strategic, targeted conversations between team members and priority stakeholder groups to get their input on the CAP's content. These meetings will be held in parallel with overall project deliverables and milestones. The targeted meetings will allow for honest, direct feedback and will help foster productive working relationships with key stakeholders. The meetings will also be used to vet potential approaches and test their level of support before those approaches are shared with broader audiences.

**Activity #4 Materials and Notification
(IAP2 Level: Inform)**

The team will develop and disseminate project materials to share information, ensure a common understanding of the project's purpose and scope, and promote awareness of opportunities to participate in upcoming events. This will include the following activities:

Project Webpage

It is recommended that the City update its website to feature a page specifically for updates to the CAP. Ascent can support this effort by providing copy to the City to include on the webpage with an accurate description of the CAP's goals, timeline, and project status. This webpage should be updated regularly throughout the process as more information becomes available.

Project Factsheet

Providing consistent messaging about the CAP's purpose, scope, and status will be a critical component of the outreach effort. The team will develop a project overview factsheet that will be posted on the City's website and distributed during stakeholder meetings.

E-News Updates and Social Media Notifications

It is recommended that the City provide regular updates on major milestones for the project via email listserv and through posts on social media platforms (Facebook, Twitter, etc.). These platforms can be used to notify the public about upcoming public workshops.



Ascent Environmental
455 Capitol Mall, Suite 300
Sacramento, CA 95814

ascentenvironmental.com

EXHIBIT B
COMPENSATION SCHEDULE

COST OF SERVICES AND PROJECT BUDGET

The proposed budget (cost) for the City of Rancho Cordova Climate Action Plan is presented following this page. To promote clarity, the following assumptions explain the basis of the proposed price. The price is estimated based on a good-faith, current understanding of the project's needs. If selected, the Ascent team is interested in discussing the City's needs and revising the scope of work and price, as warranted, to meet expectations.

Cost Assumptions

1. **Proposed Price Validity.** The price proposed to carry out the scope of work is valid for 120 days from the date of submittal, after which it may be subject to revision.
2. **Time and Materials.** Work is authorized on a time-and-materials basis and will be billed monthly.
3. **Schedule.** The price is based on the proposed schedule. If the schedule is protracted significantly (more than 60 days) for reasons beyond Ascent's control, a budget amendment may apply to the remaining work. Ascent will consult with the City about a course of action.
4. **Completion of Work.** The scope of work is complete upon the acceptance by City staff of the final deliverable.
5. **Price and Staff Allocation to Tasks.** The proposed price has been allocated to tasks. Work has been assigned to the identified staff or labor category. Ascent may reallocate budget or staff among tasks, as needed, as long as the total contract price is not exceeded.
6. **Changes to the Project or Measures.** If the descriptions of the project or measures are changed after they have been approved for use by the City, a budget amendment will be warranted to the extent completed work needs to be revised or redone.
7. **Scope of Analysis.** The price is based on the proposed scope of analysis. If new technical issues, alternatives, field surveys, modeling, or analysis is identified after contract execution, a budget amendment would be warranted.
8. **Adequacy of Provided Materials.** Materials provided by others are assumed to be complete and adequate for use in the analysis. If supplemental or revised analysis, studies, data, or fieldwork is needed to render such materials adequate, a budget amendment would be warranted.
9. **Preliminary Draft Review Cycles and Reviewers.** Review cycles and reviewers of preliminary drafts are specified in the scope of work. Responses to additional reviewers, review cycles, or versions of preliminary drafts can be provided with a budget augmentation.
10. **Consolidated Comments.** The City will provide Ascent with one consolidated set of reconciled, nonconflicting comments on preliminary drafts.
11. **Responses to Public Comments.** After public review of the draft environmental document, Ascent will prepare a list of commenters; compile, organize, review, and evaluate comments; and coordinate with the City to develop response strategies. Up to 20 labor hours are budgeted for preparing responses to comments. If the number or complexity of comments requires a greater level of effort, Ascent and the City will coordinate about a course of action and budget augmentation, if needed.
12. **Litigation Support.** Ascent is available to assist in the City's response to a lawsuit, subject to a contract amendment. Except for electronic files of cited references, assembly of an administrative record or project record is not included but can be provided with a budget augmentation.

Fee Schedule

After March 1, 2022, budget augmentations and contract amendments will be calculated using updated billing rates, unless precluded by contract terms.

Labor Classification	Staff Name(s)	Billing Rate
Principal-in-Charge	Honey Walters	\$320
Project Manager	Dan Krekelberg	\$160
Assistant Project Manager	Alyssa Way	\$150
Principal Environmental Planner	Pat Angell	\$290
Senior Environmental Planner	Jessica Babcock	\$155
Environmental Planner	Kai Lord-Farmer	\$145
GIS Specialist	Phi Ngo	\$135
Principal Transportation Planner	David Robinson	\$300
Direct Costs	Rates	
Reproduction: 8½" by 11"	\$0.07/page (black and white); \$0.26/page (color)	
Reproduction: 11" by 17"	\$0.14/page B&W; \$0.52/page color	
Reproduction: Plotter	\$5/square foot	
Reproduction: CDs and USB drives	\$10/disc; \$15/USB	
Automobile Mileage (IRS rate in effect)	\$0.545	
Lodging and/or Per Diem	Government rates or as negotiated	
Other Direct Costs	As incurred	

Proposed Budget

Ascent's proposed budget for the City of Rancho Cordova Climate Action Plan is \$273,000. The cost will be on a time-and-materials, not-to-exceed basis, and payment will be monthly (i.e., net 30).

CAP COST SHEET		
Task		Cost (labor & materials)
1.	Project Initiation	\$20,000
2.	Community/Stakeholder Engagement	\$35,000
3.	Baseline Greenhouse Gas Emissions	\$33,000
4.	GHG Emissions Reduction Targets	\$25,000
5.	Climate Adaptation Strategies	\$20,000
6.	Draft Climate Action Plan	\$59,000
7.	CEQA Streamlining	\$55,000
8.	City Council Hearings	\$8,000
9.	Final Climate Action Plan	\$18,000
Total Cost		\$273,000

MEMORANDUM



ITEM 9.8.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: A RESOLUTION TO APPROVE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS TO RECEIVE REGIONAL EARLY ACTION PLANNING GRANT FUNDS IN THE AMOUNT OF \$106,150 FOR CIVIC LAB IMPLEMENTATION PROJECTS

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Action on this item will allow the City Manager to execute a Memorandum of Understanding (Contract 2021-95) with the Sacramento Area Council of Governments to receive \$106,150 in Regional Early Action Planning grant funds for Civic Lab implementation projects.

BACKGROUND AND ANALYSIS

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community. With this allocation, HCD established the Regional Early Action Planning Grant Program (REAP) with \$125 million for regions. REAP provides one-time grant funding to regions to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th cycle RHNA much like the SB2 and LEAP planning grants.

The Sacramento Area Council of Governments (SACOG), as the regional Council of Governments, is eligible for \$6,762,880 to address the Sacramento region's unique housing priorities and planning needs. Approximately \$1,684,500 is going towards local agencies for housing elements or other housing planning and to some Civic Lab teams to assist in projects related to housing. As a Civic Lab Housing Series participant in 2019 the City of Rancho Cordova is eligible for approximately \$100,000 to assist in the implementation of projects identified during the Civic Lab program.

Eligible activities must be related to housing planning and facilitate the streamlining and acceleration of housing production. These include updates to general plans, zoning ordinances, environmental analyses that eliminate the need for project-specific review, local process

improvements that expedite local planning and permitting, and feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production.

As a participant in the Civic Lab Housing Series, staff focused on revitalization of the Folsom Boulevard commercial corridor. During the year, SACOG hosted work sessions and provided technical assistance on topics such as identifying barriers, goal setting, and the housing and transportation environments. At the conclusion of the program staff identified additional projects that would support future revitalization along the corridor.

These projects included further analysis of the market susceptibility of transit-oriented development to occur within the Folsom Blvd, Olson Drive, and Zinfandel Drive portion of the corridor, an in-depth study to then focus on the specific redevelopment potential at multiple parcels at Fire Station 51 to determine what housing options are most feasible or where public subsidy may be needed, and lastly, an infrastructure capacity study to ensure that the desired higher-intensity housing uses can be accommodated without triggering infrastructure upgrades that could render these housing uses infeasible.

The first two of these studies (redevelopment potential and site feasibility) have been completed, and grant funds would be used to reimburse the City for its costs. The City has contracted with Michael Baker International for the third study (infrastructure capacity), which is scheduled to begin this summer and completed in early fall 2021. At the conclusion of the third study, staff will bring back all three studies for a Council action required as part of the terms of the grant funding.

FISCAL IMPACT

There is minimal fiscal impact, limited to a small amount of staff time to administer the grant funding.

ATTACHMENT

1. Resolution
2. Memorandum of Understanding

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS TO RECEIVE REGIONAL EARLY ACTION PLANNING GRANT PROGRAM FUNDS IN THE AMOUNT OF \$106,150 FOR CIVIC LAB IMPLEMENTATION PROJECTS

WHEREAS, Assembly Bill 101 established the Local Government Planning Support Grants Program to provide regions and jurisdictions with one-time funding to establish priorities that increase housing planning and accelerate housing production; and

WHEREAS, under this program, the funding going directly to regions is called Regional Early Action Planning (REAP); and

WHEREAS, the Sacramento Area Council of Governments (SACOG), as the regional Council of Governments, is eligible for \$6,762,880 to address the Sacramento region's unique housing priorities and planning needs; and

WHEREAS, approximately \$1,684,500 is going towards local agencies for housing elements or other housing planning and to some Civic Lab teams to assist in projects related to housing; and

WHEREAS, the City of Rancho Cordova was a participant in SACOG's Civic Lab Housing Series and Technical Assistance program in 2019, and is therefore eligible for approximately \$100,000 to implement projects coming out of the Civic Lab Housing Series; and

WHEREAS, the City Council of the City of Rancho Cordova desires to enter into a Memorandum of Understanding with SACOG for \$106,150 to receive REAP Civic Lab Implementation funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract 2021-95 with the Sacramento Area Council of Governments in an amount not to exceed \$106,150 and in a form approved by the City Attorney, to receive Regional Early Action Planning funding for Civic Lab Implementation projects.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 9.8.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

**MEMORANDUM OF UNDERSTANDING
BETWEEN
SACRAMENTO AREA COUNCIL OF GOVERNMENTS
And the
City of Rancho Cordova**

FOR THE REGIONAL EARLY ACTION PLANNING GRANT PROGRAM

This Memorandum of Understanding (“MOU” or “Agreement”) is made effective _____, 2021 (the “Effective Date”), by and between the Sacramento Area Council of Governments (“SACOG”) and the City of Rancho Cordova (“Local Agency”).

RECITALS:

WHEREAS, SACOG, as a council of governments and Metropolitan Planning Organization, provides and/or facilitates member services on behalf of the six counties and 22 cities in the greater Sacramento region; and

WHEREAS, SACOG is the recipient of funds from the California Department of Housing and Community Development (“HCD”) for purposes of administration of the Regional Early Action Planning Grant Program (“REAP”); and

WHEREAS, Local Agency is a member of SACOG and is the recipient of One Hundred and Six Thousand One Hundred Fifty Dollars (\$106,150) of SACOG REAP funds (the “Funds”) that will be used to pay for the Civic Lab Implementation Projects as more particularly described in Exhibit “A” attached hereto and incorporated herein (the “Project”); and

NOW, THEREFORE, SACOG and Local Agency agree as follows:

1. Recitals: the recitals above are hereby incorporated in this Agreement.
2. Compliance with Laws: Local Agency will comply with all applicable Federal, State, and local laws, codes, ordinances, regulations, orders, circulars, and directives, including, without limitation, all Federal regulatory requirements associated with the funding provided to Local Agency hereunder. Further, Local Agency will require the appropriate debarment certification form from all Local Agency contractors and Local Agency certifies that it will not knowingly enter into any transaction with a contractor, subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State agency.
3. Funding Amount: The amount to be paid to Local Agency under this Agreement will not exceed **One Hundred and Six Thousand One Hundred Fifty Dollars (\$106,150.00)** unless agreed to in advance by the parties pursuant to a written amendment signed by SACOG’s Executive Director or Deputy Executive Director. In no instance will SACOG be liable for any payments or costs for work in excess of this amount, nor for any unauthorized or ineligible costs.

4. Term: The term of this Agreement shall be from the Effective Date until July 31, 2023, unless agreed to in advance by written amendment signed by SACOG's Executive Director or Deputy Executive Director.
5. Independent Contractor: The Local Agency, and the agents and employees of the Local Agency, in the performance of this Agreement, will act as and be independent contractors and not officers or employees or agents of SACOG. Local Agency, its officers, employees, agents, and subcontractors, if any, will have no power to bind or commit SACOG to any decision or course of action, and will not represent to any person or business that they have such power. Local Agency has and will retain the right to exercise full control of the supervision of the work and over the employment, direction, compensation and discharge of all persons assisting Local Agency in the performance of work funded by this Agreement. Local Agency will be solely responsible for all matters relating to the payment of its employees and contractors including, but not limited to, compliance with all laws, statutes, and regulations governing such matters.
6. Accounting Records:
 - a. Local Agency, its staff, contractors and subcontractors shall establish and maintain an accounting system and reports that properly accumulate incurred project costs by line. The accounting system shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment voucher or invoices.
 - b. Local Agency shall establish a separate ledger account for receipts and expenditure of the Funds and maintain expenditure details in accordance with the scope of work, project timeline and budget.
 - c. Local Agency shall maintain documentation of its normal procurement policy and competitive bid process (including the use of sole source purchasing), and financial records of expenditures incurred during the course of the project in accordance with GAAP.
 - d. Local Agency agrees that SACOG, HCD and the State of California or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this Agreement.
7. Reporting and Payment:
 - a. On a quarterly basis, Local Agency will provide SACOG with both a written report on the progress made on the Scope of Work (Exhibit "A") and an invoice for reimbursement. Invoices for contractual work completed through June 30 of a fiscal year must be submitted by July 30. Local Agency shall submit written invoices by e-mail in to SACOG. Local Agency's written progress report shall be completed as required by SACOG, and shall be for the periods ending March, June, September and December. Local Agency shall also

provide a copy of Local Agency's annual progress report that is submitted to HCD annually in April.

b. Payments to Local Agency hereunder will be made in arrears. Local Agency will submit a detailed and properly documented invoice on its letterhead for reimbursement which invoice will include the following: (i) a description of the work performed, (ii) a detailed accounting of costs incurred, and (iii) evidence that Local Agency has already incurred costs for the Project. Attached as Exhibit B is SACOG's matrix of required supporting documentation for Local Agency invoices. Invoices for expenditures incurred prior to January 1, 2021 will not be reimbursed.

c. The Local Agency shall not be entitled to reimbursement of indirect costs unless a copy of an applicable, approved indirect cost plan has been received by SACOG prior to submittal of the first invoice from the Local Agency. Indirect cost rates shall be submitted annually in accordance with SACOG requirements.

d. Local Agency will be notified within ten (10) business days following receipt of its invoice by SACOG of any circumstances or data identified by SACOG in Local Agency's invoice that would cause withholding of approval and subsequent payment. Local Agency's invoice will include documentation of reimbursable expenses and billed items sufficient for SACOG, in its opinion, to substantiate billings. SACOG reserves the right to withhold payment of disputed amounts. Local Agency's failure to comply with any of the reporting requirements in this Agreement may impact Local Agency's ability to receive future REAP funds.

8. Audit, Retention and Inspection of Records:

a. SACOG or its designee, including but not limited to any State or Federal agency, will have the right to review, obtain, copy, and audit all books, records, computer records, accounts, documentation and any other materials (collectively "Records") pertaining to performance of this Agreement, including any Records in the possession of any contractors or subcontractors. Such Records shall include all records of employment, employment advertisements, employment application forms, and other pertinent employment data, as well as any records pertaining to compliance with Public Contract Code Sections 10115, *et seq.* and Title 21, California Code of Regulations, Chapter 21, Section 2500, *et seq.* (when applicable) and other matters connected with the performance of the contract pursuant to Government Code Section 8546.7.

b. Local Agency agrees to provide SACOG or its designee, the State, the California State Auditor or any duly authorized representative of the State or Federal government, with any relevant information requested and will permit SACOG or its designees access to its premises, upon reasonable notice, during normal business hours, for the purpose of interviewing employees and inspecting and copying such Records for the purpose of determining compliance with any applicable Federal and State laws and regulations. Local Agency further agrees to maintain such Records

for a period of three (3) years after final payment under the Agreement or three (3) years from the conclusion or resolution of any and all audits or litigation relevant to this Agreement and any amendments, whichever is later. If any litigation, claim, negotiation, audit, monitoring, inspection or other action has been started before the expiration of the three (3) years after final payment under this Agreement, all records must be retained by Local Agency, its contractors and subcontractors until completion of the action and resolution of all issues which arise from it. Records related to any and all audits or litigation relevant to this Agreement shall be retained for five (5) years after the conclusion or resolution of the matter. SACOG and HCD shall have the right to audit Local Agency records and interview employees.

- c. If so directed by SACOG upon expiration of this Agreement, the Local Agency will cause all Records relevant to the Scope of Work to be delivered to SACOG as depository.
- d. In addition to any other remedies available to SACOG in law or equity for breach of this Agreement, SACOG, may at its discretion, exercise a variety of remedies, including, but not limited to, requiring repayment of the Funds disbursed and expended under this Agreement.

9. Third Party Contracts:

- a. All procurements related to the expenditure of the Funds must be conducted using a fair and competitive procurement process. Local Agency may use its own procurement procedures as long as the procedures comply with all City/County laws, rules and ordinances governing procurement, and all applicable provisions of California law.
- b. Any contract entered into as a result of this Agreement shall contain all the provisions stipulated in this Agreement and shall be applicable to Local Agency's contractors and subcontractors. Copies of all agreements with contractors and subcontractors shall be submitted to SACOG's project manager.
- c. Local Agency shall be responsible for monitoring and enforcement of all agreements with contractors and subcontractors to ensure compliance with the terms of this Agreement.

10. Termination:

- a. Either party may terminate this Agreement for any reason, with or without cause, at any time, by giving the other party fifteen (15) days written notice. The notice will be deemed served and effective for all purposes on the date it is deposited in the U.S. mail, certified, return receipt requested, addressed to the other party at the address indicated in Section 17 below.

- b. If either party issues a notice of termination, SACOG will reimburse Local Agency for work actually performed up to the effective date of the notice of termination, subject to the limitations in Section 6 and less any compensation to SACOG for damages suffered as a result of Local Agency's failure to comply with the terms of this Agreement.
 - c. Local Agency will have the right to terminate this Agreement in the event SACOG is unable to make required payments, including, without limitation, a failure of HCD to appropriate funds. In such event, Local Agency will provide SACOG with seven (7) days written notice of termination. The notice will be deemed served and effective on the date it is deposited in the U.S. mail, certified, return receipt requested, addressed to SACOG at the address indicated in Section 17. SACOG will make payment to Local Agency through the date of termination, subject to the provisions of Section 6 above.
11. Indemnity: Local Agency specifically agrees to indemnify, defend, and hold harmless SACOG, its directors, officers, members, agents, and employees (collectively the "Indemnitees") from and against any and all actions, claims, demands, losses, costs, expenses, including reasonable attorneys' fees and costs, damages, and liabilities (collectively "Losses") arising out of or in any way connected with the performance of this Agreement. Local Agency shall pay all costs and expenses that may be incurred by SACOG in enforcing this indemnity, including reasonable attorneys' fees. The provisions of this Section shall survive the expiration, termination, or assignment of this Agreement.
12. Assignment: The parties understand that SACOG entered into this Agreement based on the Project proposed by Local Agency. Therefore, without the prior express written consent of SACOG, this Agreement is not assignable by the Local Agency either in whole or in part.
13. Binding Agreement: This Agreement will be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.
14. Time: Time is of the essence in this Agreement and will follow the timeline set forth in the scope of work (Exhibit "A"), unless modified pursuant to Section 12.
15. Amendments: No alteration or variation of the terms of this Agreement will be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreement not incorporated herein, will be binding on any of the parties hereto.
16. Contractors and Subcontractors: Local Agency will be fully responsible for all work performed by its contractors and subcontractors.
- a. SACOG reserves the right to review and approve, which approval shall not be unreasonably withheld, any contract or agreement to be funded in whole or in part using funds provided under this Agreement.

- b. Any contract or subcontract to be funded in whole or in part using funds provided under this Agreement will require the contractor and its subcontractors, if any, to:
 - (1) Comply with applicable State and Federal law requirements that pertain to, among other things, labor standards, Non-Discrimination, the Americans with Disabilities Act, Equal Employment Opportunity, the Drug-Free Workplace Act.
 - (2) Maintain at least the minimum State-required Workers' Compensation Insurance for those employees who will perform the work or any part of it.
 - (3) Maintain unemployment insurance and disability insurance as required by law, along with liability insurance in an amount that is reasonable to compensate any person, firm, or corporation who may be injured or damaged by the Local Agency or any subcontractor in performing work associated with this Agreement or any part of it.
 - (4) Retain all books, records, accounts, documentation, and all other materials relevant to this Agreement for a period of three (3) years from the date of termination of this Agreement, or three (3) years from the conclusion or resolution of any and all audits or litigation relevant to this Agreement and any amendments, whichever is later.
 - (5) Permit SACOG and/or its representatives, upon reasonable notice, unrestricted access to any or all books, records, accounts, documentation, and all other materials relevant to this Agreement for the purpose of monitoring, auditing, or otherwise examining said materials.

17. Work Product and Data:

a. Definitions

- i. "Work" – The work to be directly or indirectly produced by Local Agency, its employees, or by and of the Local Agency's contractor's, subcontractor's and/or employees under this Agreement.
- ii. "Work Product" – All deliverables created or produced from Work under this Agreement included, but not limited to all, Work and deliverables conceived or made, either solely or jointly with others during the term of this Agreement. Work Product includes all deliverables, inventions, innovations, improvements, or other works of authorship Local Agency and/or Local Agency's contractor or subcontractor may conceive of or develop in the course of this Agreement, whether or not they are eligible for patent, copyright, trademark, trade secret or other legal protection.

- iii. “Inventions” – Any ideas, methodologies, designs, concept, technique, invention, discovery, improvement or development regardless of patentability made solely by the Local Agency or jointly with Local Agency’s contractor and/or subcontractor or Local Agency’s contractor’s and/or subcontractor’s employees of SACOG or HCD during the term of this Agreement and in performance of any Work under this Agreement, provided that either the conception or reduction to practice thereof occurs during the term of this Agreement and in performance of Work issued under this Agreement.

b. Ownership of Work Product and Rights

- i. All Work Products derived by the Work performed by Local Agency, its employees or by and of the Local Agency’s contractor’s and/or subcontractor’s employees under this Agreement, shall be jointly owned by HCD, SACOG and Local Agency (“Joint Owners”), and shall be considered to be works made for hire by Local Agency and Local Agency’s contractor and/or subcontractor for HCD for the benefit of the Joint Owners. The Joint Owners shall jointly own all copyrights in the Work Product.
- ii. Local Agency, its employees and all of Local Agency’s contractor’s, and/or subcontractors employees agree to perpetually assign, and upon creation of each Work Product automatically assign, to the Joint Owners, ownership of all United States and international copyrights in each and every Work Product, insofar as any such Work Product, by operation of law, may not be considered work made for hire by the Local Agency’s contractor and/or subcontractor from HCD. From time to time upon Joint Owner’s request, Local Agency’s contractor and/or subcontractor and/or their employees shall confirm such assignments by execution and delivery of such assignment, confirmations or assignment or other written instruments as HCD may requests. Local Agency hereby waives all rights relating to identification of authorship restriction or limitation on use or subsequent modification of the Work.
- iii. Local Agency, its employees and all Local Agency’s contractors and/or subcontractors hereby agree to assign to HCD joint ownership of all Inventions. Local Agency, its employees and Local Agency’s contractor and/or subcontractor shall promptly make a complete written disclosure to HCD of each Invention not otherwise clearly disclosed to HCD in the pertinent Work Product, specifically noting features or concepts that the Local Agency , its employees and/or Local Agency’s contractor and/or subcontractor believes to be new or different.
- iv. Upon completion of all work under this Agreement all intellectual property rights, ownership and title to all reports, documents, plans, specifications and estimates, produced as part of this Agreement shall automatically vest in the

Joint Owners and no further agreement will be necessary to transfer ownership to the Joint Owners.

18. Project Managers: SACOG's Project Manager for this Agreement is Adrienne Moretz, unless SACOG otherwise informs Local Agency. With the exception of notice of termination sent by certified mail pursuant to Section 8 above, any notice, report, or other communication required by this Agreement will be mailed by first-class mail to the SACOG Project Manager at the following address:

Adrienne Moretz
Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814
Telephone: 916-340-6216
Email: AMoretz@sacog.org

Local Agency's Project Manager for this Agreement is Stefan Heisler. No substitution of Local Agency's Project Manager is permitted without prior written agreement by SACOG, which agreement will not be unreasonably withheld. With the exception of notice of termination sent by certified mail pursuant to Section 8 above, any notice, report, or other communication to Local Agency required by this Agreement will be mailed by first-class mail to:

Stefan Heisler
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916) 851-8757
sheisler@cityofranchocordova.org

19. Successors: This Agreement will be binding on the parties hereto, their assigns, successors, administrators, executors, and other representatives.
20. Waivers: No waiver of any breach of this Agreement will be held to be a waiver of any prior or subsequent breach. The failure of SACOG to enforce at any time the provisions of this Agreement or to require at any time performance by the Local Agency of these provisions, will in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of SACOG to enforce these provisions.
21. Litigation: Local Agency will notify SACOG immediately of any claim or action undertaken by it or against it that affects or may affect this Agreement or SACOG, and will take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of SACOG.
22. Non-Liability of SACOG: SACOG shall not be liable to Local Agency or any third party for any claim for loss of profits or consequential damages. Further, SACOG shall not be

liable to Local Agency or any third party for any loss, cost, claim or damage, either direct or consequential, allegedly arising from a delay in performance or failure to perform under this Agreement.

23. Amendments Required by HCD or State Agencies: If HCD, or any other State agency having jurisdiction, requires a change to the terms of this Agreement, the parties will amend this Agreement as necessary, or will terminate it immediately.
24. Counterparts and Electronic Signatures: This MOU may be signed in one or more counterparts, each of which will constitute an original and all of which taken together shall constitute one and the same instrument. Documents executed, scanned, and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this MOU and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures.
25. Authority: The persons signing on behalf of the parties to this MOU each warrant they have the legal authority to execute this MOU.
26. Entire Agreement: This MOU embodies the entire agreement of the parties in relation to the matters contained herein, and no other understanding, whether verbal, written, or otherwise, exists among the parties.
27. Americans with Disabilities Act (ADA) of 1990; Accessibility: By signing this Agreement, Local Agency assures SACOG that it complies with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. § 12101, *et seq.*), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA including, but not limited to, those found within the Code of Federal Regulations, Title 49, parts 27, 37, and 38. Local Agency also agrees that it will award no construction contract unless its plans and specifications for such facilities conform to the provisions of California Government Code Sections 4450 and 4454, if applicable.
28. Compliance with Non-discrimination and Equal Employment Opportunity Laws: It is SACOG's policy to comply with State and Federal laws and regulations including Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990 (ADA) and other Federal discrimination laws and regulations, (including 49 CFR Part 21 through Appendix C, 23 CFR part 200, 23 CFR part 230, 49 U.S.C. 5332, 42 U.S.C. 12101, *et seq.*, and the Title VI Assurance executed by California under 23 U.S.C. 324 and 29 U.S.C. 794), as well as the Unruh Civil Rights Act of 1959, the California Fair Employment and Housing Act (Government Code Section 12990, *et seq.*), and other California State discrimination laws and regulations. SACOG does not discriminate against any employee or applicant for employment because of race, religion (including religious dress and grooming practices) color, national origin, (includes use and possession of a driver's license issued to persons unable to prove their presence in the United States is authorized under federal law), ancestry, disability, (including physical and mental, including HIV and AIDS) medical condition, (including genetic characteristics, cancer or a record or history of cancer), military or veteran status, marital status, sex/gender (includes pregnancy, childbirth, breastfeeding,

and/or related medical conditions), age (40 and above), gender identity, gender expression, or sexual orientation pursuant to Sections 12940 et seq. of the Government Code. SACOG prohibits discrimination by its employees, Local Agencies, contractors and consultants.

Local Agency hereby certifies, under penalty of perjury under the laws of California, that it complies with, and that Local Agency will require that its contractors and subcontractors comply with, the following non-discrimination and equal opportunity laws. Any failure by Local Agency to comply with these provisions shall constitute a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as SACOG may deem appropriate.

- a. Local Agency and its contractors and subcontractors shall comply with all provisions prohibiting discrimination on the basis of race, color, or national origin of Title VI of the Civil Rights Act of 1964, as amended, 42 U.S.C. §§ 2000d, *et seq.*, with U.S. D.O.T. regulations, “Nondiscrimination in Federally-Assisted Programs of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act”, 49 C.F.R. Part 21, and with any applicable implementing Federal directives that may be issued. Title VI provides that the recipients of federal assistance will implement and maintain a policy of nondiscrimination in which no person shall, on the basis of race, color, ancestry, national origin, religion, religious creed, sex, age, or disability, be excluded from participation in, denied the benefits of, or subject to discrimination under any program or activity by the recipients of federal assistance or their assignees and successors in interest.
- b. Local Agency and its contractors and subcontractors shall comply with all applicable equal employment opportunity (EEO) provisions of 42 U.S.C. § 2000e, implementing Federal regulations, and any applicable implementing Federal directives that may be issued. Local Agency and its contractors and subcontractors shall ensure that applicants and employees are treated fairly without regard to their race, color, creed, sex, disability, age, or national origin.
- c. Local Agency and its contractors and subcontractors will act in accordance with Title VI and will not unlawfully discriminate, harass, or allow harassment, against any employee or applicant for employment because of sex, sexual orientation, race, color, ancestry, religion, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition, age or marital status. Local Agency and its contractors and subcontractors will further ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment, including the improper denial of family and medical care leave and pregnancy disability leave. Local Agency and its contractors and subcontractors will comply with all applicable Federal and State employment laws and regulations including, without limitation, the provisions of the California Fair Employment and Housing Act (Government Code § 12900, *et seq.*) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, § 7285.0, *et seq.*), as well as Title 2, California Code of Regulations, Section 8103. The applicable regulations of the Fair Employment and Housing Commission implementing Government Code §§ 12990 (a-f), set forth in

Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Local Agency and its contractors and subcontractors will give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

- d. Local Agency and its subcontractors shall also comply with the Older Americans Act, as amended (42 U.S.C. 6101), prohibiting discrimination on the basis of age, Section 324 of Title 23 U.S.C., prohibiting discrimination based on gender, and Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and 49 CFR part 27 regarding discrimination against individuals with disabilities.
- e. Local Agency, with regard to the work performed by it during the Agreement, shall act in accordance with Title VI. Specifically, Local Agency shall not discriminate on the basis of race, color, ancestry, national origin, religion, religious creed, sex, age, or disability in the selection and retention of subcontractors, including procurement of materials and leases of equipment.
- f. Local Agency and its contractors will include the provisions of this Section 18 in all contracts to perform work funded under this Agreement. Local Agency shall take such action with respect to any such contract as SACOG or HCD may direct as a means of enforcing such provisions, including sanctions for noncompliance.
- g. Sanctions for Noncompliance: In the event of the Local Agency's noncompliance with the nondiscrimination provisions of this Agreement, SACOG shall impose such contract sanctions as it or HCD may determine to be appropriate, including, but not limited to:
 - i. Withholding of payments to the Local Agency under this Agreement until the Local Agency complies, and/or
 - ii. Cancellation, termination or suspension of the Agreement, in whole or in part.

29. Drug-Free Certification: By signing this Agreement, Local Agency hereby certifies under penalty of perjury under the laws of the State of California that Local Agency will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code § 8350, *et seq.*) and will provide a drug-free workplace by taking the following actions:

- a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited, and specifying actions to be taken against employees for violations.
- b. Establish a Drug-Free Awareness Program to inform employees about:
 - (1) The dangers of drug abuse in the workplace;

- (2) The person's or the organization's policy of maintaining a drug-free workplace;
 - (3) Any available counseling, rehabilitation, and employee assistance programs; and
 - (4) Penalties that may be imposed upon employees for drug abuse violations.
- c. Every employee of Local Agency who works under this Agreement will:
 - (1) Receive a copy of Local Agency's Drug-Free Workplace Policy Statement; and
 - (2) Agree to abide by the terms of Local Agency's Statement as a condition of employment on this Agreement.

20. Union Organizing: By signing this Agreement, Local Agency hereby acknowledges the applicability of Government Code § 16645 through § 16649 to this Agreement, excluding § 16645.2 and § 16645.7.

- a. Local Agency will not assist, promote, or deter union organizing by employees performing work on this Agreement if such assistance, promotion, or deterrence contains a threat of reprisal or force, or a promise of benefit.
- b. Local Agency will not meet with employees or supervisors on SACOG or State property if the purpose of the meeting is to assist, promote, or deter union organizing, unless the property is equally available to the general public for meetings.

21. Prohibition of Expending State or Federal Funds for Lobbying:

- a. Local Agency certifies, to the best of his or her knowledge or belief, that:
 - (1) No State or Federal appropriated funds have been paid or will be paid, by or on behalf of the Local Agency, to any person for influencing or attempting to influence an officer or employee of any State or Federal agency, a Member of the State Legislature or United States Congress, an officer or employee of the Legislature or Congress, or any employee of a Member of the Legislature or Congress in connection with the awarding of any State or Federal contract, the making of any State or Federal grant, the making of any State or Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any State or Federal contract, grant, loan, or cooperative agreement.
 - (2) If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or any employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative Agreement,

the Local Agency will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

- b. This certification is a material representation of fact upon which reliance was placed when this Agreement was entered into. Submission of this certification is a prerequisite for making or entering into this Agreement imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification will be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.
- c. Local Agency also agrees by signing this Agreement that he or she will require that the language of this certification be included in all lower tier contracts and subcontracts.

22. Prevailing Wage and Labor Requirements.

- a. Should Local Agency award any construction contracts utilizing Federal funds under this Agreement, Local Agency agrees to comply with all pertinent statutes, rules and regulations promulgated by the Federal government including, but not limited to, (i) prevailing wage requirements of the Davis Bacon Act (40 U.S.C. §276a, *et seq.*) and related regulations (29 CFR Part 5); (ii) anti-kick back and payroll records requirements of the Copeland "Anti-Kickback" Act (40 U.S.C. §276c and 18 U.S.C. §874) and related regulations (29 CFR Part 3); and (iii) workweek computation and overtime requirements of the Contract Work Hours and Safety Standards Act (40 U.S.C. §327-333) and related regulations (29 CFR Part 5).
- b. Should Local Agency award any "public work" contract, as defined by California Labor Code Section 1720, utilizing State funds under this Agreement, Local Agency agrees to comply with all pertinent California statutes, rules, and regulations including, but not limited to, prevailing wage provisions of Labor Code Section 1771.
- c. Any contract or subcontract entered into as a result of this Agreement will contain all of the provisions of this section.

[Signatures on Next Page]

IN WITNESS WHEREOF, THE PARTIES HAVE ENTERED INTO THIS MEMORANDUM OF UNDERSTANDING AS OF THE DATE FIRST ABOVE WRITTEN:

**SACRAMENTO AREA COUNCIL
OF GOVERNMENTS**

By: _____
James Corless, Executive Director

APPROVED AS TO FORM:

Sloan Sakai Yeung & Wong LLP
Legal Counsel to SACOG

RECOMMENDED BY:

Adrienne Moretz
Senior Program Manager

City of Rancho Cordova

By: _____
Cyrus Abhar, City Manager

EXHIBIT “A”

Project Description

Jurisdiction: City of Rancho Cordova

Project Title: Folsom Boulevard Analyses

Project Location: Folsom Boulevard, City of Rancho Cordova

Project Housing Nexus:

Check all that apply.

☐ Reduce Time

☐ Impact on housing supply and/or affordability

☐ Reduce Development Costs

☐ Increase approval certainty and/or streamlines

entitlements

☒ Infrastructure Capacity

☐ Other: _____

Project Location Type:

Check all that apply.

☒ Green Zone

☐ Community wide

☒ Civic Lab Corridor

☐ Other: _____

Project Goal Statement:

Describe the impacts of your project on the acceleration of housing production.

These analyses will support the strategic location and direction of determining which housing product types and locations should be prioritized and identifying any potential obstacles related to infrastructure capacity.

Project Description:

Include a high-level summary of your project.

The City will work with SACOG over the course of one year to do a broad study of the Folsom Blvd commercial corridor and learn from similar efforts in the Sacramento region. This broad focus will be followed by further analyses to study the market susceptibility of transit-oriented development to occur within the Folsom Blvd, Olson Drive, and Zinfandel Drive portion of the corridor. An in-depth study will then be conducted to focus on the specific redevelopment potential at multiple parcels at Fire Station 51 to determine what housing options are most feasible or where public subsidy may be needed. Lastly, an infrastructure capacity study will be conducted focusing again on the light rail transit stations to ensure that the desired higher-intensity housing uses can be accommodated without triggering infrastructure upgrades that could render these housing uses infeasible.

Implementation:

Summarize plans for adoption or implementation or next steps. If the project is one component of a

larger effort, such as a study that will support fee reductions, please specify how this project fits into the larger housing effort.

These analyses will be integral to the development of the City's strategy for reinvestment along Folsom Blvd. They will be used to inform further work such as identifying where limited public funding should be prioritized, developing a land banking strategy, and providing gap financing for affordable housing, economic development incentives, or programmatic fee waivers.

SCOPE OF WORK

Project Tasks, Deliverables, Timeline and Budget

Tasks:

Task #	Detailed Description of Tasks / Milestones	Task Timeline (in months and year)	Deliverable(s) including delivery date	Total Budget	REAP Funding	Other Funds (include source)
1	Regular reporting to SACOG	Quarterly	Progress report and invoicing (quarterly)	\$0	\$0	
2	Collaboration with SACOG on Civic Lab-related activities that may include: - Case Study on Civic-Lab specific work along Folsom Boulevard - Flow Cart that demonstrates how current project work leads to accelerated housing production through participation in Civic Lab and other related programs, current planning/project work, and future funding identification - Presentation of experience/lessons learned from planning/project work to Civic Lab teams or other entities that may benefit.	As needed	- Review, edit, provide input/feedback, and approve Flow Chart developed by SACOG (conclusion of project) - Review, edit, provide input/feedback, and approve Case Study developed by SACOG (conclusion of project) - Present findings and lessons learned to Civic Lab teams or other related groups (as needed)	\$0	\$0	
3	Conduct Market Analysis: Light Rail Station Susceptibility to Change to Be Supportive Of TOD - Include Real estate market conditions and depth of potential demand for alternative and more intensive land uses; - Analyze existing land use and development patterns in the station areas; - Provide an assessment of whether the property values or return on investment to property owners would improve due to changing the existing land use; - Assess other physical and geographic attributes (e.g., distance to the stations and Highway 50 interchanges); and current land use/zoning policies and plans	June 2021	- Completed Market Analysis TOD parcels along Folsom Boulevard. - Adoption of Analysis by Council.	\$37,400	\$37,400	N/A

4	Conduct Feasibility Analysis: Redevelopment of multiple parcels within the The Fire Station 51 Study Area • Identification of potential use options for individual properties within the study area; • Identification of potential assemblage use options; • Evaluation of the potential market support for the assemblage use options; and • Evaluation of the potential financial feasibility of the assemblage use options.	June 2021	• Completed Feasibility Analysis for TOD parcels along Folsom Boulevard • Adoption of Analysis by Council.	\$23,750	\$23,750	N/A
5	Infrastructure Study: • Draft Scoping Plan and Kickoff • Utility Capacity Analysis • Demand Analysis • Findings and Recommendations • Draft and Final Report	July – December 2021	• Completed Infrastructure Study along Folsom Boulevard • Adoption of Analysis by Council.	\$45,000	\$45,000	N/A

Exhibit B

SACOG Required Supporting Documentation for Invoices

Type of Expense	Required Supporting Documentation for <u>Sub-Recipient</u> Invoices
Labor Costs	☐ Approved timesheets and/or itemized financial/payroll system report providing: + names + dates + hours worked toward specific tasks/ deliverables + hourly rate
Travel Costs	☐ Travel request approval/details and appropriate documentation for type of travel expense below:
Mileage	☐ Date, miles driven, addresses traveled from and to, purpose of travel. ☐ Map preferred.
Meals, Incidentals, Transportation & Lodging	☐ <u>Itemized receipts for all meals/incidentals. Will only reimburse up to state per diem rates.</u> ☐ If any charges are for more than one person, names of all parties and purpose of charge must be provided.

Signature:

Email: jmason@sacog.org

MEMORANDUM



ITEM 9.9.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Nicholas Sosa, Associate Planner
**SUBJECT: SECOND READING OF AN ORDINANCE AMENDING THE SUNCREEK
SPECIFIC PLAN PROJECT NO. DD9837 – GRANTLINE 220**

RECOMMENDATION

Waive the second reading and adopt the Ordinance Amending the Sun Creek Specific Plan.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would approve the comprehensive Amendments to the Sun Creek Specific Plan.

BACKGROUND

On June 7, 2021 the Rancho Cordova City Council waived the first reading of the Ordinance for the Amendments to the Sun Creek Specific Plan. Grantline 220 was previously proposed as an age-restricted/active adult gated community and the Specific Plan was updated August of 2020 to accommodate this type of community. However, given the current real estate climate, Grantline 220 has changed their project back to market rate and therefore would need to amend the Specific Plan.

Changes to the Specific Plan include the removal of all references to age-restricted and active adult communities, the re-introduction of the previously removed 10-acre school site on the property, and modifications/updates to land use tables and exhibits throughout the Specific Plan that accommodate market rate single family homes rather than the previously anticipated active adult community.

FISCAL IMPACT AND FUNDING SOURCE

Amendments to the Sun Creek Specific Plan would allow for Grantline 220 to produce market rate single family homes rather than an age-restricted community and to reserve a 10-acre parcel for a future school site for Elk Grove Unified School District. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community. The project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs. Based upon analysis completed within the project review, approval of the Grantline 220 large and small lot maps will likely have a

net benefit to the City of Rancho Cordova.

ATTACHMENT(S)

1. Ordinance – Amendments to the Suncreek Specific Plan
2. Exhibit A to the Ordinance Specific Plan

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA FOR AN
ADMINISTRATIVE AMENDMENT TO THE SUNCREEK SPECIFIC PLAN
PROJECT NO. DD9837**

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

WHEREAS, on December 2, 2013, the City Council adopted Ordinance 41-2013, adopting the Sun creek Specific Plan. The adopted Sun creek Specific Plan Project ("Project") is a plan for a mixed-use development with a combination of employment-generating uses, retail, and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,264-acre site in the City of Rancho Cordova ("City"). The project includes approximately 4,893 residential units at various densities, commercial use, public/quasi-public uses, elementary schools and a combined middle/high school, parks and greens, wetland preserve, stormwater detention basins and buffers, and major and minor roads with landscaping. In addition, the Project includes various on-and off-site infrastructure improvements; and

WHEREAS, Grantline 220 located within the Sun creek Specific Plan is owned by Grantline and Chrysanthi Investors, LLC shall be known as ("Applicant"); and

WHEREAS, the Specific Plan's purpose is to create a cluster of walkable residential villages and a major civic and recreational core comprised of a community park, schools and major open space. The residential neighborhoods will create a distinctive district for the City and house a work force to enhance the City's jobs/housing balance; and

WHEREAS, the key objectives of the Sun creek Specific Plan include the following;

- Implement the City's General Plan, the Sacramento Area Council of Governments Blueprint and Smart Growth Principles;
- Provide mixed density residential housing development
- Provide a community serving retail and employment center along Grantline Road
- Develop neighborhoods connected by a significant open space and recreational parkway;
- Provide neighborhood serving retail areas;
- Provide additional housing to balance the high employment concentrations in and around the City;
- Provide a mix of housing types to diversify the City's housing stock;
- Provide transportation facilities within the project area consistent with the City's Circulation Plan;
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, and neighborhood elementary schools;
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries;
- Set aside wetlands within the Community Plan area; and
- Generate positive fiscal impacts for the City through development within the Plan Area.

WHEREAS, the applicant has requested administrative amendments to the Grantline 220 neighborhood area within the Suncreek Specific Plan; and

WHEREAS, the proposed administrative amendments within the Grantline 220 area includes: the removal of references to Grantline 220 as a gated and as an age-restricted community which therefore resulted in updated maps and tables throughout the Specific Plan; and

WHEREAS, the administrative amendments to the Grantline 220 neighborhood area within the Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), complies with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA"), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Grantline 220 project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative map is consistent with the land uses analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required; and

WHEREAS, on June 7, 2021, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the administrative amendments to the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

- A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: The proposed administrative amendments to the Suncreek Specific Plan are consistent with the City's General Plan. The amendments only remove any reference to an age-restricted and gated community and re-introduce the future school site into the subdivision. The proposed amendments do not modify any zoning, land use, or circulation of the Suncreek Specific Plan. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and will also continue to uphold the terms and requirements of the existing Development Agreement for the subdivision.

- B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The amendments are only to remove all references to an age-restricted and gated community and to add back the future school site. These slight modifications will not adversely affect any surrounding subdivision properties. Because the project will no longer be a gated community, there will now be pedestrian access throughout the site, providing a seamless connection to both The Ranch property to the West and Sierra Sunrise "Lennar" property to the East.

Section 3. Adoption of administrative amendments to the Grantline 220 neighborhood area within the Suncreek Specific Plan is hereby amended as shown in Exhibit A, attached hereto and incorporated herein.

Section 4. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

I.1. INTRODUCTION

The SunCreek Specific Plan is the handbook for development of approximately 1,264 acres located in the south area of the City of Rancho Cordova ("City").

1.1 PROJECT PURPOSE AND OBJECTIVES

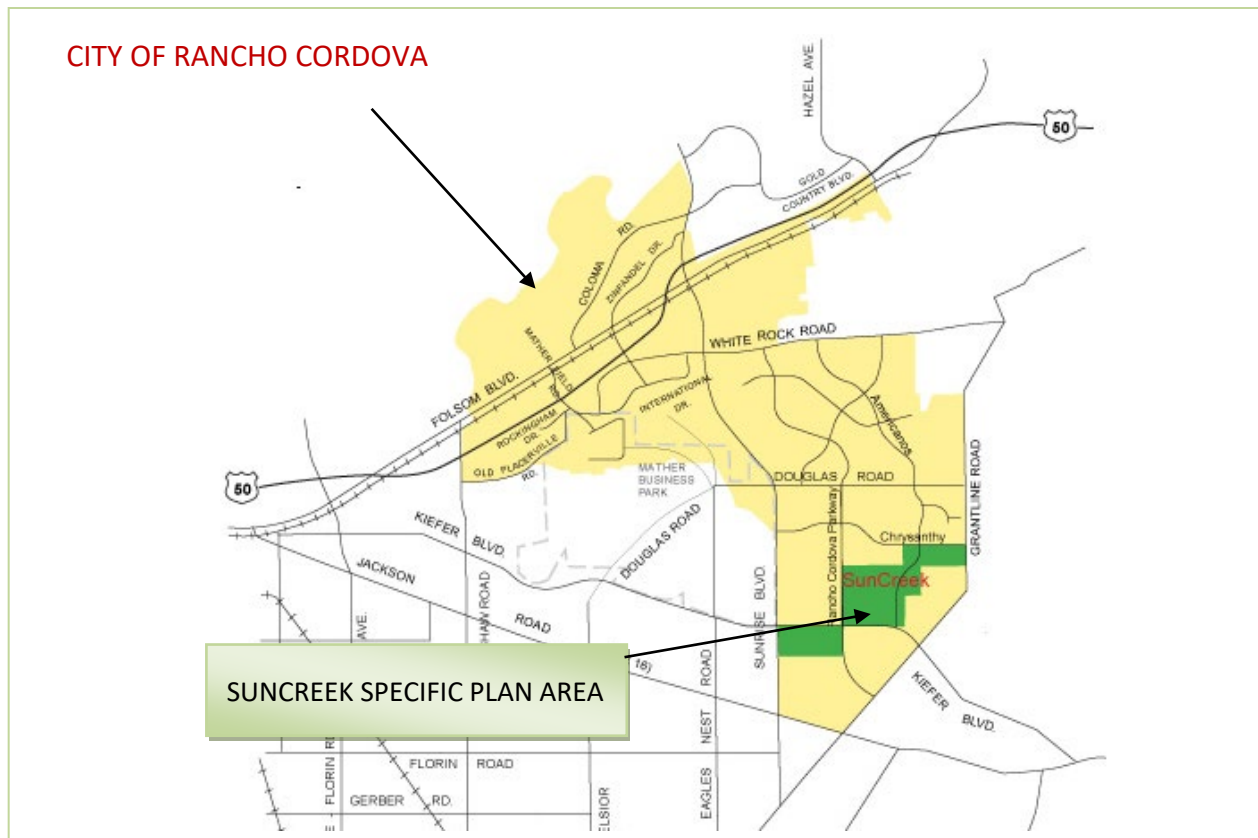
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing balance in the city, the second largest employment center in the Sacramento region.

The SunCreek Specific Plan ("SCSP" or the Plan Area) is a mixed-use development that includes a network of interconnected, large open spaces linked by a pedestrian and bike trail system. A major open space corridor that runs through the project serves as the primary signature feature and provides a backbone structure for the neighborhoods, local bike/pedestrian network, and the citywide trail system.

The key objectives of the SunCreek Specific Plan include the following:

- Implement the City of Rancho Cordova's General Plan, the Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles.

Figure 1-1 Local Area Map



ITEM 9.9.

- Provide mixed density residential housing development.
- Provide a community serving retail and employment center along Grantline Road.
- Develop neighborhoods connected by a significant open space and recreational parkway.
- Provide neighborhood serving retail areas.
- Provide additional housing to balance the high employment concentrations in and around the City of Rancho Cordova.
- Provide a mix of housing types to diversify the City of Rancho Cordova's housing stock.
- Provide transportation facilities within the project area consistent with the City of Rancho Cordova's Circulation Plan.
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, (as shown in Figure 1-2), and three neighborhood elementary schools.
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- Set aside wetland resources for the conservation of wetlands within the Community Plan area.
- Generate positive fiscal impacts for the City through development within the Plan Area.

1.2 RELATIONSHIP TO THE GENERAL PLAN

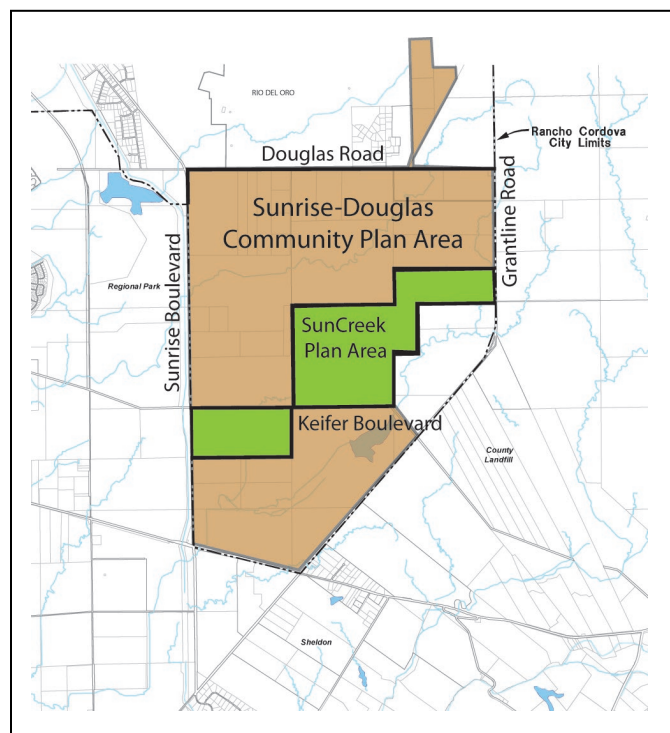
The Rancho Cordova General Plan establishes a definitive structure for organizing the community

ATTACHMENT 2 Exhibit A to the Ordinance

in districts, villages, and neighborhoods and provides a conceptual land use plan for each of the undeveloped areas of the City. Detailed planning efforts, such as the SunCreek Specific Plan, implement that vision. The SunCreek Specific Plan is consistent with the policies established in the General Plan as described in Chapter 2 Community Vision, Section 2.2 Organizing Principles.

The General Plan Map identifies the SunCreek Specific Plan within the SunCreek Planning Area as shown in Figure 1-2.

Figure 1-2 SunCreek Identified in the City General Plan



1.3 ORGANIZATION AND USE OF THIS SPECIFIC PLAN

The SunCreek Specific Plan is organized in two distinct volumes that are bound together to provide the user with the overall intent as well as the specific development standards required to implement the project. Volume I provides the conceptual look and feel, vision, and context for the plan. It provides the description of the plan and the overall policies and guiding principles that set the stage for the more detailed standards in Volume II. Volume II establishes the unique Development Regulations by which to review future projects in concert with the City zoning code.

The chapters in Volume I include:

1. Introduction
2. Project Vision
3. Land Use
4. Circulation
5. Community Character
6. Natural Resources
7. Parks and Open Space
8. Infrastructure and Public Services
9. Implementation

Applicants should refer to Volume I for the intent and comprehensive vision of the plan.

Volume II: Development Regulations, provides the detailed standards and procedures for development of all land uses and common areas. The City will apply these procedures and standards in the entitlement process for all development in the plan.

1.3.1. Relationship to the Rancho Cordova Municipal Code

Volume II: Development Regulations incorporates by reference several chapters of the Rancho

Cordova Municipal Code (RCMC), Article 23, and Zoning. In general, Article 23, Zoning regulations and standards guide the development of the SunCreek Specific Plan, however, specific development standards that may differ from, or augment, the zoning ordinance are included in Volume II to fit the vision and conditions of the SunCreek Specific Plan.

Applicants are directed to apply the Municipal Code zoning requirements unless specifically modified in this Specific Plan.

1.4 AUTHORITY AND APPLICATION OF THE SUNCREEK SPECIFIC PLAN

The City of Rancho Cordova approves, and will administer, the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. The City of Rancho Cordova Municipal Code and SCSP Chapter 9 Implementation establish the procedures for adoption and administration of this Specific Plan.

1.4.1. Other Required Documents

The following documents are required to accompany this Specific Plan:

- A certified Environmental Impact Report (EIR),
- An approved Financing Plan,
- An approved Affordable Housing Plan (AHP), and
- Each owner shall enter into a Development Agreement (DA) approved by the city prior to granting entitlements. The DA shall set forth specific rights and obligations for the city and the owner as a condition of the issuance of entitlements.

1.4.2. Consistency with the Specific Plan

Subsequent projects within the Plan Area including Tentative Parcel/Subdivision Maps, Conditional Use Permits, Minor Discretionary Permits, and Minor Administrative Approvals shall be consistent with the City of Rancho Cordova General Plan, the City of Rancho Cordova Municipal Code, and Chapter 9 Implementation, in this Specific Plan.

1.5 ENVIRONMENTAL REVIEW

The SunCreek Specific Plan Environmental Impact Statement and Environmental Impact Report (EIS/EIR) examines the potential environmental impacts of the proposed plan and identifies changes in the environment that would result from implementation of the plan. The EIS/EIR examines all elements of the project including planning, construction, and operation.

The EIS/EIR identifies mitigation measures as appropriate to reduce significant impacts, and incorporates a Mitigation Monitoring Plan. The Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the EIS/EIR.

All development projects pursuant to this Specific Plan shall comply with the California Environmental Quality Act (CEQA). If the City determines that a subsequent project is consistent with the Specific Plan and within the scope of the EIS/EIR, no further environmental review may be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or subsequent evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, the City shall make a determination as to the appropriate subsequent environmental document.

1.6 PROJECT SETTING AND CONTEXT**1.6.1. Project Site Conditions**

Sunrise Boulevard bounds the Plan Area on the west and Grantline Road bounds it on the east. The future extension of Chrysanthy Boulevard will form the north boundary of the eastern most portion of the plan, and Kiefer Boulevard runs east to west through the Plan Area.

The Plan Area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the Plan Area.

Terrain and Primary Drainage Corridors

The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction.

The terrain is slightly rolling alluvial terraces. Elevation on the site ranges from 129 to 180 feet above sea level. The ground slopes generally to the west and the south, and several intermittent natural and manufactured channels drain the property. The greatest surface relief occurs in the major drainage way of the Laguna Creek tributary.

Vegetation

The Plan Area includes annual grasslands interspersed with seasonal wetlands along drainages typical of this portion of the City of Rancho Cordova. The dominant vegetation species include mostly non-native annual grasses. Native tree species are limited to a few willows and cottonwoods associated with created ponds and drainages. A small blue oak grove is located near the west edge of the Plan Area south of Kiefer Boulevard, just east of Sunrise Boulevard.

Habitat Conservation Plan

The Plan Area is within the South Sacramento Habitat Conservation Plan discussed in Section 6.3.1 of this specific plan.



Typical view of existing site conditions in early winter.

Wetland Preservation Area

Wetland resources include seasonal swales, intermittent drainages, and vernal pools. The primary concentrations of seasonal wetland conditions are located along the major drainage corridor and will be set aside as permanent open space. Development within these open space preserves is prohibited. Chapter I.6, Natural Resources describes the regulations for the protection of resources. The location and size of the open space significantly constrains the local circulation routes and the shape of neighborhoods.

Major Public Facilities

A major electric utility transmission facility traverses a small portion of the Plan Area diagonally from the southwest to northeast beginning near the corner of Sunrise Boulevard and Kiefer Boulevard. The power line corridor also transects a portion of the Plan Area near Rancho Cordova Parkway approximately one mile north of Kiefer Boulevard. The facility is a visual factor, but does not affect planned land use.

The most significant public facility that influences the land use is the planned high school and middle school and the community park complex. These facilities are located near the center of the Plan Area approximately mid-way between Rancho

Cordova Parkway and Americanos Boulevard. The combination of land uses creates a large block that requires major circulation access, but prohibits through streets that would provide multiple routes in the core of the Plan Area.

Adjacent Uses

Single-family residential neighborhoods are the primary land uses existing and planned in adjacent project areas along the north, west, and south edges of the Plan Area with commercial development planned along the east side of the project.

These include the proposed "The Ranch " project located between Rancho Cordova Parkway and Americanos Boulevard; Anatolia III to the west of Rancho Cordova Parkway and SunRidge Specific Plan to the north.

Road connections to the southern future growth area include the extension of Rancho Cordova Parkway and Americanos Boulevard and local streets on the west side of Rancho Cordova Parkway.

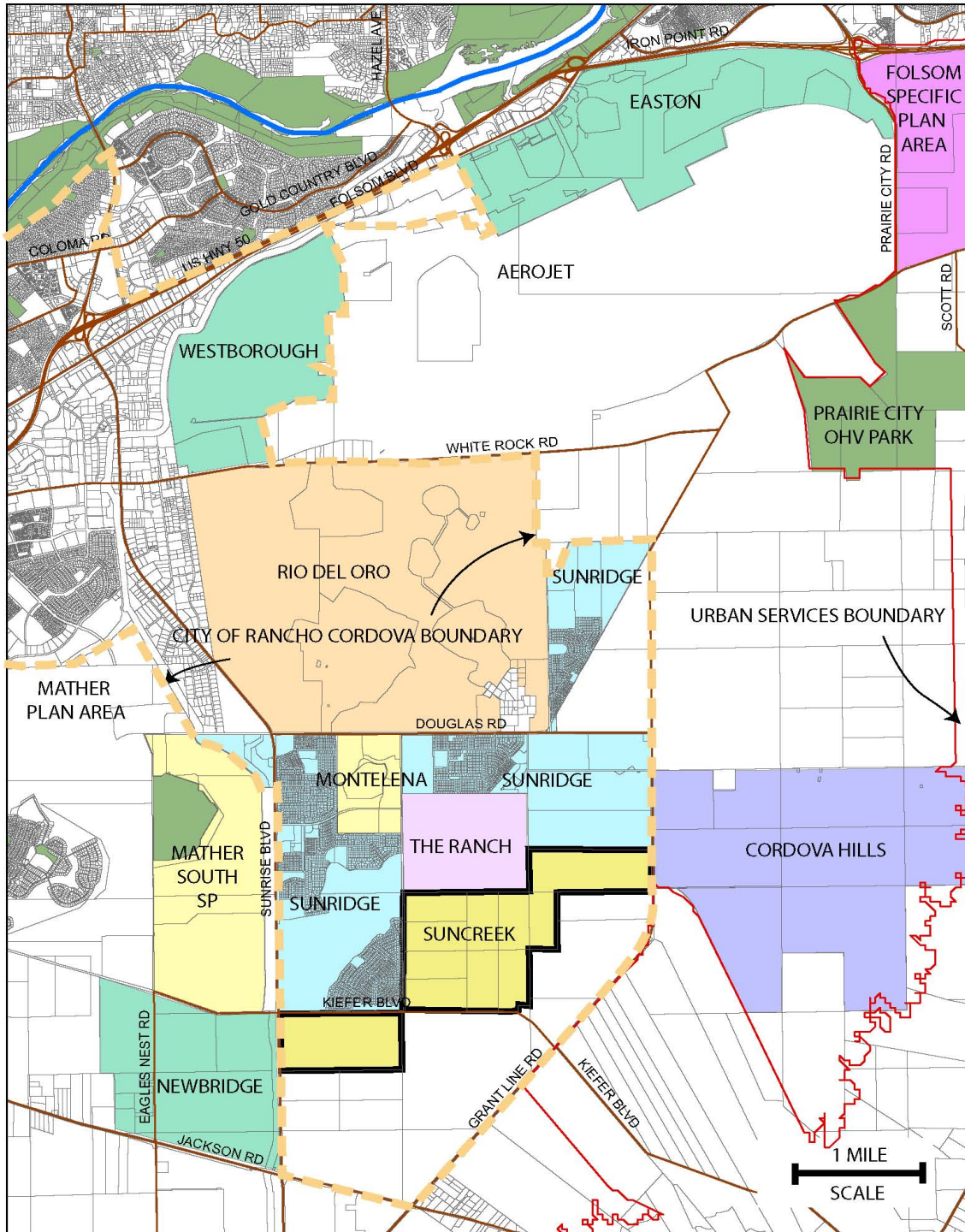
The approved Cordova Hills Plan, including the site for a University/College Campus Center, is located in the unincorporated area to the east of Grantline Road.

These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

A permanent wetland preserve is located in the Anatolia plan area. This wetland open space abuts the Plan Area along Kiefer Boulevard to Rancho Cordova Parkway.

The Sacramento County Regional Landfill is located to southeast of the Plan Area. An undeveloped buffer area on the north side of Grantline Road acquired by Sacramento County separates the Plan Area from the landfill site.

Figure 1-3 Planned Uses Adjacent to Project Site



I.2. COMMUNITY VISION

2.1 PURPOSE

The community vision describes the key features of the SCSP that establish the theme and tone for the built community. The vision does not establish specific standards for development, but in describing the key features, the vision conveys the intent of the detailed standards that follow. This chapter provides two primary sub-sections. First, the chapter describes the source of inspiration for the essential principles of this plan. Second, the chapter lays out the features that will distinguish this community.

2.2 ORGANIZING PRINCIPLES

The SunCreek Land Use Plan applies three conceptual frameworks for organizing land use and establishing a vision for the built community. These include:

- the General Plan Smart Growth Principles,
- the General Plan "Building Blocks" Concept, and
- the form based concept plan developed in the SunCreek charrette described in this chapter.

The SunCreek Land Use plan integrates the essential concepts of these three conceptual frameworks, but allows flexible design responses to local site constraints such as the major resource preservation areas, the major streets, and adjacent land uses.

2.2.1. Smart Growth Guiding Principles

The seven Smart Growth principles established in the Rancho Cordova General Plan guide the SCSP.

- Protection/Integration of Natural Resources with Urban Land Uses
- Transportation Choices
- Housing Choices
- Integrated (Mixed) Land Uses
- Compact Urban Development
- Walkable Neighborhoods
- Quality Design/Sense of Place

These guiding principles guide the key features in the plan.

2.2.2. General Plan "Building Blocks" Concept

The SCSP applies the General Plan fundamental concept of "building blocks" that define the physical form of Rancho Cordova. The building blocks are "neighborhoods", "villages" and "districts".

The different land uses, scale, and intensity of development characterize each building block component. The building blocks aggregate to form larger components of the city.

Neighborhoods aggregate to form villages, and villages aggregate to form districts. Districts aggregate to form the city.

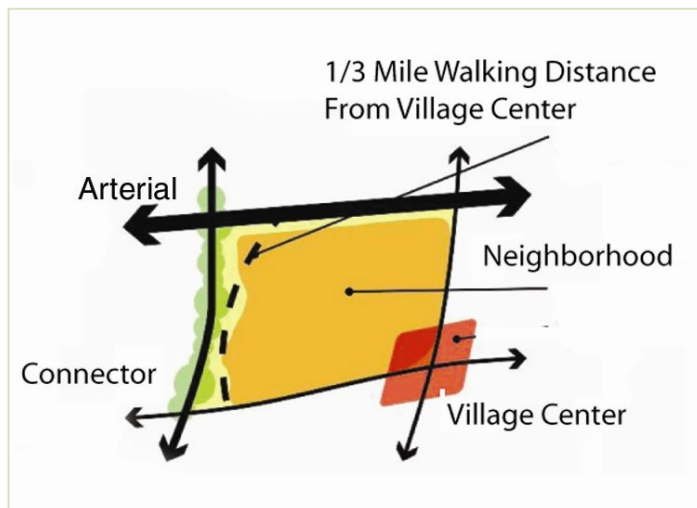
The SunCreek Plan Area will develop components of this community organizing system.

Neighborhoods

Neighborhoods conceptually illustrated in Figure 2-3 are predominantly residential comprised primarily of single-family homes (attached and detached), but may also include smaller multi-family units. The following key features of a

neighborhood found in the Specific Plan are consistent with the General Plan neighborhood concept.

Figure 2-1 Schematic Diagram of Neighborhood and Village Form



- Neighborhoods include a range of housing types along pedestrian-friendly streets designed for slower speeds. While the average density is approximately six units per acre, diversity in housing choices is critical to the success of neighborhoods (e.g., range of lot and home sizes, diversity in housing products/costs).
- Each neighborhood includes a neighborhood center that is a place for neighbors to gather (e.g., school, park, community center, coffee shop).
- Neighborhoods are compact and walkable in design, scaled at approximately 1/4 to 1/3 mile in radius, and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. The small scale of neighborhoods allows residents to walk almost anywhere in the neighborhood in about 10 to 15 minutes.

- Modified grid/curvilinear street system with short blocks for ease of mobility are the framework for the neighborhood. Major streets do not bisect neighborhoods. However, neighborhood streets do establish a hierarchy through design that helps residents and visitors understand where they are in any given neighborhood.

Villages

A "Village" is a cluster of three to four neighborhoods, which generally encompasses about 750 acres in size. The Plan Area includes sufficient population to be a village, but the village form in this part of the city will incorporate the neighborhoods in the SCSP as well as neighborhoods in adjacent plan areas.

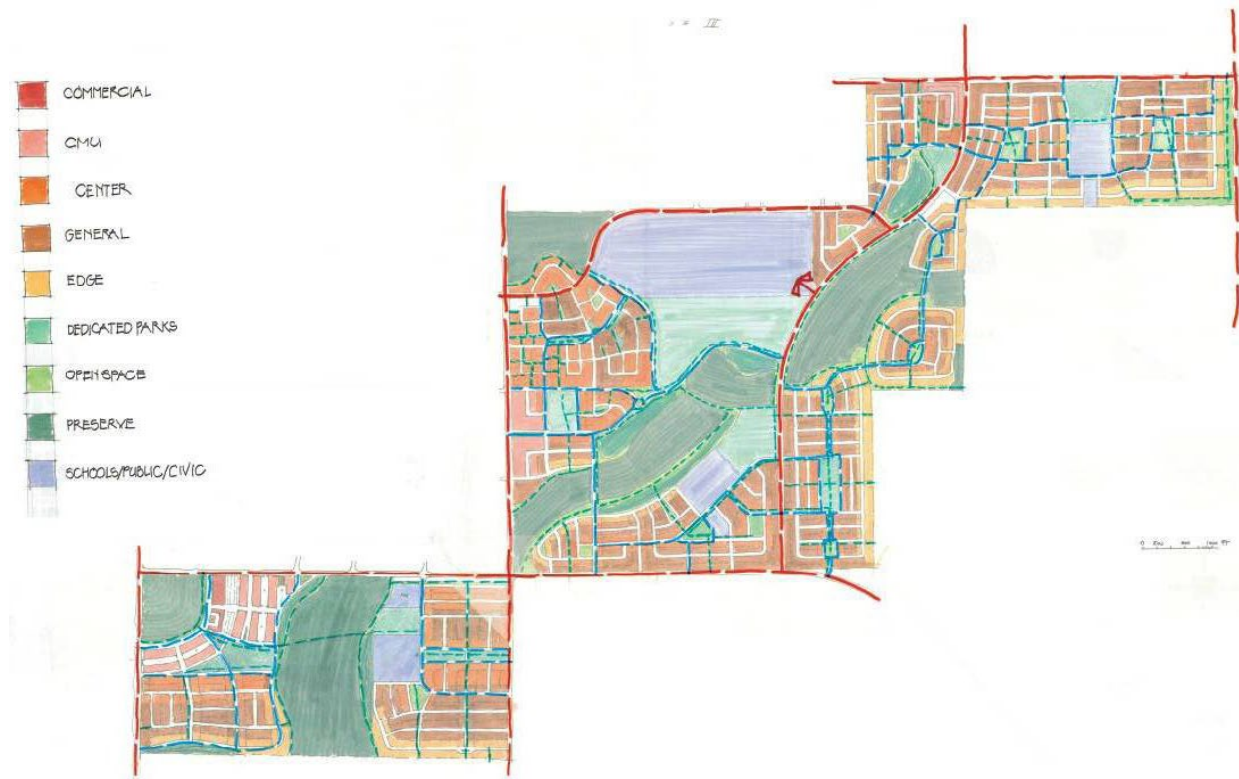
Districts

Districts can function as small, self-sufficient communities that may have unique characteristics, attributes, and Citywide or regional uses. Three or four villages comprise a district. The Plan Area is part of a district that encompasses all of the Sunrise-Douglas Community (refer to Figure 1-2).

2.2.3. The Charette Plan Vision

The "Charette", a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan. The purpose was to define a conceptual "form based" land plan that would meet or exceed the City's *Vision and Guiding Principles*. Figure 2-2 was the regulating plan produced in the charette process.

A primary center of activity is the focus of the urban uses. In a small area, such as a neighborhood, the center is a neighborhood school or park. In a larger area, the center could be a major mixed-use commercial and residential complex.

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette (March 2005)

2.3 COMMUNITY VISION PRINCIPLES

The following principles embody the vision for the SunCreek community. These principles are an aggregation of fundamental, time-tested planning principles, the policies in the Rancho Cordova General Plan and the three sources of organizing principles cited in this chapter.

2.3.1. Compact Urban Development

The SunCreek Specific Plan emphasizes the livability of neighborhoods. Design for pedestrian friendly streets, ease of pedestrian access to the schools, parks, and commercial mixed-use centers and the form of compact neighborhoods express this emphasis.

In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential

neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

Figure 2-3 Neighborhoods illustrates the neighborhoods in the Plan Area. The neighborhoods exhibit the following general characteristics unless constrained by the major street system or other significant design factor.

The permanent open space and major streets naturally define small, compact neighborhoods and sub-areas. Each of the neighborhoods is approximately 1/2 mile wide as illustrated in Figure 2-3. This supports the objective of locating central uses, such as parks, schools and commercial areas within a short walk of most residences as illustrated in Figures 2-4, 2-5 and 2-6.

Figure 2-3 SunCreek Neighborhoods

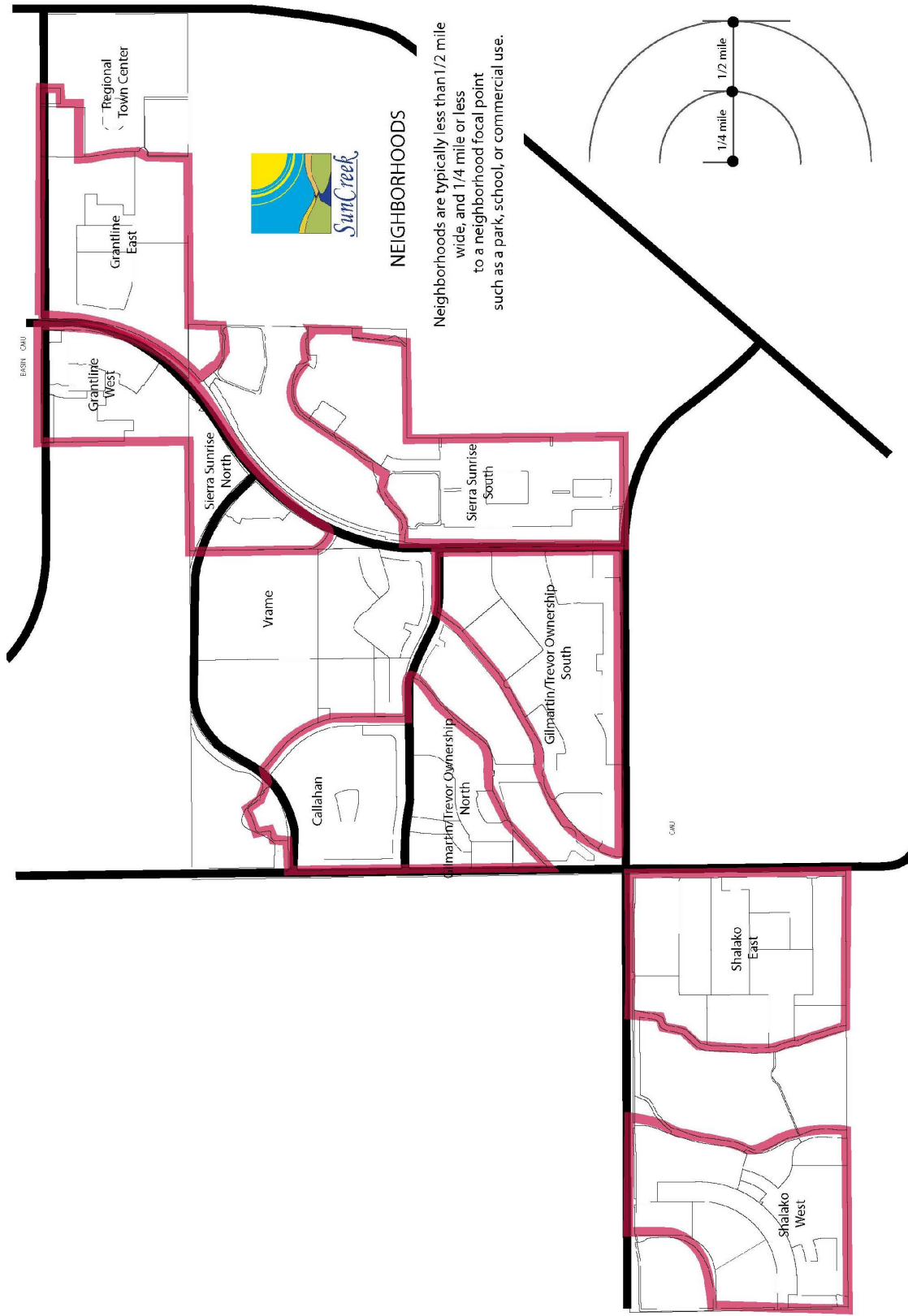


Figure 2-4 Access to Parks and Open Space



Figure 2-5 Access to Schools

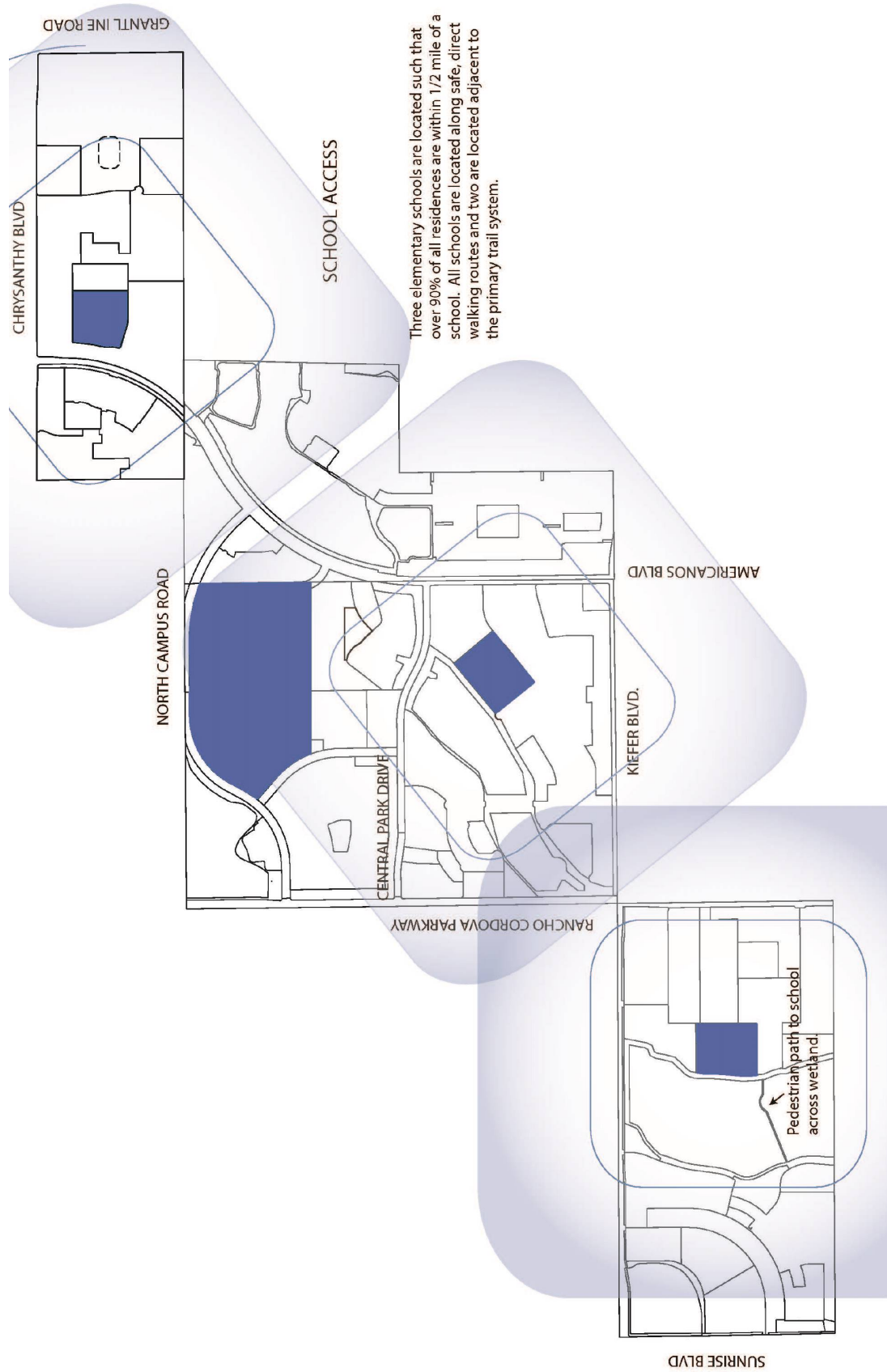
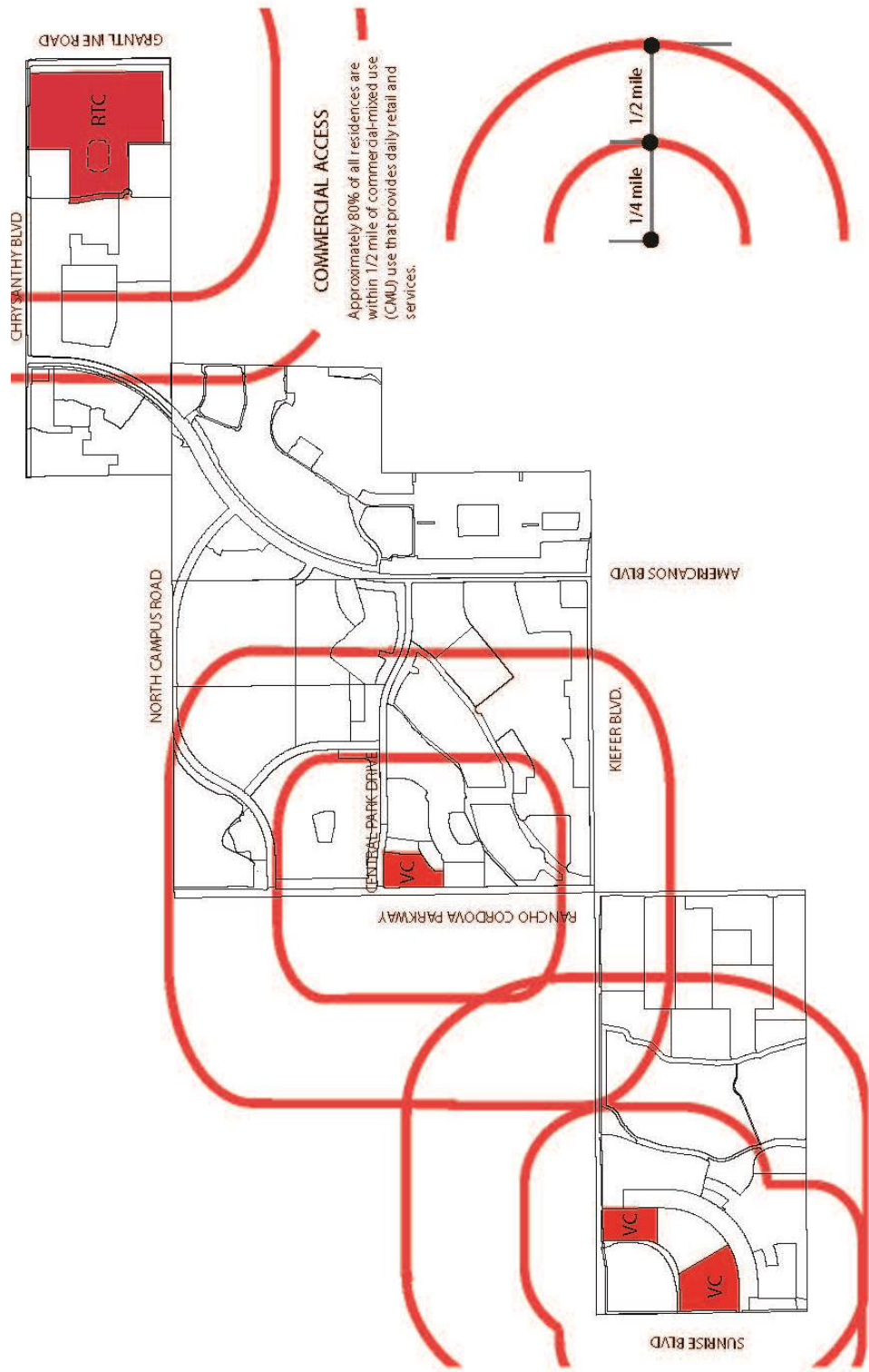


Figure 2-6 Access to Commercial and Service Centers



Open space or natural features, or landscaped corridors along a major street define the edges of each neighborhood.

Each neighborhood includes an elementary school, neighborhood park, and/or a mixed-use commercial area as a distinct neighborhood center within a reasonable walking distance of the homes, approximately one-half mile.

Residences are oriented with “eyes on” the neighborhood parks and open space corridors. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.

Major streets are designed to minimize any need for sound walls.

2.3.2. Protection/Integration of Natural Resources with Urban Land Uses

Very large central open spaces that encompass substantial wetland preserves, water quality features, trails, parks and schools are the core of the SCSP. The SunCreek preserve implements species conservation by protecting vernal pool complexes, other wetlands, and the riparian habitats along the Laguna Creek tributary.

This open space core is the hub and dominant feature of the community. It helps define and separate individual neighborhoods while connecting them physically and visually through the multi-purpose trail system with unobstructed views. A major bicycle/pedestrian pathway, designated as the “SunCreek Parkway” will follow the main route of this large, central open space. The open space is near many neighborhood streets and major roads, which gives the entire plan an extraordinarily open feel despite its compact walkable neighborhoods.

The extensive trail system extends throughout the Plan Area and into adjacent neighborhoods. It provides views to the natural resource preserve. Compatible land uses, such as parks, trails,

detention basins, and infrastructure are located next to the preserve area.



Typical open space view in SunCreek Plan Area

2.3.3. Natural Drainages

The natural drainage ways that will remain in permanent open space are notable in the existing landform. These natural drainages will be accessible to the public along the edges that are outside of the wetland preserve areas. The extensive open space will be a visual landmark for the entire Plan Area. Moreover, open space edges landscaped with natural vegetation species will provide an attractive visual delineation to the open space and the surrounding neighborhoods.

2.3.4. Transportation Choices

The SCSP will accommodate various transit services including buses, trolleys, and shuttles. Land use and transportation planning are coordinated. A network of off-street trails will connect residential, commercial, office, community/civic and open space areas of the City.

2.3.5. Walkable Neighborhoods

The Rancho Cordova General Plan envisions a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe and convenient network of bike paths and lanes that connect residential, commercial, transit stops, and recreational destinations.

ITEM 9.9.

The SunCreek Plan promotes walkable neighborhoods where residents can easily walk from their homes to schools, parks, jobs, and shopping areas. Streets are pedestrian-friendly spaces with living spaces facing the street. Pedestrian crossings at key locations with landscape enhancements encourage slower speeds on neighborhood streets.



Example of a pedestrian walkway along collector and arterial streets.

The network includes a wide range of bike and pedestrian paths ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, informal bike paths along the edge of open space areas, and the SunCreek Parkway. A major recreation trail extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Neighborhoods facilitate pedestrian and bicycle use by providing reasonably direct routes to homes, shopping, schools, parks, and jobs. The routing of the collector streets in each neighborhood provides an inter-connected route that residents can use for recreational walks or biking.

The SunCreek Parkway is the major pedestrian corridor that links off street trails and enhanced

ATTACHMENT 2 Exhibit A to the Ordinance

street sidewalks that connect neighborhoods to parks, open space, and natural resource areas.



Example of a pedestrian trail adjacent to wetland preserve area.

2.3.6. Housing Choices

The SCSP provides a range of housing choices that will meet the needs of a variety of households and income levels. This includes a variety of housing types ranging from high-density apartments and mixed use residential to executive homes.

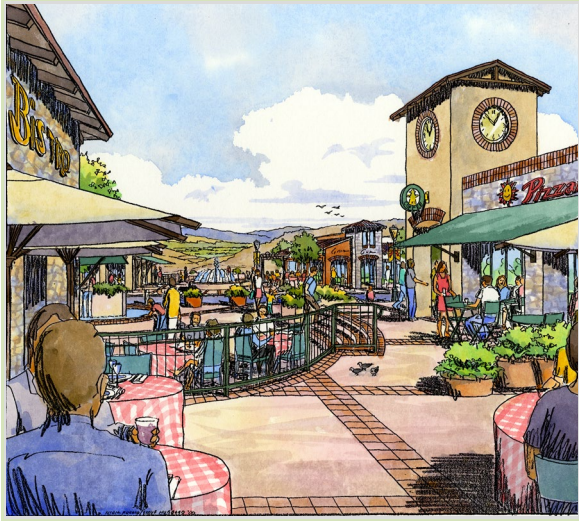
This diversity of housing contributes to a balance of jobs and housing in the City of Rancho Cordova and in the Highway 50 corridor.



Example of townhouse style housing planned along major streets.

ITEM 9.9.**2.3.7. Integrated (Mixed) Land Uses**

The SCSP provides mixed use centers strategically located to implement the City's "building block" concept of neighborhoods served by centers in walking distance of residents. This provides horizontal integration of compatible uses. Local shopping and services will be conveniently located to provide for the daily needs of the neighborhood residents.



Example of public space in Village Centers.

2.3.8. Quality Design/Sense of Place

The Plan Area is large enough to be a distinct district on its own, and includes distinctive natural features.

The major drainage way is a connecting, unifying element and the terrain provides sites for prominent landmark structures. Moreover, the plan can "borrow" visual character from the surrounding permanent open space, as well as the open space within the Plan Area.

The SCSP will have a strong sense of community identity notable for the quality of the public places, parks, schools and commercial areas.

The neighborhood mixed use centers will include high quality public spaces that will contribute to the sense of place.



Example of streetscape monumentation.

The SunCreek Development Regulations in Volume II establish standards for streetscape, buildings, parks and public facilities that will contribute to the character of the community.



Example of neighborhood commercial use public space.

2.3.9. Distant Vistas

The distant vistas toward the Sierra Nevada Crystal Range to the east and Mount Diablo, and the Coast Range are a natural amenity for the Plan Area. Open corridors along the major east-west boulevards and along the Laguna Creek corridor will retain views to these features. Attention to

these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor will add a notable design character to the plan.

2.3.10. Landmark Opportunities

The rolling terrain affords views within the Plan Area. Most notable are the high school/middle school campus, elementary school, neighborhood park, wetland preserve and the community park, which create a combined site of over 130 acres as a visual focal point of the plan. Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the wetland Preserve Area and the adjacent areas.

Central Park Drive connects the school/park complex to the Village Center site. The park/school site and the VC site serve as two activity centers or "nodes" linked by a pedestrian promenade/street. Central Park Drive therefore becomes one of the major pedestrian activity corridors in the plan.

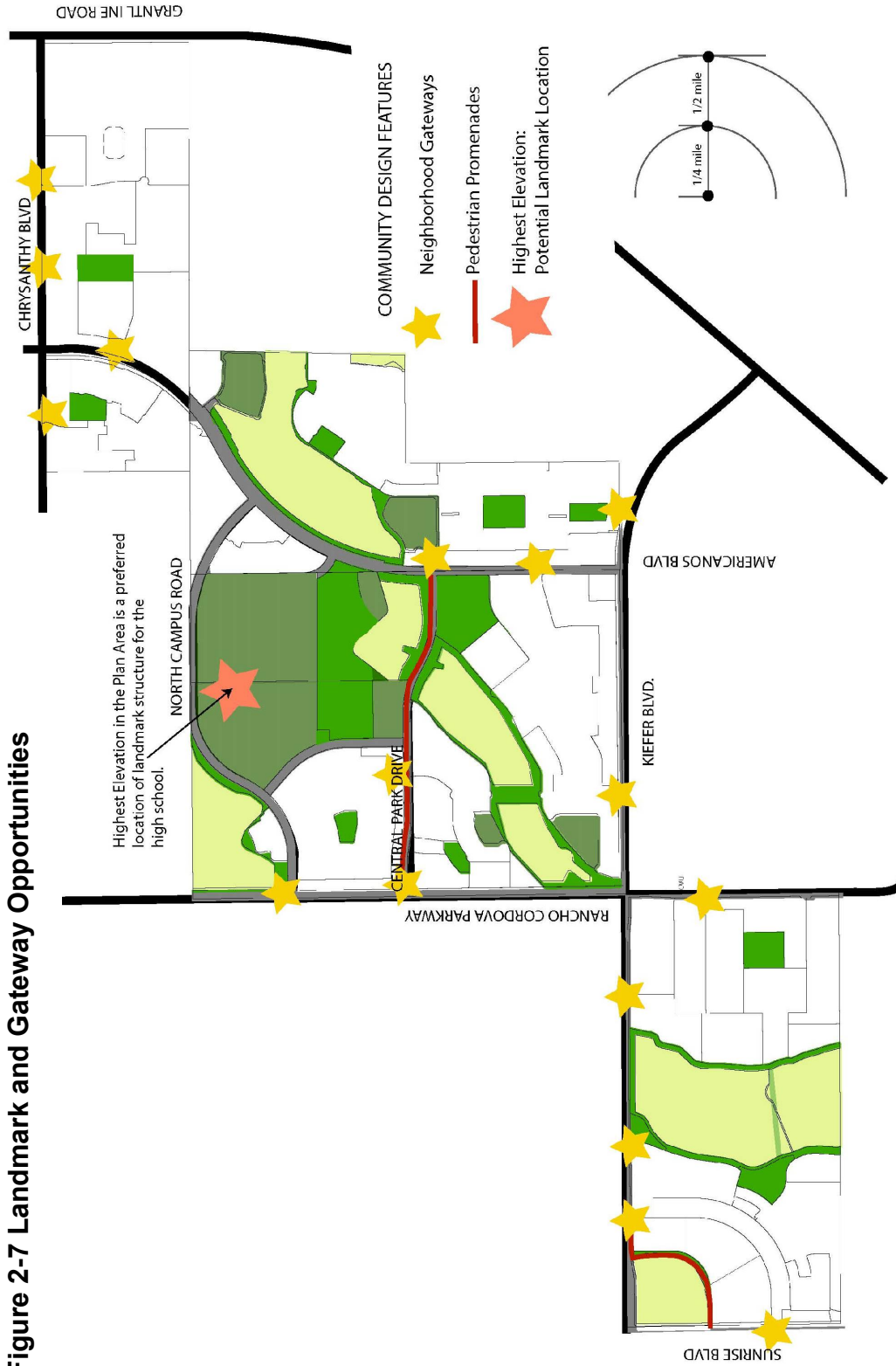
The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will stand out from the surrounding development.



Concept illustration of a clock tower at the high school

Additional pedestrian activity corridors connect to each of the Village Center sites. Each site includes within their boundary or along the adjacent street a major pedestrian corridor that extends into the adjacent residential areas.

Figure 2-7 Landmark and Gateway Opportunities



I.3. LAND USE

3.1 PURPOSE

The Land Use Chapter describes the organization, location, and type of land uses in the SunCreek Plan Area. This Chapter establishes the land use categories and the general range of uses planned for each use.

Volume II: Development Regulations establishes the detailed development standards for the land use categories in this chapter.

3.1.1. Land Use Objectives

The land use objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Provide a diverse supply of housing types and densities to help house the City's workforce.
- Integrate residential and supporting land uses in a compact urban environment to improve livability and to reduce urban sprawl.
- Establish more livable and sustainable neighborhoods where residents can walk to commercial services and recreational amenities.
- Create convenient, economically viable retail shopping and commercial service opportunities so that residents are able to meet their shopping needs locally.
- Create community shopping and office employment opportunities.
- Preserve natural resources and integrate open space into urban development.

3.2 LAND USE REGULATION

The SunCreek Plan includes a mix of diverse housing opportunities, schools, parks, open space, and employment and commercial uses. The zone districts established in the Rancho Cordova Municipal Code (RCMC), Title 23-Zoning Code regulate land use in this Specific Plan. Chapter 2 includes the Community Vision Concept.

3.2.1. General Plan and Zoning Consistency

State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.

Figure 3-1 identifies the Specific Plan land uses. These are consistent with the General Plan designation "SunCreek Specific Plan".

Table 3-1 identifies the corresponding General Plan, Specific Plan, and Zoning Code designations used within the Specific Plan.

3.2.2. Relationship to the City Zoning Ordinance

The Rancho Cordova Municipal Code (RCMC) Article 23-Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the

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ATTACHMENT 2 Exhibit A to the Ordinance

regulations set forth in Volume II: Development Regulations shall apply.

- walkability of the plan.

. In addition, Volume II of the SCSP provides supplemental development standards that address the customized form and character of development in SunCreek. Specifically the supplemental development regulations address:

Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		RCMC Title 23 Zoning Designations
SunCreek Specific Plan	Public/Quasi-Public	Public/Quasi Public	(P/QP)	Community Services (CS)
		Detention Basins		
	Parks and Open Space, Natural Resources	Parks and Open Space	(POS)	Parks and Open Space (POS)
		Neighborhood Greens		
		Natural Resources	(NR)	Parks and Open Space (POS)
	Low Density Residential	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	Medium Density Residential	Medium Density Residential 6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		Schools		
	Medium Density Residential	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
	High Density Residential	High Density Residential (18.1 to 40 du/acre)	(HDR)	RD-20, RD-25, RD-30, High Density Residential (HDR)
Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts				

- the extensive urban/open space edges;
- the aggregation of higher intensity uses that form the core of neighborhoods and villages;
- the creation of special public activity spaces and landmarks;
- the special character of streets in relation to building location and character; and

Figure 3-1, Specific Plan Land Use Designations



The Specific Plan identifies a sub-category of "Compact Medium Density Residential" to establish meaningful categories among the dwelling unit types and styles included in this plan.

Dwelling unit types in the density range of 12.1 to 18 dwelling units per acre are designated "Compact Medium Density Residential". Residential development in this designation will contribute to fulfilling the housing needs attributed to the City's adopted Housing Element.

Figure 3-2, Specific Plan Illustrative Plan shows the land use and street pattern envisioned in the SCSP. Tentative Subdivision Maps submitted pursuant to the SCSP are expected to conform to the general form expressed in this map.

3.2.3. Permitted Land Uses

The permitted uses for all land use designations in the SCSP shall be regulated by RCMC Title 23 Zoning Code as established in Table 23.310-1:

Allowed Uses and Permit Requirements for Residential Zoning Districts; Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts; and Table 23.319-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts. Applicants for all development proposals shall comply with these permitted land use tables.

Table 3-2, Summary of Permitted Uses in the SunCreek Specific Plan is not the regulatory authority for land use in the plan area, but provides a brief summation of land use activities and types envisioned within the land use designations applied in the SCSP. Table 3-1 Land Use Designations identifies the corresponding zoning designation and development standards that apply in these areas.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses ¹
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities.
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins, Age Restricted Active Adult Communities.
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
1: This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

Figure 3-2, Specific Plan Illustrative Plan



3.3 SUNCREEK SP FORM BASED CODE

The SCSP includes three sub-areas (“districts”) that shall be regulated under the Rancho Cordova Municipal Code (RCMC) Title 23 Article 5, Form-Based Zoning Provisions. This regulation applies only in the three districts identified in Figure 3-3 Center Form Based Districts. The districts include the Village Center (VC) and Regional Town Center (RTC) designations as well as some contiguous High Density Residential (HDR) and Medium Density Residential (MDR) uses as shown in Figure 3-1, Specific Plan Land Use Designation.

3.3.1. Center Form Based Districts

“Form Based ” is a regulatory approach that enables development of a plan to include a mix of land uses under specific standards that directly define the form and character of development for a given location and set of conditions. The Center Form Based Districts use the conventional zoning standards established for the RTC, VC, HDR, and MDR zone designations; but organize the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based district goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

“The form-based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single-use projects that are not integrated with surrounding neighborhoods.” (RCMC, Article 5)

RCMC Table 23.310-1, Table 23.313-1, and Table 23.319-1 regulate the permitted land use in the Center Districts. Title 23, Article 5, Chapter 23.510-Village Center Zone Standards and Chapter 23.513 – Regional Town Center Zone Standards establish the essential development regulations of building heights, setbacks and other physical standards. Title 23, Article 5, Chapter 23.313-Residential

Zoning Districts provides additional guidance on residential development standards for the HDR, CMDR, and MDR districts.

3.3.2. SunCreek Form Based Regulating Plan

The SCSP Volume II, Section 1.6 establishes the Center Form Based Regulating Plan. The plan provides design concepts that guide the preparation of a future development plan and includes the following components.

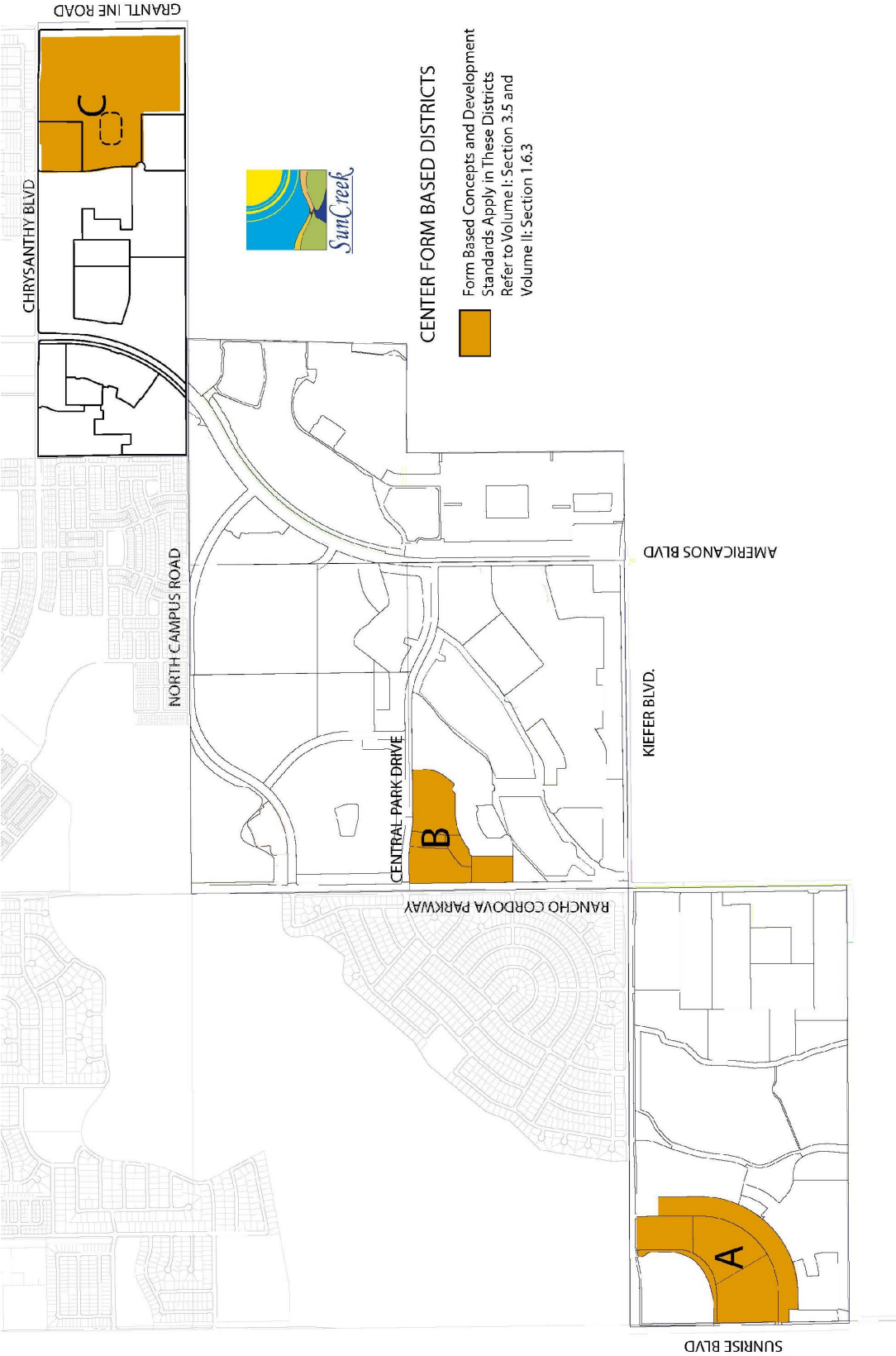
- A description of the intent and location of each of the form based zones provided in this chapter.
- The type of street and the treatment of edge conditions or “street typology” as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment or “frontage typology” applied in Volume II, Development Regulations.
- The development standards applied to each Specific Plan land use category and the “Center” form based code district in Volume II, Development Regulations.

3.3.3. Administering Form Based Zoning

Development sites within form-based districts will not require special administrative procedures beyond those provided in Article 1 (Administration) of Title 23 of the RCMC. However, the form-based districts require more analysis than traditional zoning districts during the entitlement review process to determine compliance with the provisions of this chapter.

Development in any Center District shall require an integrated plan for that entire district that is consistent with the provisions of RCMC Section 23.504 et al.

Figure 3-3 Center Form Based Districts



3.4 APPLICATION OF ZONING

The SCSP assigns land use zoning and the rights to apply for development under such zoning to properties in the SCSP designated by ownership.

Pursuant to Section 9.6.3 of this Specific Plan, a landowner may request a Minor Density Adjustment/ Transfer of Density for any residential land use parcel.

Specific Plan Land Use Designations Descriptions

The following sections describe the SCSP land use designations that are summarized in Table 3-2 and illustrated in Figure 3-2. These include a range of residential categories, parks and open space, natural preserves, public and quasi-public uses, and non-residential and commercial categories.

3.4.1. Residential Categories

The SCSP includes a notable diversity in residential types, styles, and configurations. Housing diversity is one of the merits of this plan. Multi-family dwellings occur in stand-alone configurations, and as integral components of mixed-use villages.

A variety of lot sizes, street orientation, and garage access configurations are distributed throughout the plan. These lot sizes and configurations may change with the submittal of tentative maps.

Figure 3-4 RCMC Title 23 Zoning Designations



Low Density Residential

The Low-Density Residential (LDR) category includes dwelling units in configurations up to six dwelling units per gross acre of residential use. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Medium Density Residential

The Medium Density Residential (MDR) category will provide a mix of housing types and densities ranging from 6.1 to 12 dwelling units per gross acre of residential use. Medium Density Residential includes single-family homes, duplexes and half-plexes, court housing, garden apartments, townhouses and condominiums. The most typical housing type will be small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.

The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Compact Medium Density Residential

The Compact Medium Density Residential (CMDR) category includes dwelling units in densities of 12.1 to 18 units per gross acre that will result in compact urban forms. These may include detached cottages or cluster housing, but more typically will include common walls for all or a significant portion of the units in a project. The sites designated for Compact Medium Density include row houses and small, low scale garden apartment dwellings.

. The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, shall regulate CMDR. Volume II: Development Regulations provides supplemental development standards.

High Density Residential

High-Density Residential (HDR) development includes apartments and condominiums at densities of 18.1 to 40 dwelling units per acre.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the City. In order to be compliant with current state law regarding RHNA, the SunCreek Specific Plan considers all High Density Residential acres in as RHNA acres. , However, in the Major Design Review Process (RCMC Section 23.141) the City may approve development applications for High Density development at densities less than 26 dwelling units per acre that achieve as low as 18.1 dwelling units per gross acre pursuant to a finding that the net density approximates the minimum density required for RHNA, that sites are constrained by size, configuration, access, parking standards, open space standards and other factors reflecting the actual market for multi-family housing.

There are seven High Density Residential sites identified in the plan. Four of these sites are adjacent to Village Center or Regional Town Center sites and are therefore are within the “Center” form based designation described below. RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, and Volume II: Development Regulations regulate these sites.

3.4.2. Public/Quasi-Public and Open Space Categories**Public/Quasi-Public**

The Public/Quasi-Public category includes a variety of public and other land uses, including land owned by the City and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others.

The SCSP includes three primary sites zoned Public/Quasi-public, Community Service (CS) uses. The SCSP designates the P/QP site on Americanos

Boulevard north of Kiefer Boulevard for a fire station, but does not designate specific land uses on the other two primary P/QP sites. In addition to these three sites, the Plan identifies several small sites designated as P/QP for utilities such as water storage, detention, water or wastewater pumps and so forth.

In the event that a P/QP site is not required for its originally intended use, such land may be available for residential development subsequent to a specific plan amendment. This allows flexibility in the location and shape of schools sites shown on the Land Use Map. The City shall consult with the affected public entity (if a specific entity exists), prior to release of a P/QP site for residential development. Following such consultation (if applicable), the City Council shall make a formal determination that the site is not required for the originally intended P/QP use. This typically will occur during the consideration of a Tentative Subdivision Map, but may also accompany an alternate discretionary action by the Council when a Tentative Map is not required.

The SCSP identifies land within the Parks and Open Space (POS) designation for active and passive recreational activities. This zone category also includes publicly accessible lands within lands along the edge of natural resource preservation areas, detention basins, creek ways, and other passive uses. Open spaces may be multi-use depending on the season, such as an open turf area within a detention basin in areas subject to infrequent inundation.

The open space lands and parklands must comply with the standards established by the City of Rancho Cordova. The Cordova Recreation and Park District, and/or the City will administer parklands at the discretion of the City. The City of Rancho Cordova, in consultation with CRPD, will determine final park design, amenities, and improvements. The City will administer public and private ownership open space lands.

Natural Resources

The SunCreek Plan provides a substantial natural resource preservation area dedicated to protecting state and federally listed endangered and threatened species habitat consistent with the measures described in Chapter 6, Natural Resources. The preservation area extends diagonally through the project site as a continuous open space corridor.

The SCSP sets aside land within the Natural Resources category as natural habitat and will have no urban development placed upon it. Open space trails are typically adjacent to, rather than within, Natural Resource areas.

Chapter 6, Natural Resources describes the protection of the lands in the Natural Resource designation.

3.4.3. Non-Residential/Commercial Categories

Village Center

The Village Center category provides retail services, restaurant, entertainment, and office employment uses as described in the City's building block concept. Village Centers serve the daily shopping needs of residents and may include small- and medium-size grocery stores, drug stores, restaurants, banks, and other similar uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

A Center Form Based District may combine the development capacity of residential designated lands with the commercial development capacity of Village Center lands to create an integrated mixed-use project.

A mixed-use development plan may be integrated vertically with different uses above one another, such as residential or office uses over a commercial use. Horizontal mixed uses are also permissible with side-by-side uses linked together through common walkways, plazas and parking areas.

The SunCreek plan includes two Village Center sites located along a major street. The Centers may provide transit-oriented development served by bus, bus rapid transit, a local shuttle, or other transportation systems as the City may determine.

The sites are adjacent to high-density residential land use served by the pedestrian and bike trail network that connects the sites to the surrounding neighborhoods. Each of the sites has within it or nearby a small neighborhood scale park. These parks will add a visual amenity and leisure activities that will complement the retail and service businesses and the residential components of the center.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II: Development Regulations shall regulate Village Centers. All development in the VC zone shall require an integrated plan as specified in RCMC Section 23.504 et al.

Regional Town Center

The General Plan designates regional town centers (RTC) to meet a regional need for shopping, entertainment, and other large destination uses. They are strategically located for accessibility and range in size from 25 to 100 acres. The RTC may also include both vertical and horizontal integration of a mix of land uses as summarized in Table 3-2.

The SunCreek plan provides a 53.9-acre Regional Town Center on the southwest corner of Grant Line Road and Chrysanthy Blvd. This center will serve planned development in the southeast edge of the City. The Southeast Capital Connector is a regional roadway aligned on Grant Line Road adjacent to the Plan Area. Chrysanthy Boulevard will provide access from the site to Grant Line Road. The Regional Town Center (RTC) would provide the opportunity for a transit oriented development should Grant Line Road become a regional transit route.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental

development standards provided in Volume II, Development Regulations shall regulate the Regional Town Center. All development in the RTC zone shall require an integrated plan as specified in RCMC Section 23.504 et al. The “Regulating Plan” must be adopted prior to any development in the respective VC or RTC center.

3.5 LAND USE SUMMARY

Table 3-3 summarizes the acreage, percentage of total acreage, maximum dwelling units per acre, and dwelling unit totals at full development of the SCSP. This table indicates a total of 4,628 dwelling units in this modified plan, however, the Specific Plan Environmental Impact Report evaluated the effects of 4,893 dwelling units, and up to this maximum figure may be accommodated in this Plan. If the population of the Specific Plan Area should increase in the future, the developer will be required to provide additional park land or pay in-lieu fees.

Table 3-3 Land Use Summary

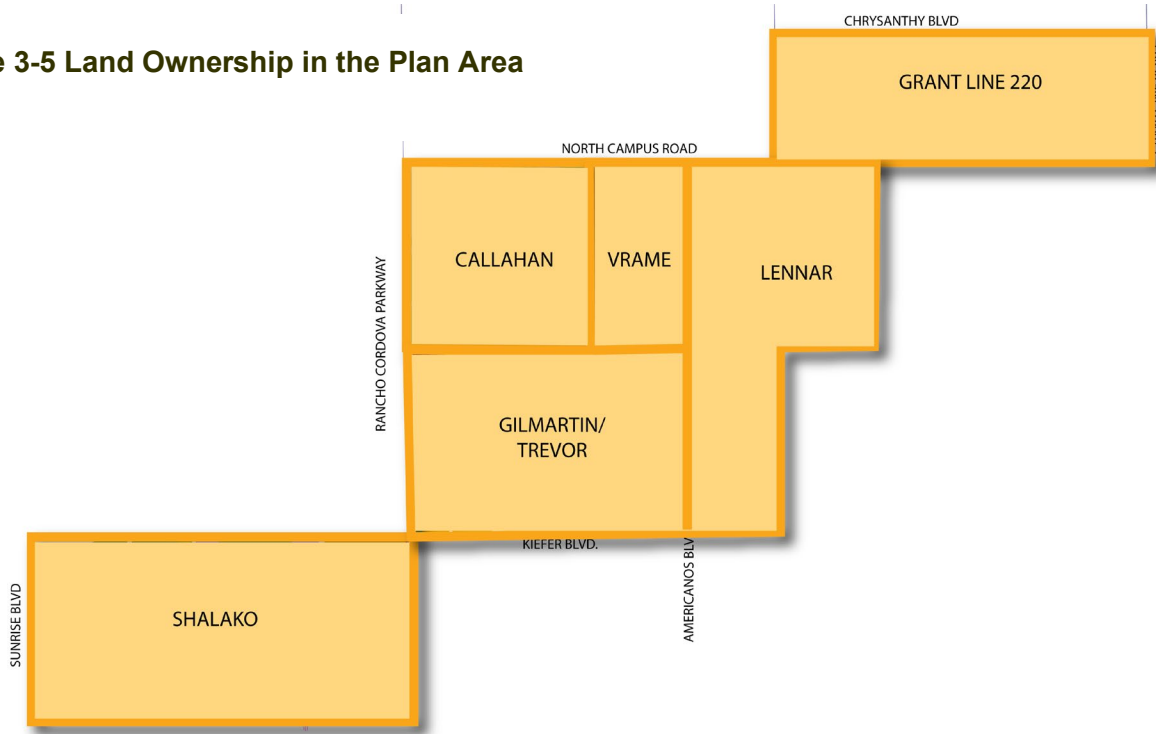
LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	260.5	827	17.86%	9.8%	3.17
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	369.7	2,429	52.4%	29.2%	6.57
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	27.5	320	2.1%	2.1%	11.6
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	45.2	1,052	22.7%	3.5%	23.2
VILLAGE CENTER (VC)	23.8	0		1.9 %	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	8.1	0		0.8%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	9.5	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	20.9	0		1.6%	
COMMUNITY PARK (PARK)	44.4	0		3.5%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	6.1	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	48.6	0		3.8%	
DETENTION BASIN (DB)	52.0	0		4.1%	
STORM WATER CANAL (CANAL)	0	0		0.00%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	111.2	0		8.8%	
MAJOR ROADS	85 79.6	0		6.7% 6.3%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,264.0	4,628		100.0%	

Table 3-4 summarizes the land use by owner.
Figure 3-5 illustrates the ownership of land in the
Plan Area.

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	20.1	149	64.4	314	37.6	167	0	0	39.3	197
	0	0	0	0	0	0			0	0	0	0
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9	318	77.8	592	90.6	599	76.8	406	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	13.0	153	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8	235	5.4	140	9.1	237	14.2	272	0	0	5.0	168
VILLAGE CENTER (VC)	0	0	6.3		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	2.5		4.7		0.4		0.0		0.5		0	
NEIGHBORHOOD GREEN	2.0		1.7		2.1		0.0		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		8.1		0		4.6	
COMMUNITY PARK	10.5		15.7		0		0		17.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		19.3		14.7		0		1.2		8.1	
DETENTION BASIN	4.5		8.0		9.5		8.2		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		11.1		10.8		10.0		44.9		0	
MAJOR ROADS	20.0		18.0		13.0		11.0		2.5		18.2	
GRANT LINE ROAD							3.1					
TOTALS	160.1	553	240.1	1,034	321.4	1,150	219.0	910	80.1	0	243.0	1,046

Figure 3-5 Land Ownership in the Plan Area



3.6 SPECIFIC PLAN POLICIES

The following General Plan policies apply to the SCSP.

Policy LU 1. Higher density and intensity land uses that support transit shall be located within one-half mile of major transit stations. Development shall be pedestrian- and transit-friendly with direct connections to transit. (GP Policy LU.1.7 and AQ.2.2.1).

Policy LU 2. Similar uses shall be clustered into areas or districts that have common needs and that are compatible with one another to establish a form based land use organization and regulation. (GP Policy LU.2.3)

Policy LU 3. Growth will occur based on market forces, infrastructure financing capacity, and the timing of the design, approval, and construction of transportation facilities and other infrastructure. (GP Policy LU.2.5)

Policy LU 4. Retail shopping facilities shall be distributed in the Plan Area such that neighborhood services are distributed and integrated into the neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (GP Policy LU.2.6)

Policy LU 5. The Plan shall include sustainable development that reduces the impact of projects on energy, water, and transportation systems and encourages sustainable development to occur in ways that complement the built form. (GP Policy LU.2.7)

Policy LU 6. Civic structures and uses shall have outstanding design that creates identity and serves as a catalyst and precedent for subsequent development. (GP Policy LU.3.2)

I.4. CIRCULATION

4.1 PURPOSE

The Circulation Chapter describes all components of the circulation system in the plan. The SunCreek Specific Plan (SCSP) treats the project roadway network, bicycle and pedestrian routes, and transit facilities and services as equally important. The approach to all circulation components and the land use plan proposed in this plan are coordinated to benefit the quality of life, public safety, energy costs, time costs, and air quality within the community.

4.2 CIRCULATION OBJECTIVES

The circulation objectives addressed in this Chapter respond to issues identified in the Rancho Cordova General Plan.

- **Community character.** The roads and pedestrian/bikeway networks are among the most visible elements that connect the overall community. SunCreek Parkway and the other pedestrian/bikeway corridors are signature features in the plan.
- **Safety and efficiency.** The road network provides adequate lane capacity and intersections for vehicle movement but includes traffic calming measures to promote pedestrian friendly streets that minimize potential vehicle and pedestrian/bicyclist conflicts.
- **Reduce the use of automobiles.** Reducing the use of automobiles in everyday life is accomplished by providing convenient,

safe, and attractive alternatives. The SCSP emphasizes pedestrian and bicycle use, access to public transit, and use of alternative vehicles as viable options to use of automobiles.

- **Coordination of land use and circulation.** Trip destinations such as schools, parks, jobs, shopping and commercial services are located where they are convenient to the residences to facilitate walking or bicycling. Higher density residential uses and major trip destinations are located along potential transit routes.
- **Direct routes and connectivity.** The street and pedestrian/bikeway network provides a convenient, reasonably direct, safe, and attractive route to major destinations.
- **Transportation diversity.** The SunCreek Specific Plan will accommodate the transportation options available to residents.

4.3 PLANNING CONTEXT

The surrounding road network, planned road improvements, and planned public transit opportunities establish the planning context for the SCSP.

The SCSP will develop during a time of change. Automobiles will continue to be a primary mode of transportation, but new communities must also facilitate and encourage the use of transportation alternatives.

New technologies in transportation and communications will influence the choices individuals make in selecting their daily means of transportation. Fuel prices are a significant factor for individuals and businesses in deciding whether to curtail all but essential trips, and which mode of transportation to use. Increased travel costs will result in demands for more efficient transportation systems, and for communities designed to facilitate and enhance alternatives to automobile use in a resident's daily life.

Transportation alternatives designed into the SunCreek community including alternative personal vehicles, public transportation, and walking and bicycling. These will reduce the need to rely on private automobiles as the sole source of personal transportation.

4.3.1. Related Plans and Programs

The SunCreek Specific Plan is the contemporary of several planning activities within the City of Rancho Cordova and throughout the Sacramento region. These planning activities set the framework for circulation planning within the SCSP.

- **The Regional Metropolitan Transportation Plan (MTP).** The MTP is long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP includes major transportation improvements that will affect the traffic capacity of routes serving the SunCreek Plan Area.

In addition to the regional transportation planning programs, the City of Rancho Cordova has adopted standards and plans that guide the SunCreek transportation plan and improvements.

Applicants within the Specific Plan should consult these other plans in preparation of tentative maps.

- **Rancho Cordova Transit Master Plan.** This Plan designates the City's preferred transit system and is an implementing part of the General Plan.

- **Rancho Cordova Pedestrian Master Plan.** The City of Rancho Cordova Pedestrian Master Plan (March 2011) is identified in the Circulation Element of the City's General Plan. The Pedestrian Master Plan combines with the Bicycle Master Plan and the Transit Master Plan to organize projects and programs that will serve alternative travel modes.

The Pedestrian Master Plan will establish policies, programs, and projects to improve the pedestrian system within the City of Rancho Cordova.

- **Rancho Cordova Bicycle Master Plan.** The City of Rancho Cordova Bicycle Master Plan (March 2011) carries forward cycling policies and goals that were initiated in the City's General Plan, the Transit Master Plan and Pedestrian Master Plan. The Bike Plan continues to shape the City's goal of providing safe and attractive alternative modes for travel.

The SCSP is consistent with the Bicycle Master Plan and provides additional detail about the existing facilities, planned improvements, and priorities, phasing, and funding to build the bicycle network.

- **Rancho Cordova Street Design Standards.** The Street Design Standards establish details regarding the design of all types of roadways within the City consistent with the General Plan.

- **Rancho Cordova Improvement Standards.** The Improvement Standards establish detailed design and construction requirements for the City's transportation system consistent with the General Plan and Street Design Standards.

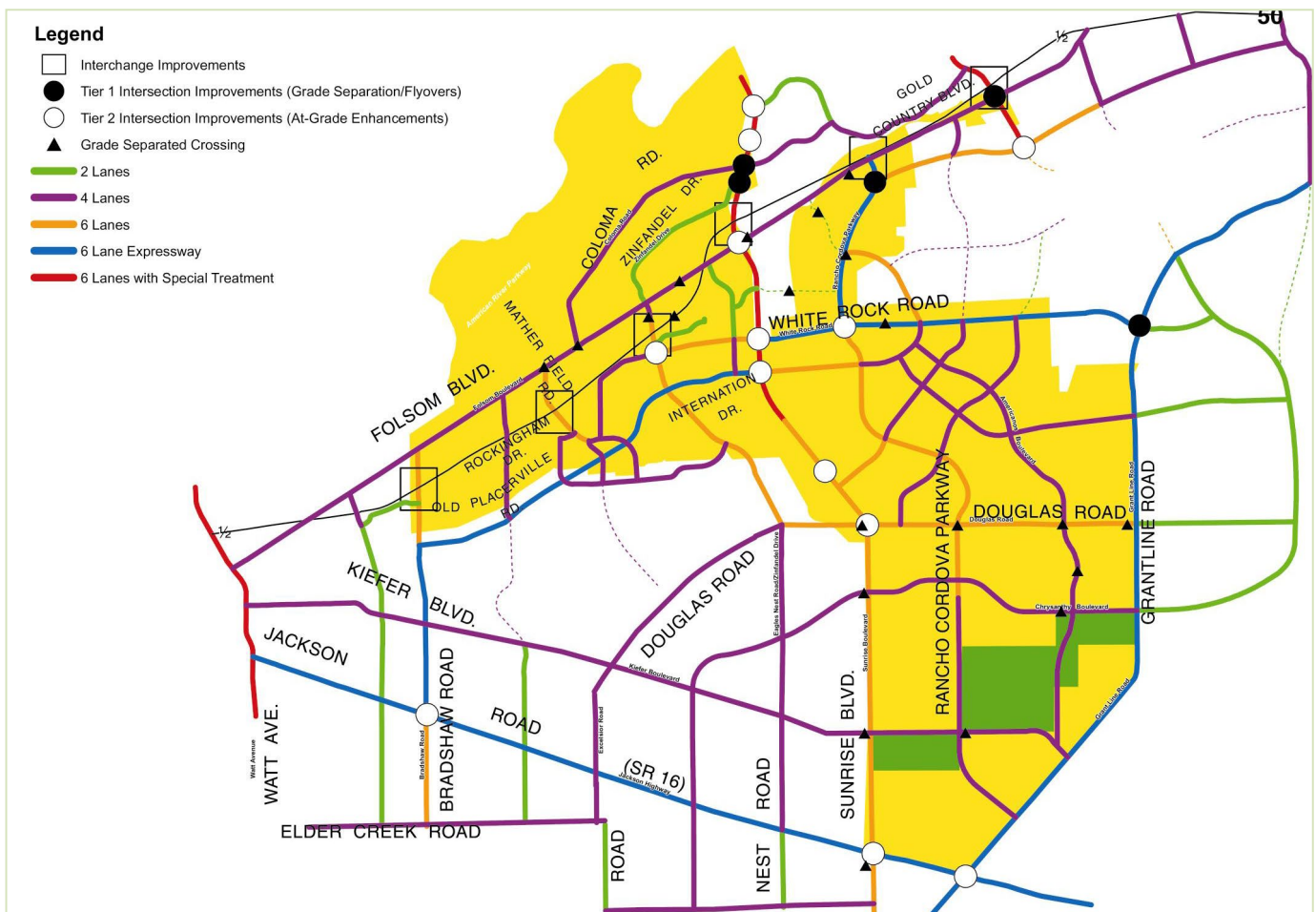
4.3.2. Existing and Planned Roads

Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise Boulevard, Rancho Cordova Parkway, Chrysanthy

Boulevard, Americanos Boulevard, and Kiefer Boulevard. Chrysanthy Boulevard and Americanos Boulevard are new road alignments established in the Sunrise Douglas Community Plan. Sunrise Boulevard, Grantline Road, and Kiefer Boulevard are part of the regional road system as identified in Figure 4-1.

• **Capital Southeast Connector Study.** The Metropolitan Transportation Plan (MTP) includes a multi-modal transportation corridor that connects Elk Grove, Rancho Cordova, and El Dorado Hills. The connector will link residential areas and employment centers to relieve congestion on the heavily congested existing two-lane roadways that currently serve the corridor. The connector will become a major route in the region and could create nodes of major activity along the route that abuts the east edge of the SunCreek Plan Area.

Figure 4-1 Primary Road Network



4.4 STREETS PLAN

The SunCreek Plan includes several street configurations that serve a variety of needs. The configurations will not only accommodate the traffic capacity projected for a given location, but also enhance the community character and pedestrian space along the streets.

4.4.1. Street Master Plan

The streets are a hierarchy of size and characteristics that extends the existing major street pattern in this part of the city into the Plan Area. The street plan responds to the location of environmental protection areas and the distribution of major activity nodes in the plan, as shown in Figure 4-1. The primary street network is consistent with the General Plan description of a “modified grid” system of major roadways at approximate one-mile spacing and connector roads at approximate quarter-mile spacing.

The minor arterial and collector street grid system within the Plan Area will avoid wetland natural open space features in permanent open space. These streets will align with existing and planned street intersections in the adjacent established plan areas.

Sunrise Boulevard, Kiefer Boulevard, Rancho Cordova Parkway and Chrysanthy Boulevard conform to the one-mile grid, but Americanos Boulevard curves significantly to avoid wetland resources.

Figure 4-2 illustrates the combined Street Master Plan, and Bikeway and Trails Master Plan to show the interconnections between these two systems.

Figure 4-3 illustrates the Street Master Plan alone.

4.4.2. Signalization

Traffic impact analysis and future warrants analysis will determine the signalization of major intersections. Figure 4-2 and 4-3 identify the anticipated signal locations.

4.4.3. Street Typology

The following discussion of streets describes the typical standards for the number and width of lanes. There are variations on the basic street types described in this chapter depending on the type of building form that abuts the street. For example, a street type that has the capacity to carry a certain volume of traffic may have wider setbacks to the sidewalk where the intent is to move traffic through quickly. That same street section may have sidewalks and buildings closer to the street where the intent is to slow traffic and create a more pedestrian friendly environment. In general, the City’s Right-of-Way (ROW) extends to the back of the curb. In cases where a sidewalk is attached to the curb, the ROW extends to the back of the attached sidewalk.

Chapter 5 Community Character (Section 5.11) and in Volume II, Development Regulations further describe the intended relationship of each street type to adjacent land use.

Arterial Streets

Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

Arterial streets typically pass through different land use conditions. Consequently, the street configuration may change from one location to another. Figures 4-4 and 4-5 show a street section for Rancho Cordova Parkway and a typical street section for the four-lane Minor Arterial Street configuration, respectively.

Figure 4-2 Combined Major Streets Master Plan and Trails



1" = 1,000' printed at 11x17

Figure 4-3 Major Streets Master Plan

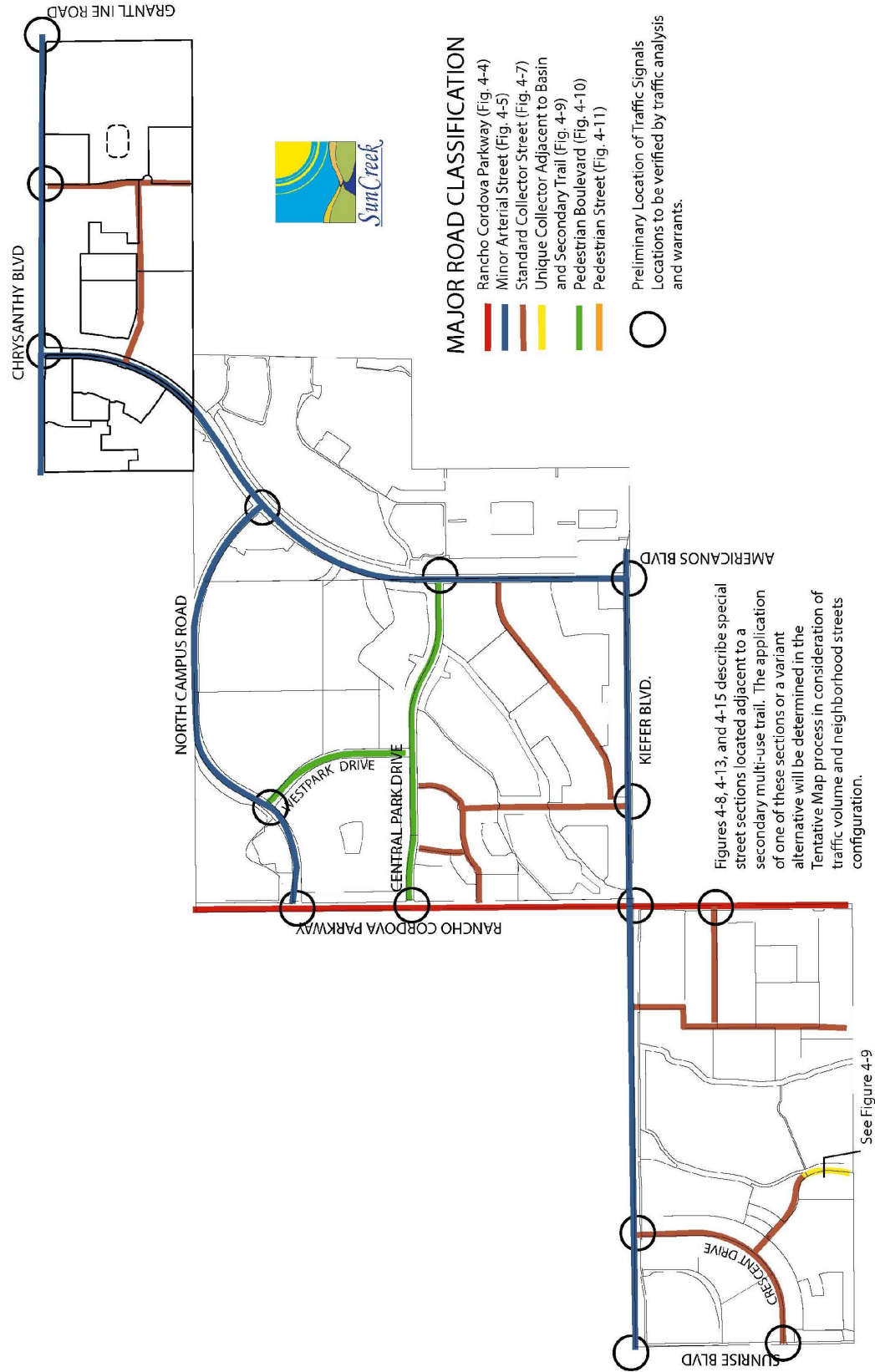
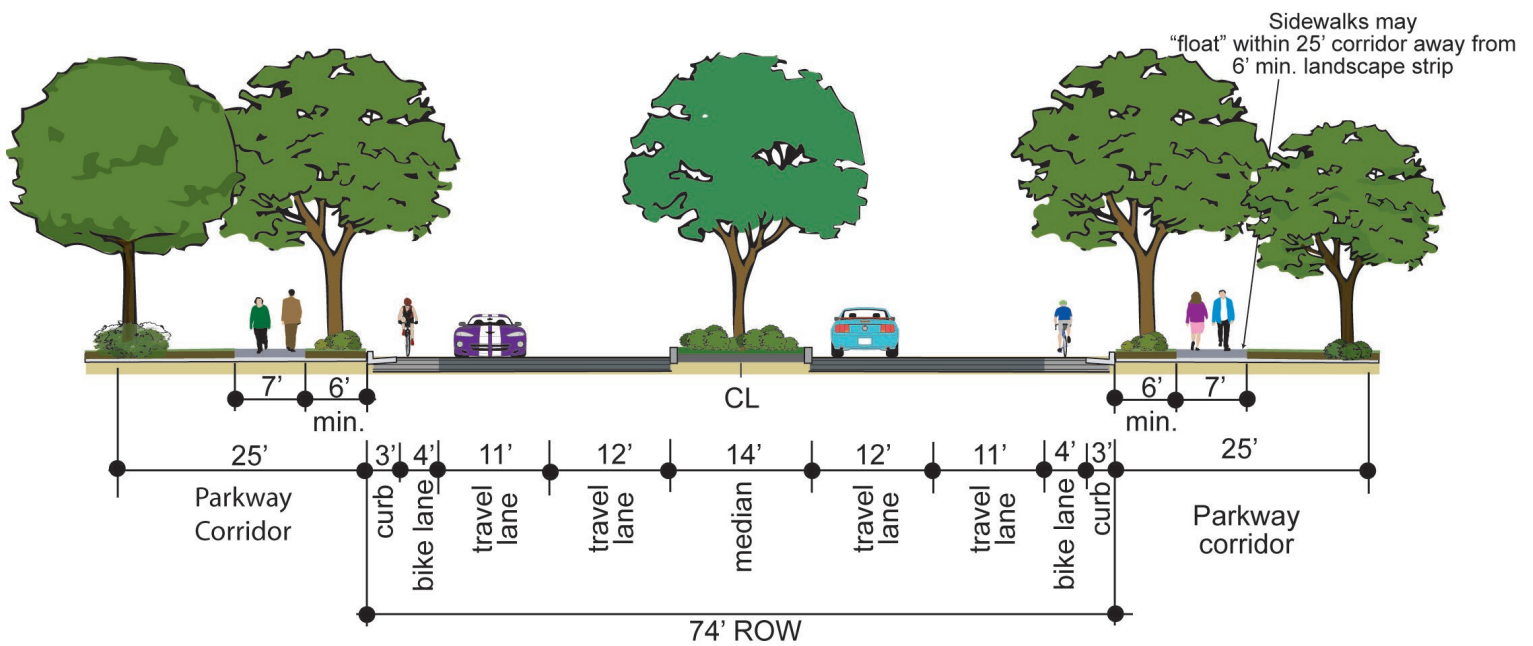
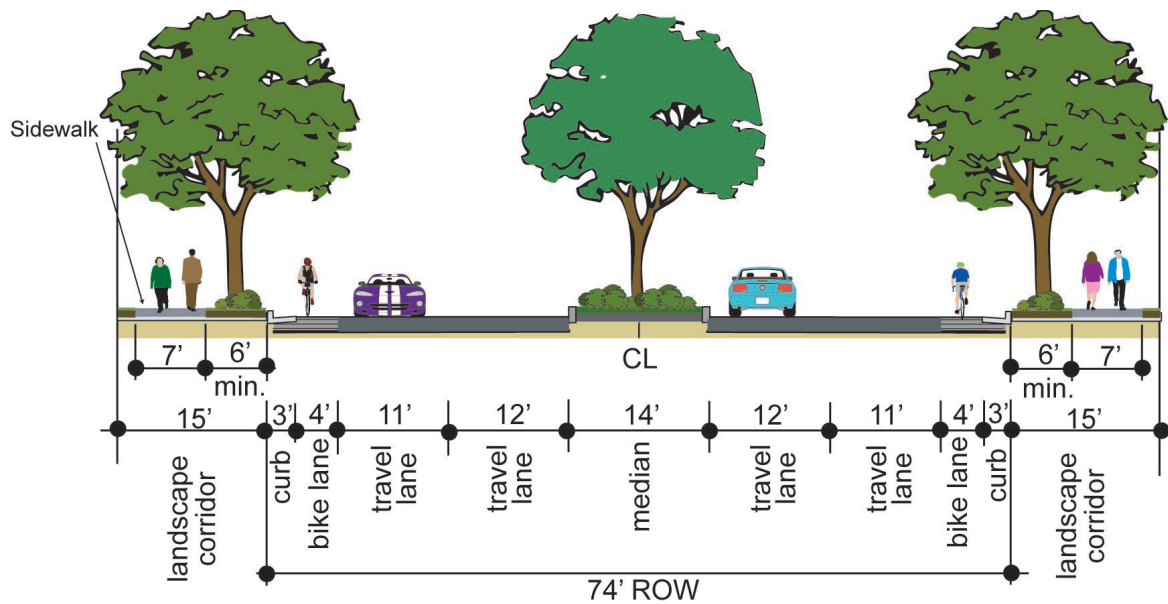


Figure 4-4 Rancho Cordova Parkway



Note: Curb and gutter is included in the bike lane width requirements

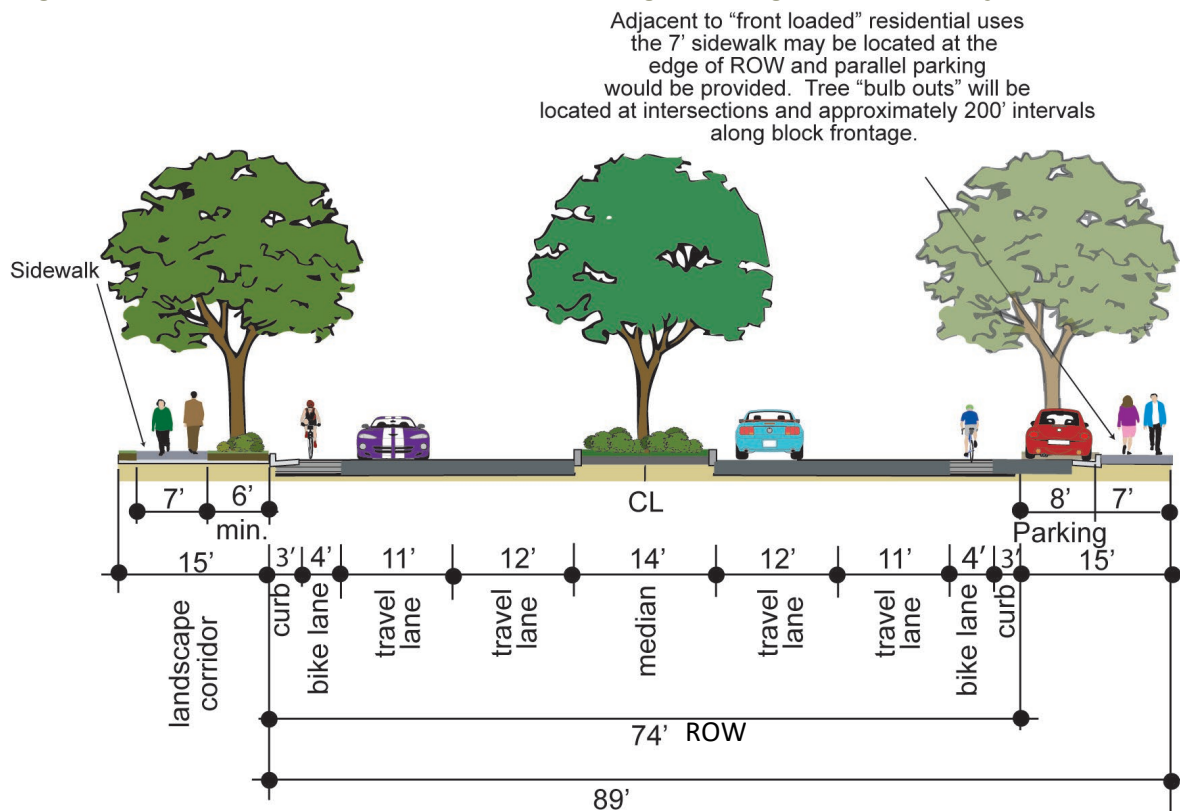
Figure 4-5 Minor Arterial (Typical)



Driveways for single-family residences shall not be allowed on an arterial street. Residential uses adjacent to an arterial street are typically alley loaded, or are oriented with the side or rear lot to the arterial street. The opportunity to provide on-street parking is limited. Design alternatives that allow on-street parking on Minor Arterial streets will be reviewed in the Tentative Map and may be allowed based on lower traffic volumes along Minor Arterial roads. Figure 4-6 illustrates one

alternative approach that may be considered. In this example, the sidewalk may be located at the edge of ROW and a parallel parking lane may be provided in the ROW. Street trees will be located in "bulb outs" in the parking lane at intersections at mid-block locations consistent with RCMC Ch. 23.513. Public Works may consider other parking options in the Tentative Map. The location of driveways and median cuts will be subject to Public Works Arterial Access Standards.

Figure 4-6 Optional Minor Arterial with Parking Fronting on Multi-family Residential Use



Collector Streets

Collector streets connect the local residential streets within neighborhoods to the arterial streets. The SunCreek Plan uses collector streets as pedestrian corridors by providing a separated 7-foot sidewalk, a landscape strip, on street parking and a bike lane.

Collector streets typically include two traffic lanes, a median, bicycle lanes, a landscape corridor and seven-foot wide sidewalks on both sides, as shown in Figure 4-7. Figure 4-8 illustrates a special condition where the street is adjacent to the secondary trail network. Application of Figure 4-8 or other alternative street sections adjacent to a secondary

trail will be determined in the Tentative Map based on traffic volume and neighborhood street configuration. Figure 4-9 illustrates a unique condition where the street is located between a detention basin and a secondary multi-use trail.

Figure 4-7 Standard Collector Street

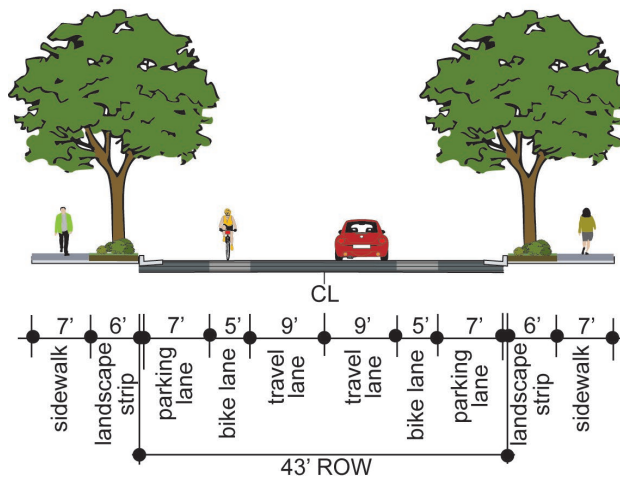
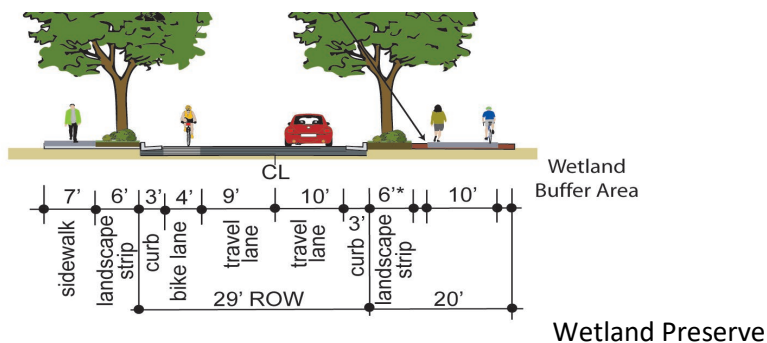


Figure 4-10 illustrates the Pedestrian Boulevard, a special collector street used on Central Park Drive

10' multi-use trail
with 2' DG shoulder

Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

and Westpark Drive to provide a distinctive pedestrian corridor linking the Local Town Center to the Community Park and high school. The street includes a secondary tree line behind the sidewalk

Figure 4-9 Collector Located Adjacent to Detention Basin and Secondary Trail

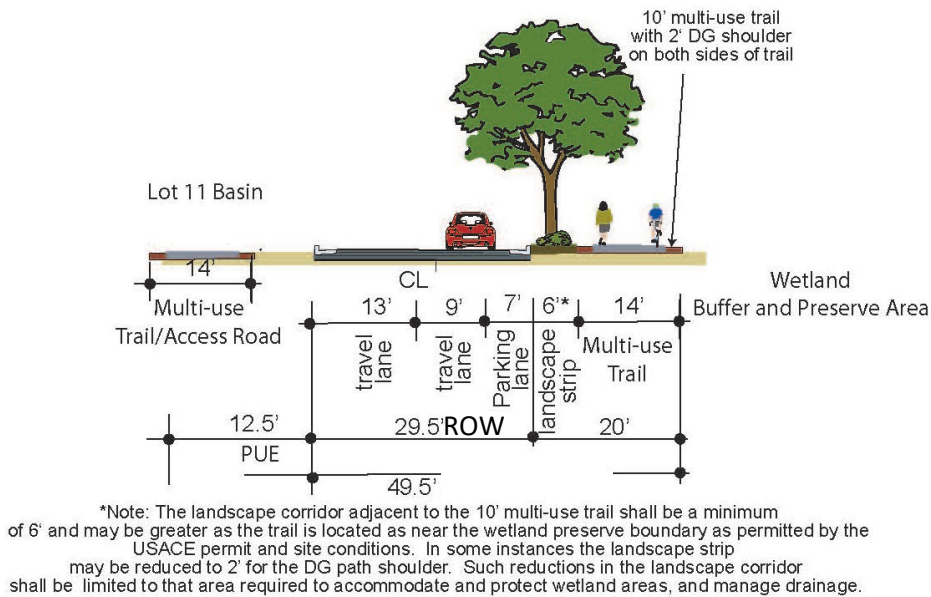
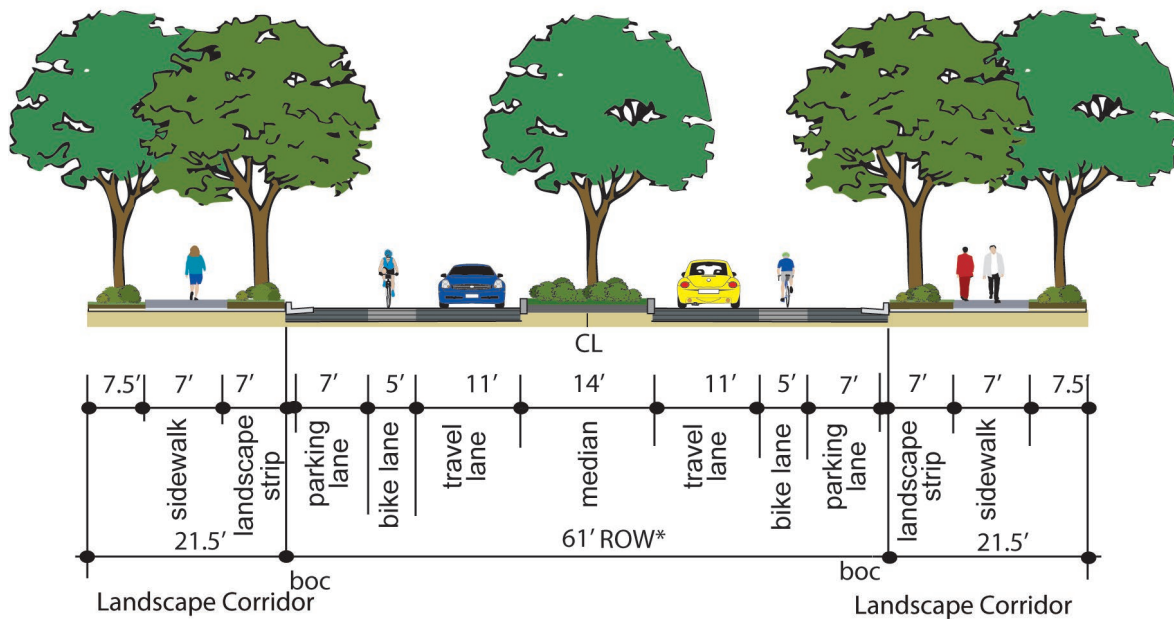


Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)



*Parking lanes may be omitted at or near main project entries and at internal intersections

Pedestrian Streets

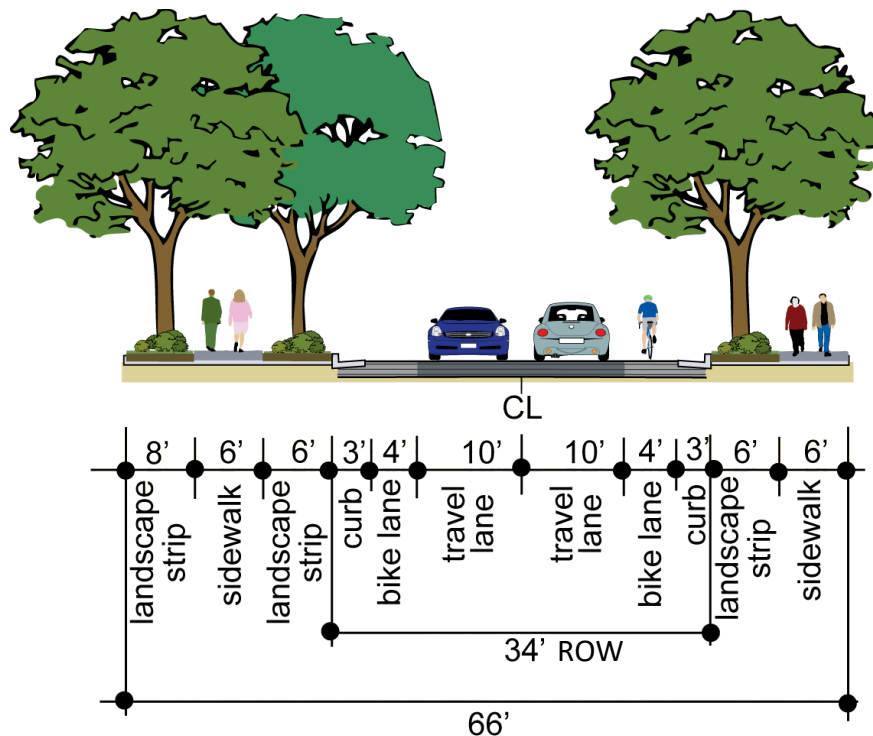
Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes ten-foot wide travel lanes and a Class II bike lane on both sides. A six-foot wide planting strip and sidewalk will be provided on both sides. In some locations, an additional landscape strip may be located behind the sidewalk on one side to provide a twenty-foot (20') wide landscape corridor with a secondary street tree canopy on one side of the street as shown in Figure 4-11.

detached sidewalks will include a 33-foot right-of-way (back of curb to back of curb) with a twenty-seven (27) foot wide paved section, curbs and a six (6) foot sidewalk. Figure 4-12 illustrates the Standard Residential Street.

Minor residential streets with attached sidewalks will have a forty-two (42) foot right-of-way (measured from back of walk to back of walk) that includes two travel lanes, a parking lane, and a five-foot sidewalk on both sides. Figure 4-14 illustrates the Minor Residential Street.

Figures 4-8, 4-13, and 4-15 illustrate where residential and collector streets are adjacent to an open space area and incorporate a secondary multi-

Figure 4-11 Pedestrian Street with Detached Sidewalk

**Residential Streets**

The Plan Area includes two residential street classifications. The standard residential street with

use trail in lieu of a standard sidewalk on the open space side. Parking is prohibited on the open space side to allow additional space for the multi-use trail and associated landscaping.

Figure 4-12 Standard Residential Street

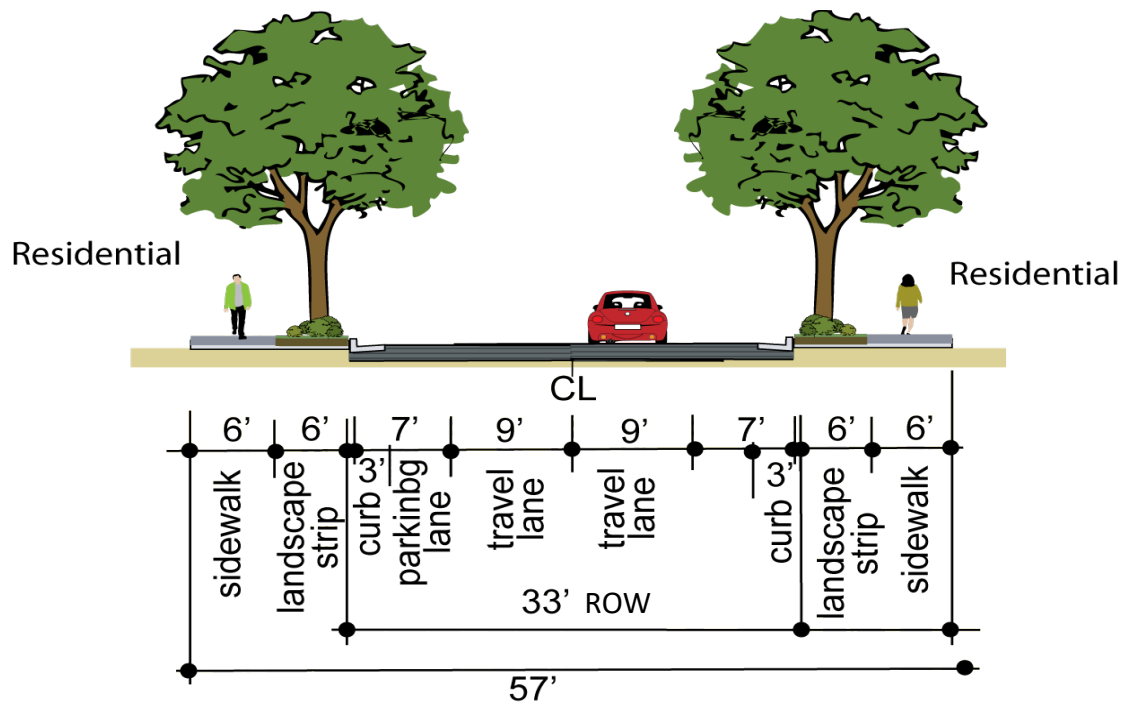


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space

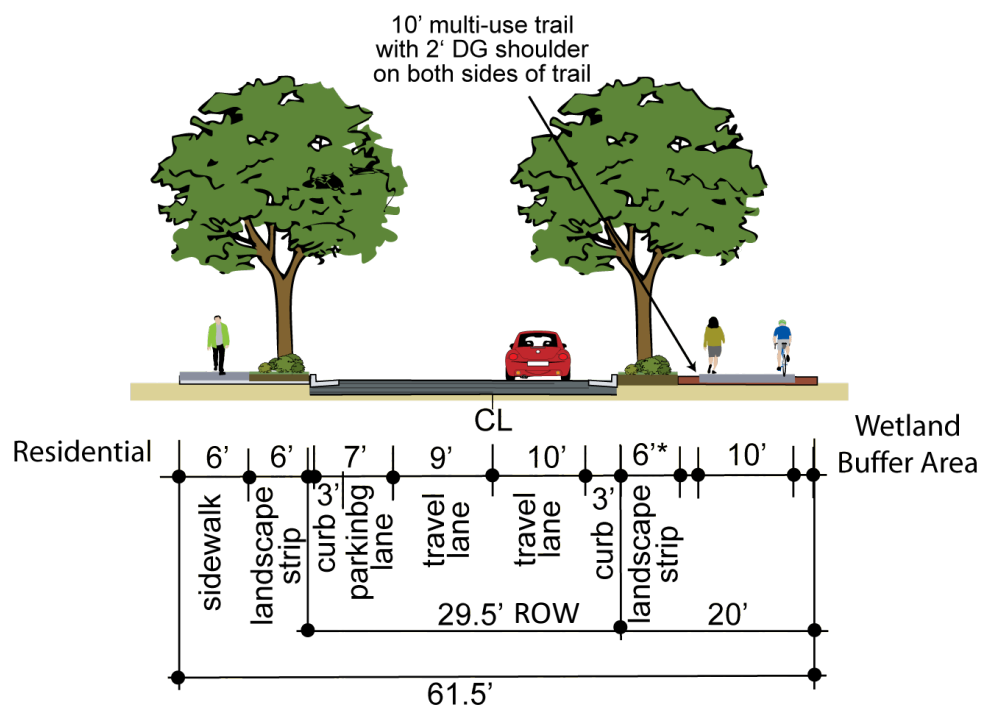


Figure 4-14 Minor Residential Street

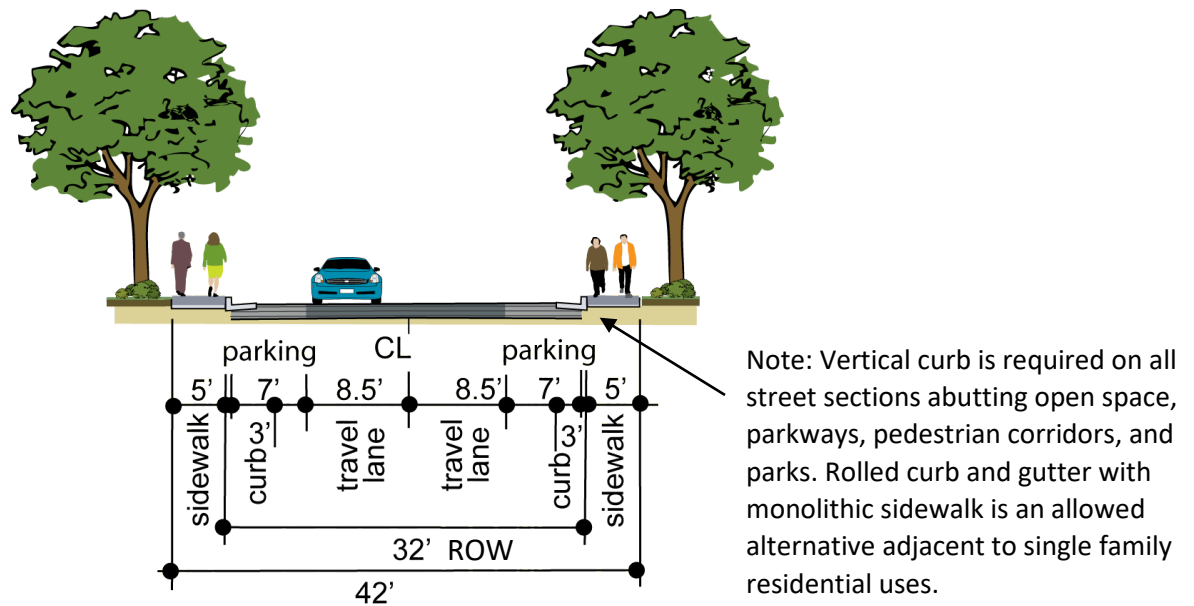
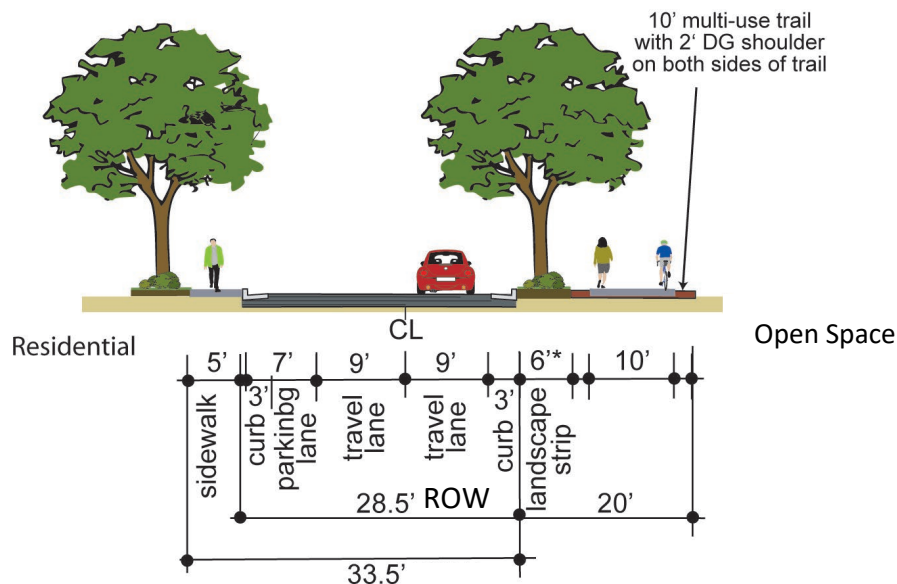


Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

Table 4-1 Summary of Street Standards

	Collector Street Adjacent to Basin and Secondary Trail	Standard Collector Street Adjacent to Secondary Trail	Standard Collector Street	Minor Arterial w/ parking	Minor Arterial	Rancho Cordova Parkway
Figure Number	4-9	4-8	4-7	4-6	4-5	4-4
Average Daily Traffic (ADT)	< 13,000	< 13,000	< 13,000	< 32,500 ¹ .	< 32,500	<32,500
Speed Limit	25-35 mph	25-35 mph	25-35 mph	35-45 mph	35-45 mph	45 mph
Number of Travel Lanes	2	2	2	4	4	4
Width (back-to-back of curb)	29'	29'	43'	74'	74'	74'
Width (Total ROW)	34'	29'	43'	89'	74'	74'
On Street Parking Allowed	No	No	Yes	Yes ² .	No	No
Parking Lane Width (includes curb and gutter)	None	None	7.5'	8.5'	None	None
Bike Lane Width (4' lane plus 2.5' gutter pan)	4' + 2.5' gutter pan	4' one side, 10' secondary trail	5'	4' + 2.5' gutter pan	4' + 2.5' gutter pan	' 4' + 2.5' gutter pan
Travel Lane Width	9'/10'	9'/10'	9'	11' (12' inside)	11' (12' inside)	11' (12' inside)
Left-Turn Lane Width (at intersections)	10'	10'	10'	10'	10'	10'
Striping Required	Yes	Yes	Yes	Yes	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	14'	14'	14'
Sidewalk Width	5'	7' on one side, 10' secondary trail	7'	7'	7'	7'
Detached Sidewalk Required	No	Yes	Yes	Yes	Yes	Yes
Landscape Strip Width ² .	6' min. ³ .	6' min. ³ .	6'	15' incl. sidewalk or parking	15' incl. sidewalk	25' incl. sidewalk

Table 4-1 Summary of Street Standards (continued)

	Minor Residential Streets Adjacent to Secondary Trail	Minor Residential Streets	Standard Residential Streets Adjacent to Secondary Trail	Standard Residential Streets	Pedestrian Streets	Pedestrian Boulevard
Figure Number	4-15	4-14	4-13	4-12	4-11	4-10
Average Daily Traffic (ADT)	< 2,000	< 2,000	<7,000	< 7,000	<7,000	< 13,000
Speed Limit	25 mph	25 mph	25 mph	25 mph	25 mph	35 mph
Number of Travel Lanes	2	2	2	2	2	2
Width (back-to-back of curb)	28.5'	32'	29.5'	33'	34'	61
Width (Total ROW)	33.5'	42'	29.5'	33'	34'	61'
On Street Parking Allowed	Yes on residential No adjacent to open space	Yes	Parking on residential side only	Yes	No	Yes
Parking Lane Width (includes curb and gutter)	7.5'	7.5'	7.5'	7.5'	None	7.5'
Bike Lane Width (4' lane + 2.5' gutter pan)	None, 10' secondary trail adjacent	None	None	None	4' + 2.5' gutter pan	5'
Travel Lane Width	9'/9'	8.5'	9'/10'	9'	10'	11'
Left-Turn Lane Width (at intersections)	None	None	None	None	None	10'
Striping Required	No	No	No	No	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	None	None	14'
Sidewalk Width	5' on residential side, 10' secondary trail	5'	6' on residential side, 10' secondary trail	6'	6'	7'
Detached Sidewalk Required	No	No	Yes on open space, No on residential	Yes on open space, No on residential	Yes	Yes
Landscape Strip Width ² .	6', may be reduced to 2' adjacent to open space	None	6', may be reduced to 2' adjacent to open space	6'	20' option on one side /12' incl. sidewalk	6' min.

1. Adjacent to alley loaded residential only.

2. Landscape widths may be reduced at pinch points.

3. City may require 6' strip inside shoulder in-lieu of constructing one-half of a median on arterials and parkways.

and the project applicant may develop them at their discretion with review by city plan review staff and the approval of the City Director of Public Works at the time of improvement plan approval.

4.5 TRAFFIC CALMING MEASURES

Collector streets and residential streets may include traffic calming devices to slow traffic and discourage non-resident traffic in neighborhoods. The measures also enhance the pedestrian experience, and thereby encourage people to walk by slowing traffic and provide shorter crossing distances at intersections.

The City has prepared a Neighborhood Traffic calming Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods. Please refer to City of Rancho Cordova web page to obtain the latest edition of the NTMP. The potential traffic calming measures may include, but are not limited to the following examples.

4.5.1. Traffic Circles and Roundabouts

Traffic circles and roundabouts will be located at selected intersections of collector streets and primary residential streets within the Plan Area. Figure 4-16 illustrates a typical, conceptual traffic circle design. The specific design of these features will vary depending on the local street configurations and therefore, the design will be included in the tentative subdivision map and final map for the affected subdivision. Such features will be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval.

4.5.2. Intersection Bulb-outs and Lane Width Restrictions

Bulb-outs and lane width restrictions may be used at residential street intersections to slow traffic within neighborhoods. Figure 4-17 illustrates a typical intersection bulb-out design. The tentative subdivision map and final map for the affected subdivision will address location and specific design of these features. Such features are not mandatory,

Figure 4-16 Typical Traffic Circle



Figure 4-17 Typical Bulb at Residential Street Intersection

4.6 EMERGENCY RESPONSE ROUTES

The routing of major streets is constrained by the natural open space areas and the high school/middle school and community park complex that create barriers to through streets. Thus, the routes for emergency response are more constrained than might otherwise be in a Plan Area of this size and configuration. However, the major streets are aligned in a modified grid such that all portions of the Plan Area are not more than one half (1/2) mile from a major street. Interior streets, including collector streets and primary residential streets, provide relatively direct emergency access to the center of each neighborhood.

The open space areas are directly accessible in most instances from a public street that abuts the open space.

4.7 PEDESTRIAN PATHWAYS, BIKEWAYS AND TRAILS

The Rancho Cordova General Plan promotes a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSF provides a safe, inviting, and convenient network of bike paths and trails that connect residential, commercial, employment, transit, and recreational destinations.

The network includes a wide range of bike and pedestrian paths, ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, and informal bike paths along the edge of open space areas. The SunCreek Parkway is a major recreation trail that extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Figure 4-18 shows the primary bike routes, secondary trails (paseos), and Class II bike lanes.

Figure 4-18 also illustrates the planned configuration of residential streets such that neighborhoods will be designed and developed at a pedestrian scale, generally less than ½ mile wide with less than a ¼ mile walk to a neighborhood center, usually a school and/or park. The streets will be a modified grid system with short block lengths for ease of pedestrian and bicycle mobility.

Figure 4-23 illustrates the accessibility of residences to the primary bikeway trail system. Approximately 96% of all homes are within ¼ mile of the primary trail system.

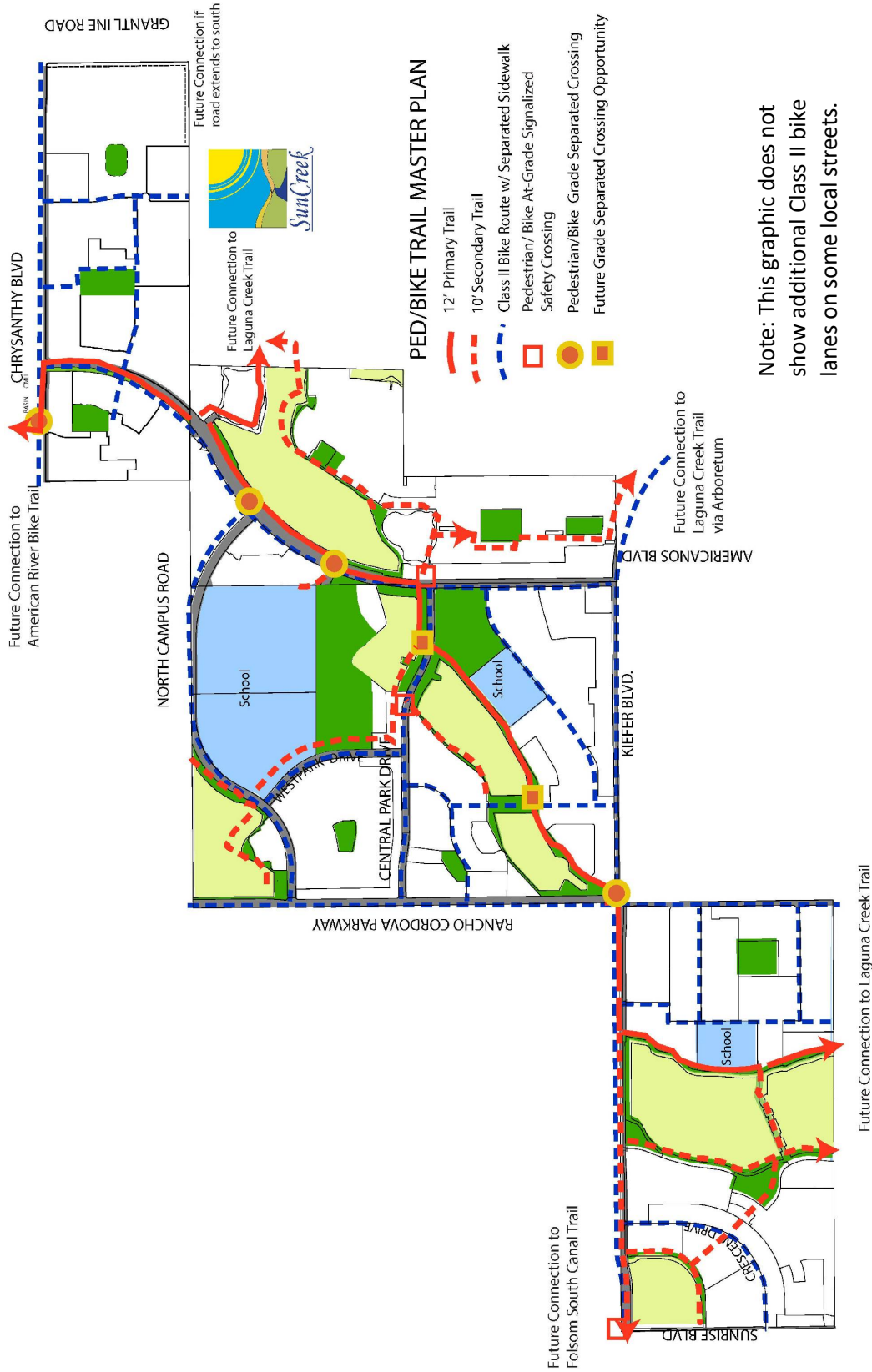
The alignment of bike trails that cross minor residential roads and collectors shall vary from its normal alignment swinging towards the centerline of the paralleling street as the trail approaches the intersecting street. The bike trail should connect with the handicap ramp at the curb return and cross the intersecting street at the location of the crosswalk.

After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

4.7.1. SunCreek Parkway (Primary Bike Route)

The SunCreek Parkway is a major off-street backbone trail system that ties the neighborhoods together and connects them to the other key destinations within the Plan Area and surrounding community. On-street bike lanes and pedestrian friendly streets augment the trail system to provide direct point-to-point connections between key uses within the plan.

Figure 4-18, Primary and Secondary Trails Master Plan



The backbone trail system connects residents to other major destinations such as schools, parks, transit stops, shopping, and job locations. The Parkway includes a portion of the planned citywide master bike trail system that runs through the heart of the Plan Area with connections to the surrounding community.

The typical bike path along the SunCreek Parkway will have a ten-foot (10') wide pavement section and two-foot (2') wide shoulders on both sides of the trail. The portion of the SunCreek trail along the City's primary bike trail will have a 12' paved section and two-foot (2') wide shoulders on both sides of the trail.

Figures 4-20 through 4-22 illustrate the typical cross sections for the primary trail in various conditions found in the plan.

4.7.2. Bikeway Connections to the Regional Bikeway

The SunCreek trails will provide a connection to any future regional parkway along the Folsom South Canal at the intersection of Kiefer Boulevard and Sunrise Boulevard. As described in the Rancho Cordova Bikeway Master Plan (March 2011)(p.5-1) the connection to the citywide primary bike route will provide additional connections to existing and planned regional trail systems including the American River Bike Trail at Lake Natoma and future potential trails eastward along the Deer Creek drainage and along Laguna Creek to the Cosumnes River.

4.7.3. Bike Route Major Street Crossings

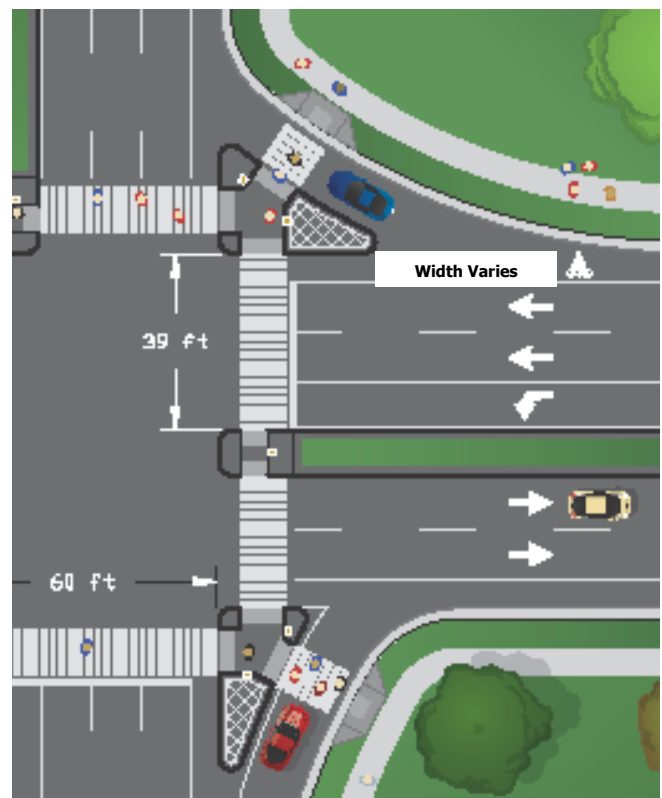
Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade

crossing will allow conversion to grade separated crossings if deemed appropriate in the future.

Major arterial street intersections will require special center medians and safety islands at turning lanes to provide a safe crossing for bicycles and pedestrians as illustrated in Figure 4-19. Lighting, signage, striping and colored, textured paving will enhance at-grade crossings.

Similar at grade crossings may be located along roadway links where there is no intersecting roadway. This will provide continuity for major bike and pedestrian routes that may not cross at street intersection

Figure 4-19 Conceptual Arterial Street At-Grade Crossing



4.7.4. Greenway and Paseos

The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than $\frac{1}{4}$ mile from this network, as shown in Figure 4-23.

Most of the greenways are adjacent to the open space core and provide the route of the SunCreek Parkway trail system through the center of the Plan Area. Additional Paseos and Pedestrian Promenades in key locations extend the reach of the backbone trail system and provide more convenient access and direct bicycle and pedestrian travel routes. The SCSP establishes the general size and location of these corridors, but detailed designs will be further refined with future tentative maps and improvement plans. Site plans for mixed-use commercial centers that include Paseo or Pedestrian Promenade shall include such pedestrian ways as part of the design review process. The associated landscaping and amenities provide an attractive experience while taking into account safety issues and minimizing water use and maintenance costs.

4.7.5. Safe Walk to School Routes

The location of the schools and the design of the street and pedestrian network is designed to facilitate and encourage walking or biking to school. Elementary schools are located in the center of neighborhoods to shorten walking distance and minimize major road crossings. Approximately 93% of all residences are within $\frac{1}{2}$ mile of an elementary school. The schools are adjacent to primary residential or collector streets that provide safe connections to the surrounding neighborhood. Figure 4-18 shows schools connecting to the backbone trail system for easy access from neighborhoods and safe crossing of major streets, when necessary. Similarly, the high school / middle school complex near the center of the Specific Plan links to the backbone trail system for easy access.

Figure 4-20 Primary Trail Adjacent to Arterial Street and Open Space

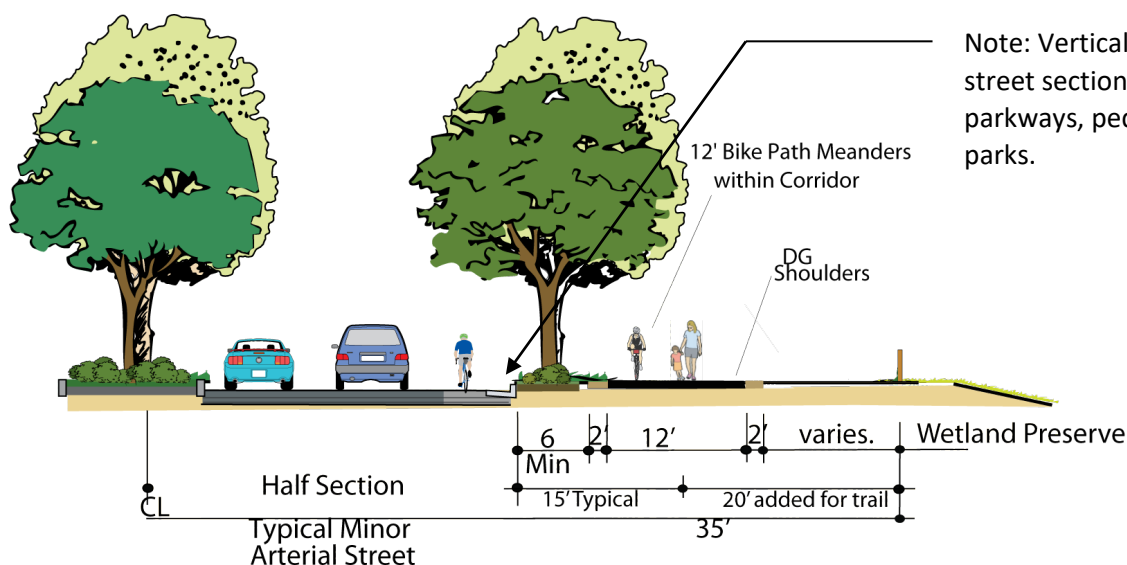


Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

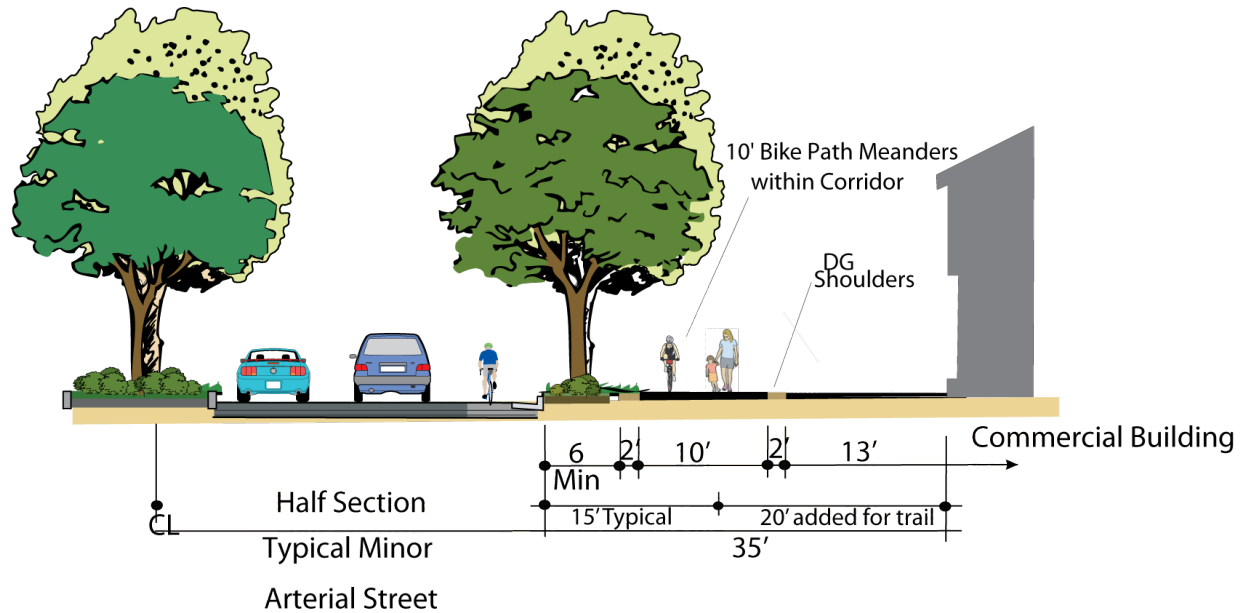


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single Family Residential

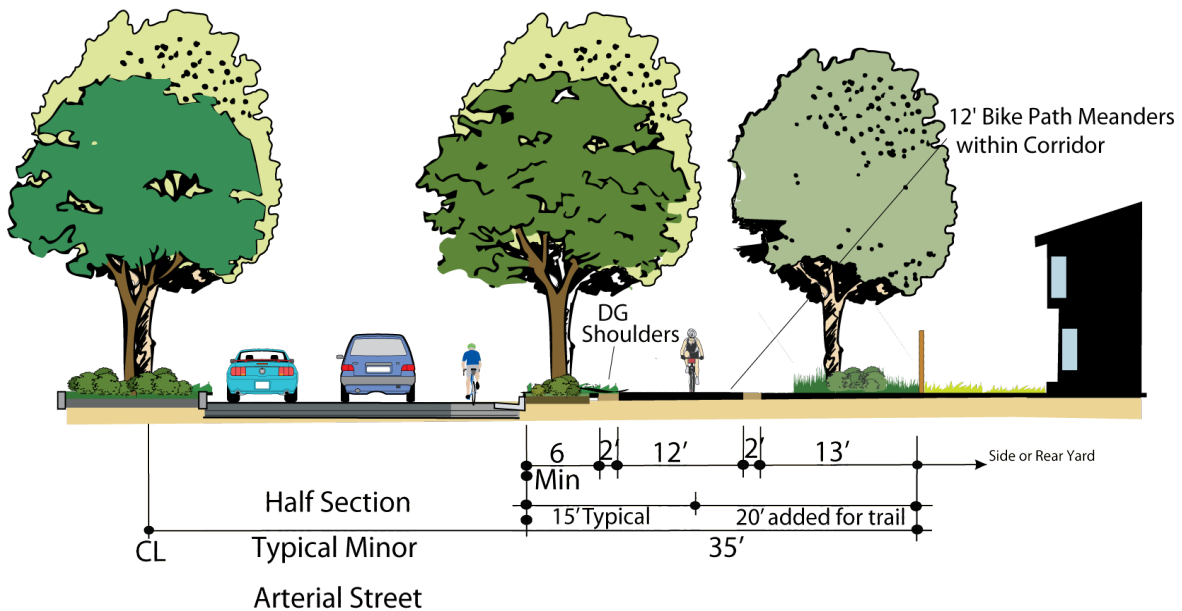
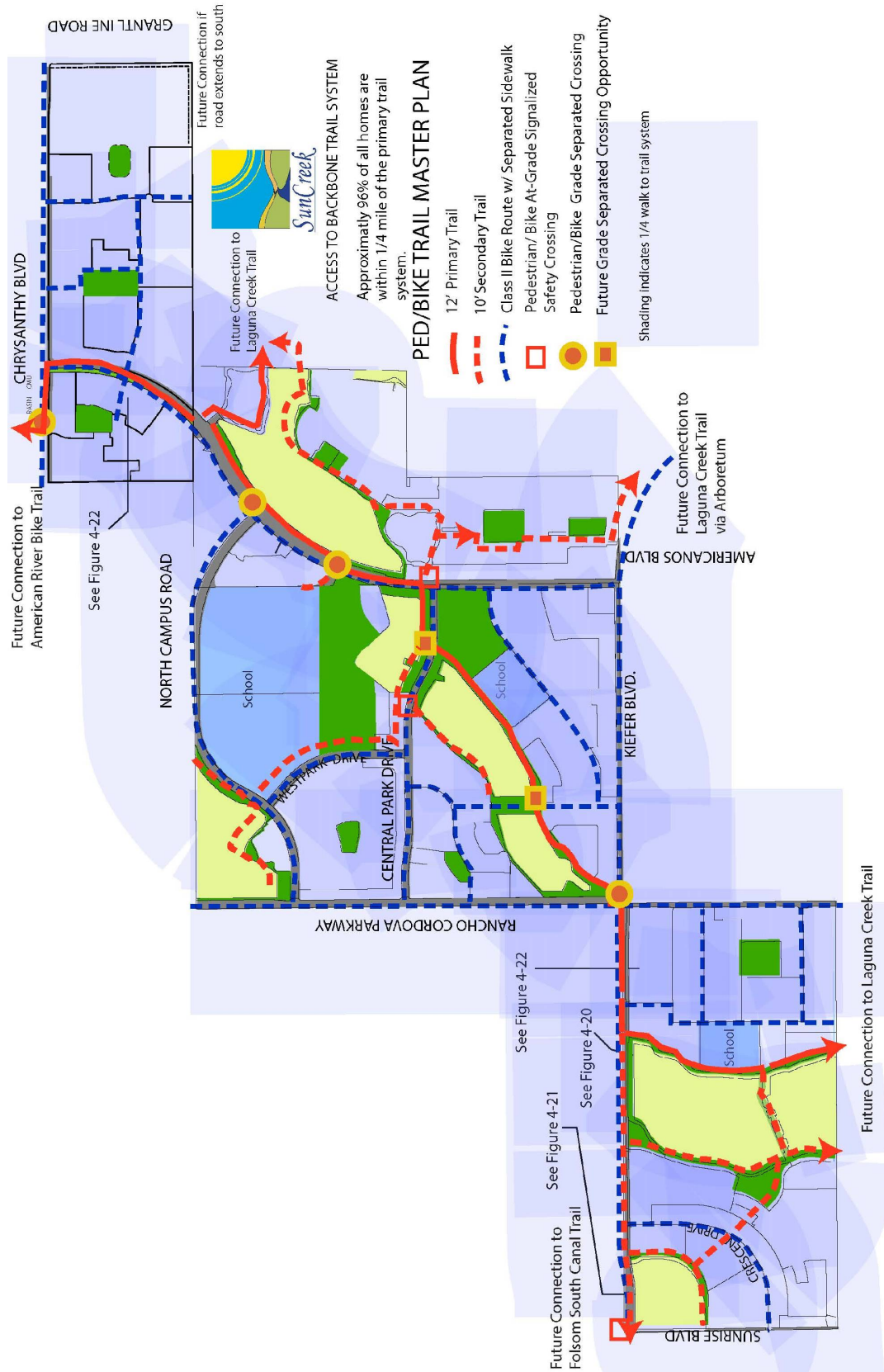


Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan



City of Rancho Cordova.

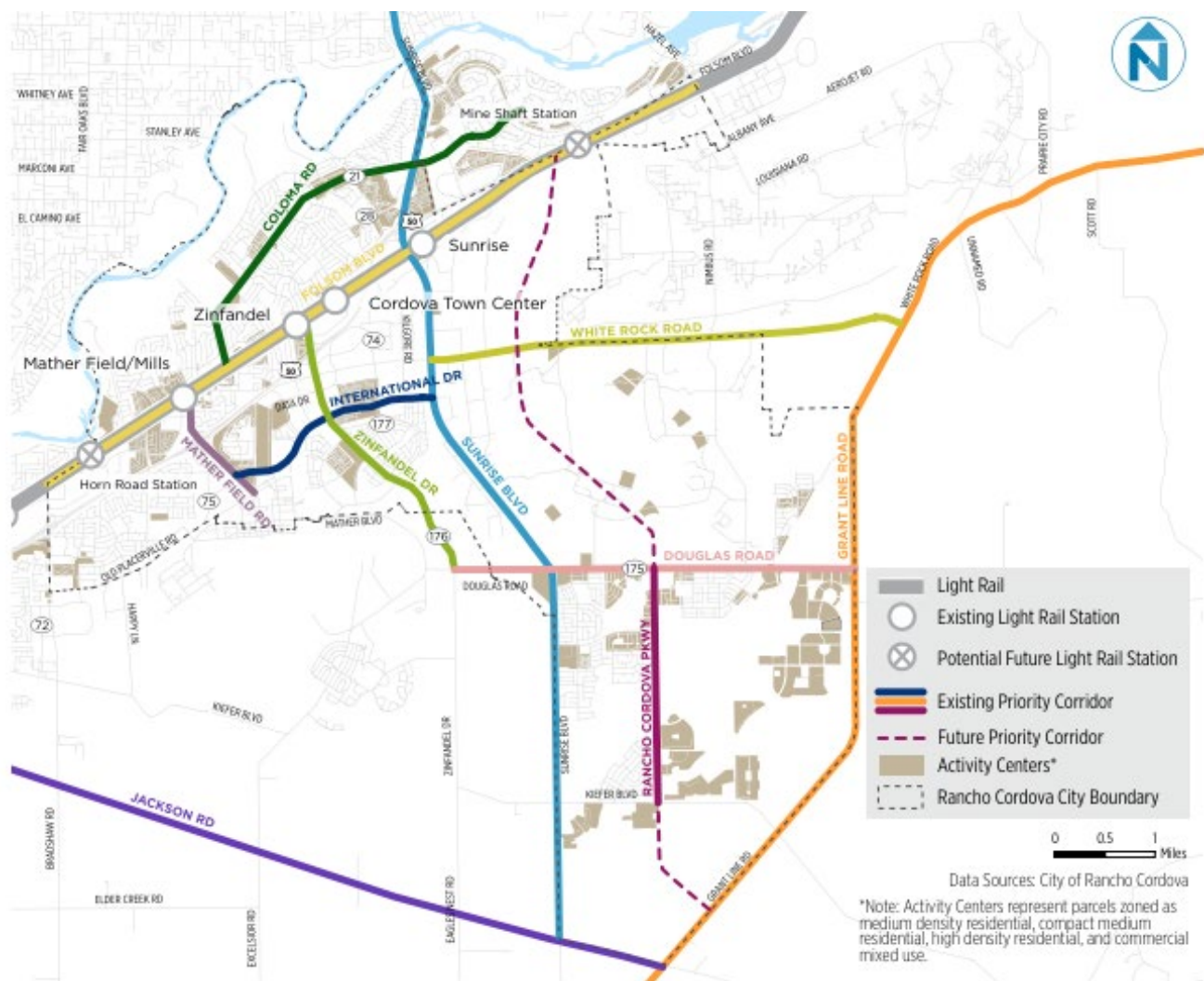
4.8 PUBLIC TRANSIT

The General Plan establishes transit as a key component of the City's Circulation Plan. Currently, Sacramento Regional Transit District is the regional transit provider that operates bus and light rail service in and around Rancho Cordova.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the

In addition to Regional Transit, the City initiated transit services with the CordoVan service in the Zinfandel Corridor in the summer of 2009. The City of Rancho Cordova Mobility Master Plan identifies Rancho Cordova Parkway and Sunrise Boulevard as priority corridors that are critical transportation connections. . . These corridors connect areas throughout the City that are zoned for medium residential, high residential, or commercial development. Care needs to be taken in ensuring that the design of these corridors support multi-modal choices.

Figure 4- 24 Rancho Cordova Priority Corridors



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Shuttle services will provide access to neighborhoods and businesses within the City, and will connect to Regional Transit's Light Rail Gold Line. Proposed regional services, coordinated with Sacramento Regional Transit, will focus on future Enhanced Transit routes and additional stations along the Light Rail Gold Line.

Neighborhood shuttles (CordoVan) will feed both the transit routes. Rancho Cordova Parkway through the SunCreek Plan Area can accommodate such future transit use. The site design concept for the commercial use at the intersection of Rancho Cordova Parkway and Central Park Drive will facilitate transit-oriented development. Refer to Volume II: Development Regulations, Section 1.6.10.

As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include "enhanced transit," jitneys, trolleys/streetcars, and other services that connect to the existing system.

Potential bus transit routes in the Plan Area could be located along Kiefer Boulevard, Rancho Cordova Parkway, North Campus Drive and Americanos Boulevard to provide connectivity to the major activity centers in the Plan Area.

Figure 4-25 illustrates the $\frac{1}{4}$ and $\frac{1}{2}$ -mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within $\frac{1}{2}$ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations from the remaining homes.

4.8.1. Bikeway Connections to Transit

The SunCreek backbone trail system depicted in Figure 4-18 provides direct bicycle and pedestrian connections between the neighborhoods and the potential transit stop locations shown in Figure 4-24 and will feed the City's planned Signature Transit Route and Enhanced RT bus routes.

Figure 4-25 Potential Transit Stop Locations



un-natural oscillating alignment.

4.9 SPECIFIC PLAN CIRCULATION POLICIES

The following policies are adapted from the General Plan for the SunCreek Plan Area.

Policy C 1. The SunCreek Plan Area shall discourage the use of cul-de-sacs on local roads, except where they are necessary due to site-specific concerns, such as property boundaries or habitat areas that preclude construction of through routes. When cul-de-sacs are used, they provide bicycle and pedestrian connections to trail systems or adjacent major or connector streets.

Policy C 2. The SunCreek Plan Area shall install traffic pre-emption devices for emergency vehicles (police and fire) at signalized intersections.

Policy C 3. The SunCreek Plan Area shall provide adequate access for police and fire vehicles where traffic calming devices or techniques are employed.

Policy C 4. Each park, school, commercial, office and multi-family use must provide at least one connection to the bikeway and pedestrian network. The connection will take the form of a paved and landscaped route between the main pedestrian path in the project and the adjacent bikeway.

Policy C 5. The trails, pedestrian paths and local pedestrian streets shall be an interconnected system of recreational and travel routes.

Policy C 6. The following table establishes the minimum widths for sidewalks in the SunCreek Plan Area. The City may adjust or increase these to accommodate special circumstances of individual projects. Meandering sidewalks are acceptable in wide landscaped areas and should follow a natural shifting alignment rather than an

MINIMUM SIDEWALK STANDARDS

Street Classification	Sidewalk Width
Residential	5-6 feet
Commercial	7 feet
Major Arterial	7 feet

Policy C 7. The SunCreek Plan Area shall provide on-street bike lanes along all connector roadways and on local and major roadways.

Policy C 8. The SunCreek Plan Area shall use enhanced at-grade crossings, or grade-separated crossings if feasible, where the SunCreek Parkway crosses Rancho Cordova Parkway, Americanos Boulevard, and Chrysanthy Boulevard.

I.5. COMMUNITY DESIGN

5.1 PURPOSE

The Community Design Chapter addresses the community character in the areas that are commonly visible to the public. Primarily this is the street public right of way but may also include areas visible from the streets such as open space, parks and schools and landscaped areas outside of the right of way.

The community features addressed in this chapter include:

- streetscape and corridor landscapes,
- gateways,
- open space edges
- water management basins
- pedestrian promenades and trails,
- art in public places
- landmark opportunities

In addition to these specific features, this chapter also addresses the overall organization of neighborhoods and the hierarchy of the streets as a community design feature.

5.2 COMMUNITY DESIGN OBJECTIVES

The General Plan Urban Design Element promotes a high quality of life for the residents of the community. The SCSP responds to issues and objectives identified in the General Plan. These include:

- Ensuring that new development contributes to a sense of place and identity.
- Creating a high-quality urban design and architecture that is visually pleasing and inviting.

- Generating a theme with continuity through architectural elements, landscaping, lighting, signage and other features.
- Establishing compact mixed-use development that facilitates walking or cycling to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets.
- Siting buildings within a project and along the street in pedestrian-friendly ways, along with encouraging high quality project design.

5.3 RELATIONSHIP TO OTHER ELEMENTS, PLANS AND PROGRAMS

This chapter is closely related to Volume II: Development Regulations. This chapter lays out concepts and intent for public spaces. Volume II: Development Regulations provides detailed standards for the private development areas.

This chapter also corresponds with Chapter 4, Circulation in that it addresses the design features of the streets defined in that chapter.

The neighborhood design standards implement the land use form concepts established in Chapter 2, Community Vision.

This chapter also provides design details that help to implement the protection of the resource conservation areas established in Chapter 6, Natural Resources.

5.4 COMMUNITY DESIGN SETTING

Gently rolling terrain and the dominant drainage corridor that will remain in permanent open space characterize the Plan Area.

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The natural drainage way corridors will be accessible to the public along the edge of the preservation area open space. Therefore, the open space will provide a visual identity for the entire Plan Area. Natural vegetation species will provide an attractive visual edge to the open space and the surrounding neighborhoods.

The major east-west boulevards and the major drainage corridor will retain distant vistas toward the Sierra Nevada to the east. Attention to these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor would add a notable design character to the plan.

5.5 COMMUNITY DESIGN THEMES

The fundamental community image theme of the Plan Area is pedestrian scale neighborhoods surrounding small, sheltering public spaces linked visually to large, contiguous open spaces. Small nodes of lively color and activity interconnected by a network of pedestrian and bicycle travel ways comprise the community. The public spaces will be focal points of design.



Small gathering spaces will be a hallmark of the commercial and public areas in SunCreek.

Clustered building forms, bright colors, water features, functional art, attention to detail, comfortable sitting areas, and space for people to gather will be hallmarks of the central districts.

Beyond the central districts, the dominant theme element will be the open space. Landscaping, materials, lighting and signage will take their cues from the natural elements. Landscaping will tend

to be naturalized rather than formal. Turf will be used sparingly and the plant palette will favor native or native compatible species. Natural ground covers, such as pea gravel and decomposed granite will be common.

5.6 NEIGHBORHOOD FORM

The SCSP emphasizes the livability of neighborhoods in the design for pedestrian friendly streets, ease of pedestrian access to the commercial and commercial mixed-use centers, and in the design of neighborhoods with their orientation to neighborhood parks and linear open space.

The neighborhood spatial form relates directly to the land use principles set forth in SCSP Chapters 2 and 3. In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles, (refer to SCSP Sections 2.2.1 and 2.2.2) the SunCreek residential neighborhoods will be pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center, and connect with the neighborhood parks serves each neighborhood.

As illustrated in Figure 2-3, the neighborhoods in the Specific Plan will be generally consistent with the following guiding principles.

- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school, neighborhood park, and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
- Residences are oriented toward the parks and open space. The neighborhood parks

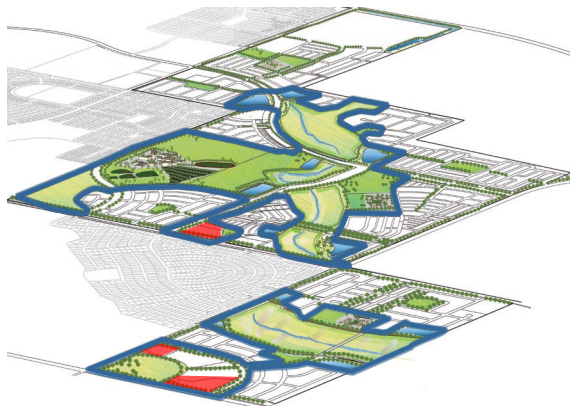
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have frontage on at least two single-loaded streets to provide for visibility and ready access.

- A single loaded street and/or a pedestrian trail, as illustrated in Figure 5-1 front all open space areas.

5.7 OPEN SPACE AND THE GREAT PARK CONCEPT

The “Great Park “ concept includes not just the community park and open space, but all of the public buildings and spaces connected to those features. The “Great Park” is similar to the “Great Room” concept in residential design in which several living spaces are interconnected through a flowing open room.



In the Great Park concept the extensive open space is the focal element that links clustered public spaces to maximize open feel. The open space visually extends these active public spaces to allow maximum connectivity and grand vistas.

Figure 5-1 illustrates the core structure of extensive open space, parks, and school complex in the center of the plan. This expansive open area provides the signature feature for the community that includes the major social, recreational, and institutional elements. This core area also serves as the hub for the pedestrian network.

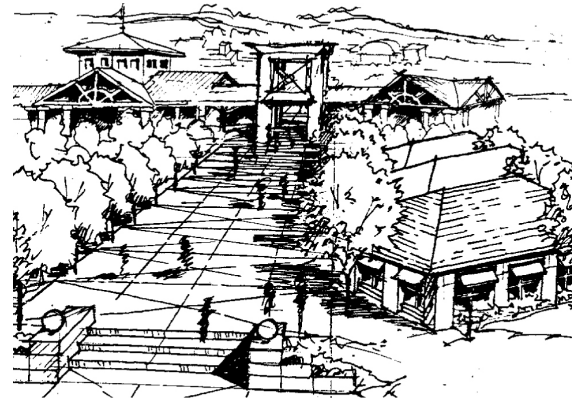
5.8 LANDMARK OPPORTUNITIES

The proposed land use pattern provides some interesting possibilities for landmarks that would add to the distinctive character of this plan area.

The rolling terrain and the extensive open space will allow views of landmark buildings within the Plan Area. For example, the proposed high school/ middle school and community park complex will occupy some of the highest ground in the Plan Area. Figure 5-1, Community Design Features identifies this prominent location.

Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the resource conservation area and the adjacent buffer areas.

Similarly, the open spaces adjacent to the Village Center sites will provide attractive vistas from the adjacent roads and open space areas.



Conceptual view of landmark buildings.

Distinctive architecture and landmark buildings located in the school campus and the commercial centers would be visible for considerable distances due to the relatively higher elevation and the adjacent open space.

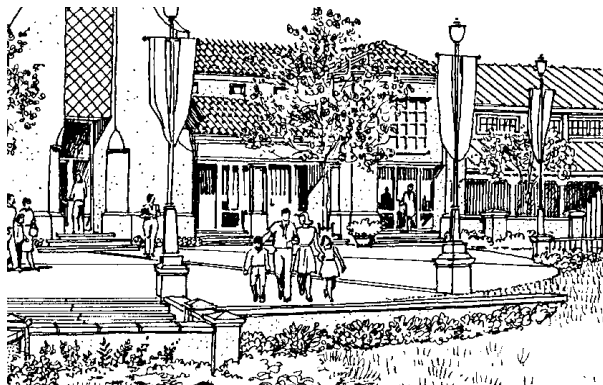
Figure 5-1 SunCreek Core Open Space



- The Elk Grove Unified School District is encouraged to include a dominant building near the highest elevation on the high school/middle school campus to create a landmark feature visible from a distance.
- All development in Village Center (VC) zone districts shall include a building form that serves as a landmark feature.

5.9 PEDESTRIAN PROMENADES AND TRAILS

Pedestrian trails will be common throughout the Plan Area; however, there are opportunities to create enhanced pedestrian areas that become promenades in the Village Center and Regional Town Center areas. As envisioned in this plan a promenade is a wide pedestrian concourse with landscaping, pedestrian scale lighting, and seating areas. Outdoor dining, food carts, shops and entertainment would be located adjacent to, or near, the promenade. The intent is to provide specific locations for people to walk and socialize in a community setting.



Example of promenade adjacent to commercial use and open space.

Figure 5-2, Community Design Features identifies three potential promenade locations. Each of these is adjacent to a commercial center and passes by open space or a park. Two of these are adjacent to a resource preservation area or a

drainage course that could provide an open space edge. The third promenade is along Central Park Drive where a pedestrian street provides a wide sidewalk connecting the Village Center on Rancho Cordova Parkway to the community park and high school complex.

5.10 ART IN PUBLIC PLACES

The use of art in public places, both in civic locations and as part of private developments, contributes to the identity and character of the SCSP. Public art can enhance the landscape and provide focus within public spaces.

The individual builder may include art in public places as an optional amenity. Art is not limited to conventional pieces, such as statuary and murals, although these have their place and are welcome in the community. Art can be an integral part of the public space that includes street furniture, playground equipment and other utilitarian features. The SCSP endeavors to make art an integral component of the built environment by encouraging opportunities for art in the most common elements of the community.



Art as a play structure.

RCMC Section 23.722.050 identifies public art as an additional amenity in pedestrian oriented spaces, particularly those greater than 5,000 square feet. Volume II includes a guideline for art in public places within the Center form based zone designated areas.

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Art as a public sidewalk improvement.



Art in public spaces.

5.11 STREETScape AND CORRIDOR LANDSCAPES

The backbone street system including the minor arterial streets, collector streets and pedestrian streets defined in Chapter 4 establish the framework for the neighborhoods. Typically, these streets form the edge of neighborhoods rather than slicing them into sub-areas.

5.11.1. Major Street Characteristics

Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- Provide identity and sense of place for the SCSP.
- Reinforce the sense of pedestrian scale in areas intended for pedestrian use.
- Create defensible and visually accessible common areas.
- Screen unattractive but essential features, such as utility equipment installations.
- Conserve water.

Table 4-1 in Chapter 4 Circulation provides the specific standards for landscape corridor widths along all arterial and collector streets.

5.11.2. Neighborhood Street Characteristics

Local streets offer a variety of vehicle and pedestrian paths connecting to the major roadways. This street system disperses traffic to create greater variety in route choices and distribute traffic throughout the neighborhood.



Tree canopy shading will be typical on all neighborhood streets.

As described in Chapter 4, Circulation, the neighborhood streets will be as narrow as traffic safety will allow enhancing the pedestrian scale. As described in Volume II: Development Regulations, homes may be placed near the sidewalk and should provide a porch or other living space oriented to the street.

ITEM 9.9.**5.11.3. Street Landscaping**

Landscaping should soften the built environment and create attractive places. Landscaping should relieve the overall mass and scale of the structures, frame outdoor spaces, and create a strong sense of place. Landscaping should also reduce the heat-island effect caused by paved surfaces and minimize the need for irrigation. The landscaping helps to create visual interest, and promotes and nurtures the concept of an “urban forest”. Given the relatively dry setting and the lack of native trees in the plan area, the landscaping will emphasize drought resistant native or native compatible species.

On the major streets, trees will provide shade along the street edge and sidewalk. Shrubs and groundcovers will be selected for an open, naturalized look, rather than placed in regimented rows.



Example of naturalized landscaping.

5.11.4. Streets Along Open Space Edges

Open space is a dominant visual feature in the Plan Area. In many locations, streets will run adjacent to, or cross, open-space areas. Figure 5-1, Community Design Features illustrates the location of the major streets adjacent to natural open space. Arterial and collector streets, notably Kiefer Boulevard, Rancho Cordova Parkway and

Americanos Boulevard will cross the open space corridors. Many local residential streets will also front on open space as shown in Figure 5-2 Community Design Features. These conditions present special opportunities to view the open space at many locations throughout the plan. This exposure to the extensive open space along roadsides will help reinforce the unique character of this plan.

5.11.5. Street Furnishings

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) within landscape corridors shall not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk.

5.11.6. Street Lighting

Volume II: Development Regulations provides detailed standards for outdoor lighting. In general, the street lighting plan will emphasize pedestrian lighting.

5.11.7. Walls and Fences

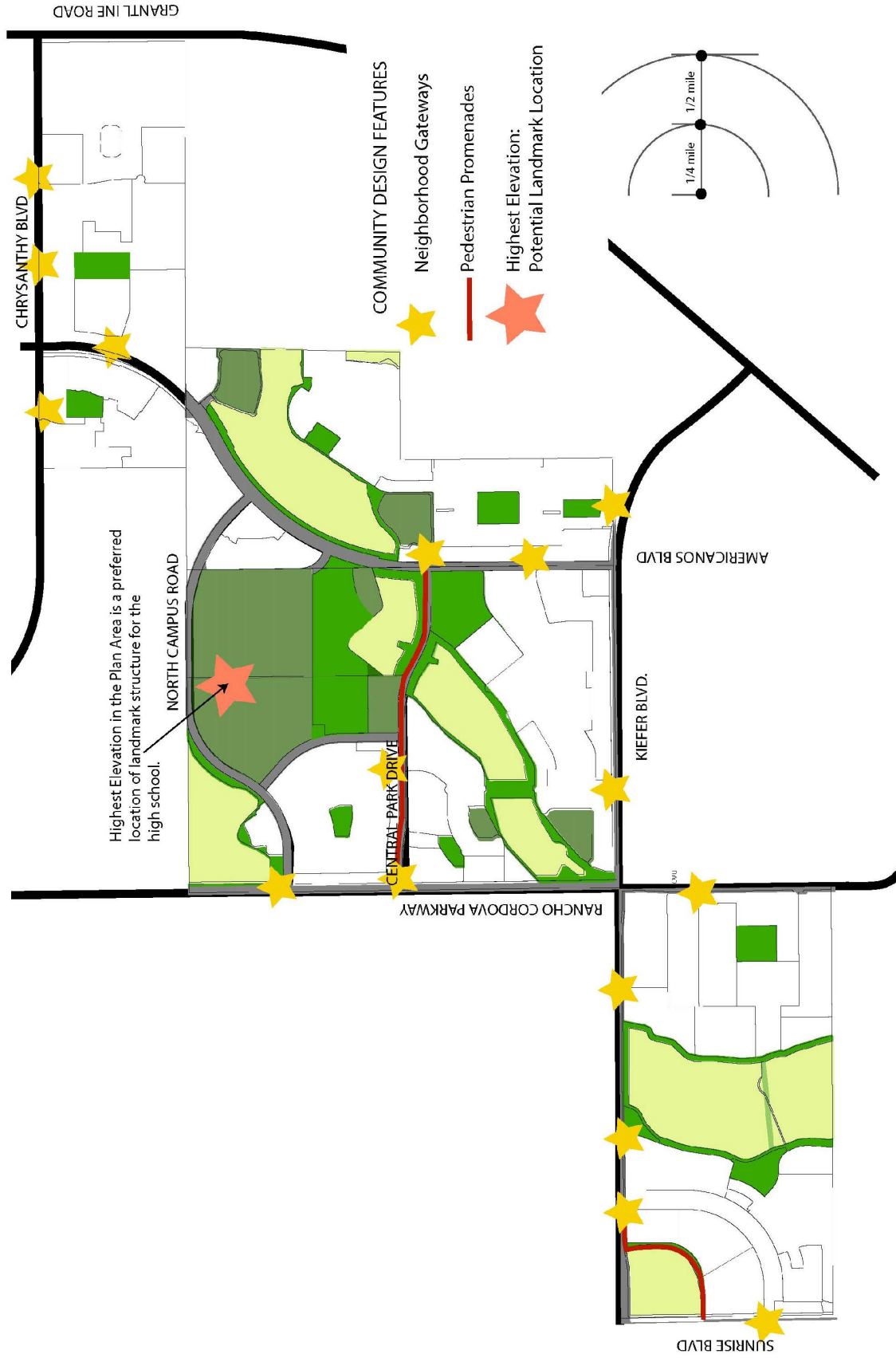
The Plan generally minimizes the need for sound walls along the major street corridors. Alley loaded town homes, cottages, multi-family housing, parks, open space, and commercial uses are the most common uses located along major streets. Walls and fences screen public facilities, provide sound barriers, privacy, and security for private property, and bar entry to environmentally sensitive areas.

Volume II: Development Regulations Section 1.5.6 provides development standards for walls and fences.

5.11.8. Neighborhood Gateways

Neighborhood entrances are enlarged landscape areas added to the landscape corridors at highly visible street intersection locations. Entrances

Figure 5-2, Community Design Features



provide a distinct gateway and a common design element that visually distinguishes individual neighborhoods in the Plan Area. Inclusion of a common design element, color, symbol or other distinguishing characteristic will also establish an identity for the entire SunCreek Plan Area.

Figure 5-2 Community Design Features identifies the conceptual location of neighborhood gateways throughout the plan. The applicant for individual subdivisions will determine the specific location and design character of the gateways.

5.12 WATER MANAGEMENT FEATURES

Water management basins are typically located along the edge of the primary drainage corridor. Figure 5-2 Community Design Features shows the location of the basins. Additional basins may be required within the planned development areas.

The significant number of basins and their prominent locations make them a dominant visual element.

All basins will be visual amenities that are an extension of the landscape on the nearby streets. In most instances, this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a permanent pool serving water quality purposes.



Example of naturalized detention basin adjacent to landscape corridor trail.

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I.6. NATURAL RESOURCES

6.1 PURPOSE

The Natural Resources Chapter identifies the ways in which the SunCreek Specific Plan (SCSP) will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also addresses conservation of all resources, including air, water supply and quality, soils, and energy for the common good. This Chapter identifies the preservation of wetland and habitat resources within the Plan Area.

6.2 OBJECTIVES

The resource objectives addressed in this Chapter respond to the General Plan. These include:

- Protecting wildlife and wetlands areas.
- Ensuring compatibility and mutual benefit, to the maximum extent feasible, between mitigation preserves and urban development.
- Reducing the impacts of new development on the use of water resources.
- Maintaining continuous and uninterrupted connections between mitigation preserves where not interrupted by existing development to allow species migration and minimize habitat and species isolation.
- Reducing solid waste production and promoting recycling activities that seek to reduce the amount of solid waste to state-mandated levels.

6.3 NATURAL RESOURCES

The Plan area includes gently rolling grassland crossed by shallow natural drainages. Various

wetland types, including vernal pools, are found throughout much of the area but are generally concentrated near the Laguna Creek drainage corridor.



Image of the primary drainage corridor following a winter storm. This area would be part of the proposed natural resources preservation area.

6.3.1. Conceptual Level Strategy

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA), of which the SunCreek Plan Area is a part.

The intended result of this effort is to achieve reasonable protection and conservation of federally threatened and endangered species consistent with the Corps' obligations under Section 7(a) (2) of the Endangered Species Act (ESA), while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b) (1) guidelines under the Federal Clean Water Act.

To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of “Preserve Areas” based on best professional judgment and best available information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek.

The developers and planners used the conceptual level strategy to guide the planning of the projects in the SunCreek Plan Area.

In October 2018, the County of Sacramento, the Cities of Rancho Cordova and Galt, and other agencies adopted the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP Area, which includes the SunCreek Plan Area, establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development. The SSHCP incorporates the underlying wetland preservation principles that were included in the conceptual level strategy. The developers and planners of the SunCreek Plan Area worked extensively with SSHCP staff during development of the SSHCP to coordinate the SunCreek wetland preserves, wetland buffers and adjacent land uses, as illustrated in Figure 6-1, to ensure they would conform to the SSHCP. The land use plans for the SunCreek Specific Plan are expected to conform to the SSHCP requirements.

6.3.2. Strategy Principles and Standards

The following ten principles form the basis for the conceptual strategy. These principles and the identified Preserve Area guide the development of the SunCreek Specific Plan and its associated infrastructure master plans.

Principle 1. Maintain the overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values

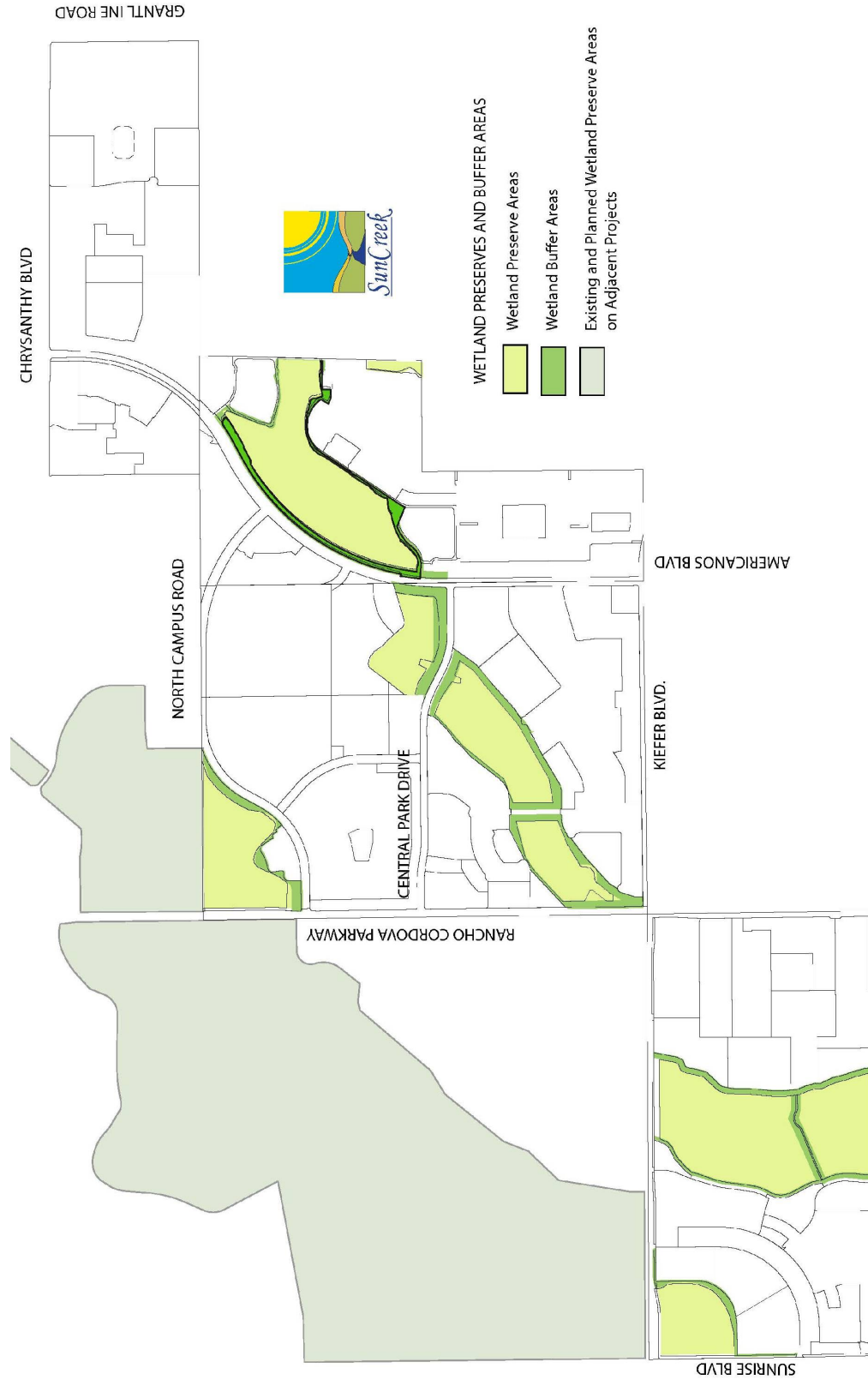
in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

Principle 3. Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in the Preserve Areas, including minimizing changes to the baseline flows in the receiving waters to the extent practicable and not allowing untreated discharges to occur to the aquatic resources in the Preserve areas.

Principle 4. Use elevated roads, arched culvert crossings and other practices for transportation corridors that must traverse Preserve Areas to the extent that is practicable to minimize direct and indirect impacts to aquatic resources in the Preserve Areas and to avoid significant impacts to the functions and values of the Preserve Areas.

Figure 6-1 Location of Proposed Natural Resource Preservation Areas



Principle 5. Use conservation design elements to minimize the effect of adjacent development on the Preserve Areas by constructing, to the extent practicable, single-loaded roads where housing directly abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not towards the Preserve Areas, and orienting houses so that the front living area faces the Preserve Area. Fences should be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Within the development area, storm water/water runoff plans would be designed to use BMPs such as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat storm water and water runoff from the development areas.

Principle 6. Locate compatible land uses next to Preserve Areas. The preferred land uses adjacent to the Preserve Areas are parks, hiking trails, athletic fields, and other forms of open space areas. Trails and bike paths to provide circulation within a development area would generally be located outside the Preserve Areas; and would only be permitted to cross the Preserve Areas if it is determined, on a case by case basis, that such crossings are necessary from a circulation standpoint and will be constructed in a manner that prevents adverse impacts to the functions and values of the Preserve Areas.

Principle 7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

Principle 8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the

preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third party. Preserve Areas would be fenced and signed.

Principle 9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

Principle 10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces by considering the costs of avoidance and mitigation measures and choosing measures that are the most cost effective way to achieve the long-term goal of maintaining the biological functions and values of the Preserve Areas.

The following sections describe the typical approach to managing and protecting resources in the Specific Plan Area. Development standards that regulate specific design features for resource management are included in SCSP Volume II: Development Regulations Sections 1.5.7 and 1.5.8.

6.4 WATER QUALITY

Sub-surface pipes will carry storm waters and other drainage toward the detention basins and water quality facilities located throughout the Plan Area. The primary design principle is to prevent direct urban drainage discharge into the main drainage corridor until it receives detention and water quality treatment prior to discharge. To achieve this objective, detention basins are strategically located throughout the project to capture all runoff from the developed areas up to and including the 100-year design event. Each detention basin will include the capability to treat urban runoff to acceptable levels and to detain and release storm runoff to mitigate any downstream hydro-modification impacts that would otherwise occur without detention basins.

Water quality improvement facilities will typically be integrated with detention basins but may also be located as independent facilities in the open space buffer areas between the developed areas and the Preserve Area. Each water quality feature will be unique to reflect the water volumes, terrain, and specific conditions at each site. In general, the detention basins will incorporate wet basins to treat urban runoff prior to discharge, and outlet control structures specifically designed to control the release of flows from the detention basin to levels that mitigate downstream hydro-modification impacts of the development. SCSP Volume II, Development Regulations Section 1.5.8 addresses water quality protection.

All structures that discharge water to the Preserve Area shall avoid concentrations of water flow that could cause soil erosion.

6.5 WATER CONSERVATION

The General Plan includes the goal to *"Protect the quantity and quality of the City's water resources."* (RCGP Goal NR.5)

This goal is to be implemented through the policies to "promote water conservation within existing and future urban uses", (RCGP Policy NR.5.1) .

The SunCreek Specific Plan will implement these policies by:

- Promoting water conservation efforts through education.
- Installing low-flow appliances and fixtures in all new development.
- Utilizing irrigation systems that reduce water consumption, such as drip irrigation.
- Installing drought-tolerant vegetation and use water-efficient irrigation systems in landscaped public areas.

6.6 URBAN FOREST PLAN

The City General Plan includes a goal to *"Encourage the planting and preservation of high-quality trees throughout the City."* (RCGP Goal NR.4)

The few existing trees that are within the SunCreek Plan Area are located around former homestead sites.

Nonetheless, even the General Plan policies addressing preservation of landmark tree resources are applicable when applied to ensure the protection of future resources that will result from new tree plantings.

"Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value." (RCGP Policy NR 4.1)

Improve overall landscaping quality and sustainability in all areas visible to the public. (RCGP Policy NR 4.2)

Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. (RCGP Policy NR 4.3)

Consequently, all policies in this section relate to creating and preserving an urban forest in the developed areas and along the edges of permanent Preserve Areas described in the natural resources section.

The urban forest would include all trees in private yards, the landscaping in the parking areas and around buildings in the non-residential uses, the street trees, park trees, and natural landscaping in the useable open space areas.

SCSP Volume II: Section 1.5.3, Landscape Standards provides development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. The guidelines will be consistent with the adopted City Tree List.

6.7 SOILS RESOURCES

Protection of the soil resources in this Plan Area relate primarily to minimizing soil erosion during construction activities. Implementation of Best Management Practices (BMPs) during construction would avoid this concern. SCSP Section 5.12 addresses Water Quality issues.

6.8 ENERGY RESOURCES

The City General Plan includes a goal to “*Reduce per capita energy consumption.*” (RCGP Goal NR.7).

Under this goal the fundamental policies that relate to the SCSP are to "promote the development and use of advanced energy technology and building materials" (RCGP Policy NR.7.2), and to "encourage the development of energy efficient buildings and subdivisions" (RCGP Policy NR.7.)

The development in the Plan Area will include energy conserving design and materials where feasible. Energy conservation techniques and materials will undoubtedly become more affordable and effective during the build-out of this plan. Homebuilders will adapt the feasible and cost-effective technologies to remain competitive, as homebuyers demand lower annual operating costs and homes that are more efficient.

SCSP Volume II: Development Regulations, Section 1.5.7, includes standards and guidelines to achieve energy conservation in individual buildings and in the urban design of common areas.

6.9 AIR QUALITY

Sacramento County does not comply with Federal or State mandated air quality regulations. Internal combustion engines such as those in cars, trucks and off-road vehicles are a major source of ozone emissions. These precursors include reactive organic gases (ROG) and oxides of nitrogen (Nox).

The Sacramento Air Quality Management District (AQMD) has endorsed the Air Quality Management Plan for the SunCreek Plan. The plan includes many features designed to minimize ozone emissions and other pollutants. In order to improve air quality in the region it is necessary to reduce the number of automobile trips. The SCSP facilitates pedestrian and bicycle access, reduces the number and length of automobile trips through careful placement of trip destinations, such as commercial centers and schools. The plan distributes higher density residential uses along the proposed local transportation routes and close to the commercial uses in order to facilitate walking to the shuttle stops and to local shopping.

The SCSP is composed of relatively small, well-defined residential neighborhoods. Each neighborhood includes, or is near a commercial mixed-use shopping center (refer to Figure 2-6).

Each neighborhood will facilitate pedestrian and bicycle access to homes, shopping, schools, parks, and jobs through a pedestrian friendly modified grid street pattern and easy access to the backbone trail system.

All non-residential land use will provide a safe location for parking bicycles. This will consist of a series of racks, which will allow bicycle owners to securely lock their equipment while engaged in activities at those non-residential land uses.

All collector and arterial streets throughout the Plan Area include Class II bike lanes.

I.7 PARKS AND OPEN SPACE

7.1 PURPOSE AND OBJECTIVES

This Chapter describes the parks and the open space areas provided in the plan.

The objectives addressed in this chapter include:

- Create a community scale park that will provide active recreation facilities in the core of the southeast quadrant of the city.
- Provide a major civic core by coordinating the design of the community park with the high school and middle school campus.
- Provide Neighborhood Parks and Neighborhood Greens within a short walk from most homes.
- Connect the parks and open space with a network of trails and sidewalks.

This Chapter establishes the standards and general locations and configurations, for parks and open space in the SCSP. Cordova Recreation and Park District will own and maintain Community and Neighborhood Parks. The SCSP does not establish which entity, the City or CRPD, will design, own, operate, and maintain other park and open space facilities. Those decisions will be made at the next stage of the development process, prior to approval of the first Tentative Subdivision Map in each phase of the SCSP.

7.2 PARKS AND CITY OPEN SPACE

The SCSP establishes a network of parks and open space throughout the Plan Area. The parks and open space provide space for active sports, walking paths and bikeways, and natural areas adjacent to permanent resource preservation areas.

“Community Parks”, and “Neighborhood Parks” are the traditional parks that provide active recreation and large gathering places, and are

given full credit for Quimby park area requirements. These parks are included in the tabulation of park area requirements discussed below.

City Open Space is comprised of two distinct categories, Community Places and Green Infrastructure. Community Places must meet a measurable area standard of one acre per 1,000 residents, whereas the Green Infrastructure is required to meet a “functional standard” such as enhancing pedestrian/bicycle and neighborhood connectivity, or enhancing drainage basin design to promote recreational and aesthetic features in the community.

Community Places may include features such as Neighborhood Greens, Urban Plazas, Community Gardens, Water Resources and Streams, Designated Places within Pedestrian Paseos, Private Recreational Facilities, and Community-wide Open Space Facilities.

Neighborhood Greens include improved park spaces typically one-half to 2 acres in size, such as “pocket parks” typically found within residential areas.



Conceptual illustration of a park adjacent to a Village Center near Rancho Cordova Parkway.

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Green Infrastructure involves the backbone features of the community including pedestrian/bicycle mobility and neighborhood connectivity, multi-function drainage facilities and utility easements, and pedestrian friendly street systems defined in Chapter 4. These include trails along open space, other linear greenways called "Park Corridors", the extensive pedestrian bike, and trail system, trail nodes and trailheads, pedestrian paseos, utility easement with trails in a naturalized setting, Green Streets, enhanced local streets, and enhanced detention basins, water quality features and drainage ways.

Neighborhood parks or greens are located in or near each of the Village Center sites. These parks and greens will function as places where people gather for special events, as well as informally throughout the day. They will be an integral part of the commercial/social/institutional activity in the area. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites in the Center Form Based District design process described in Chapter 3 Land Use. The final design for each park and Neighborhood Green will coincide with the surrounding area development.

In general, each Neighborhood Green and park will conform to the configuration and location illustrated in Figure 7-1, but the shape and location may be refined in the Tentative Map review process.

Figure 7-1 Park Facilities within the Plan Area



7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the “Quimby” park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience, but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type. Table 7-1 indicates that the total population in the SunCreek plan will be approximately 11,874 residents.

This population would require a total of 71.2 acres of park and Neighborhood Greens, of which 59.4 acres would be in Community and Neighborhood Park and 11.8 acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides 65.3 acres of Quimby parkland, and 9.5 acres of Community Places/Neighborhood Greens that together provide 74.8 acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 6.1 acres of Park Corridors, as well as 52.0 acres of preserve buffer lands, 49.6 acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward the “Quimby” park area requirement are each a minimum of 2.2 acres in size.

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	827	2.95	2,439	12.2	2.4
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	2,429	2.95	7,165	35.8	7.2
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	320	2.03	650	3.3	0.6
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	4,628		11,874	59.4	11.8

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	59.4	65.3
Community Places/Neighborhood Greens	1.0	per 1000	11.8	9.2
Mandatory Parks and Neighborhood Green Total			71.2	74.5
Green Infrastructure /Non-Mandatory Park Corridors				6.1

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is 65.3 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit.

An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include permanent water quality control basins. These basins are not counted in the required park area.

The areas required for storm water management will include permanently wet basins and are

therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements. The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the “Great Park” concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire complex of Community Park and open space included in the “Great Park” concept.

The Community Park encompasses 27.8 acres of active area on the north side of Central Park Drive adjacent to the High School/Middle School campus, and 15.7 acres of active area adjacent to

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the elementary school to the south of Central Park Drive.

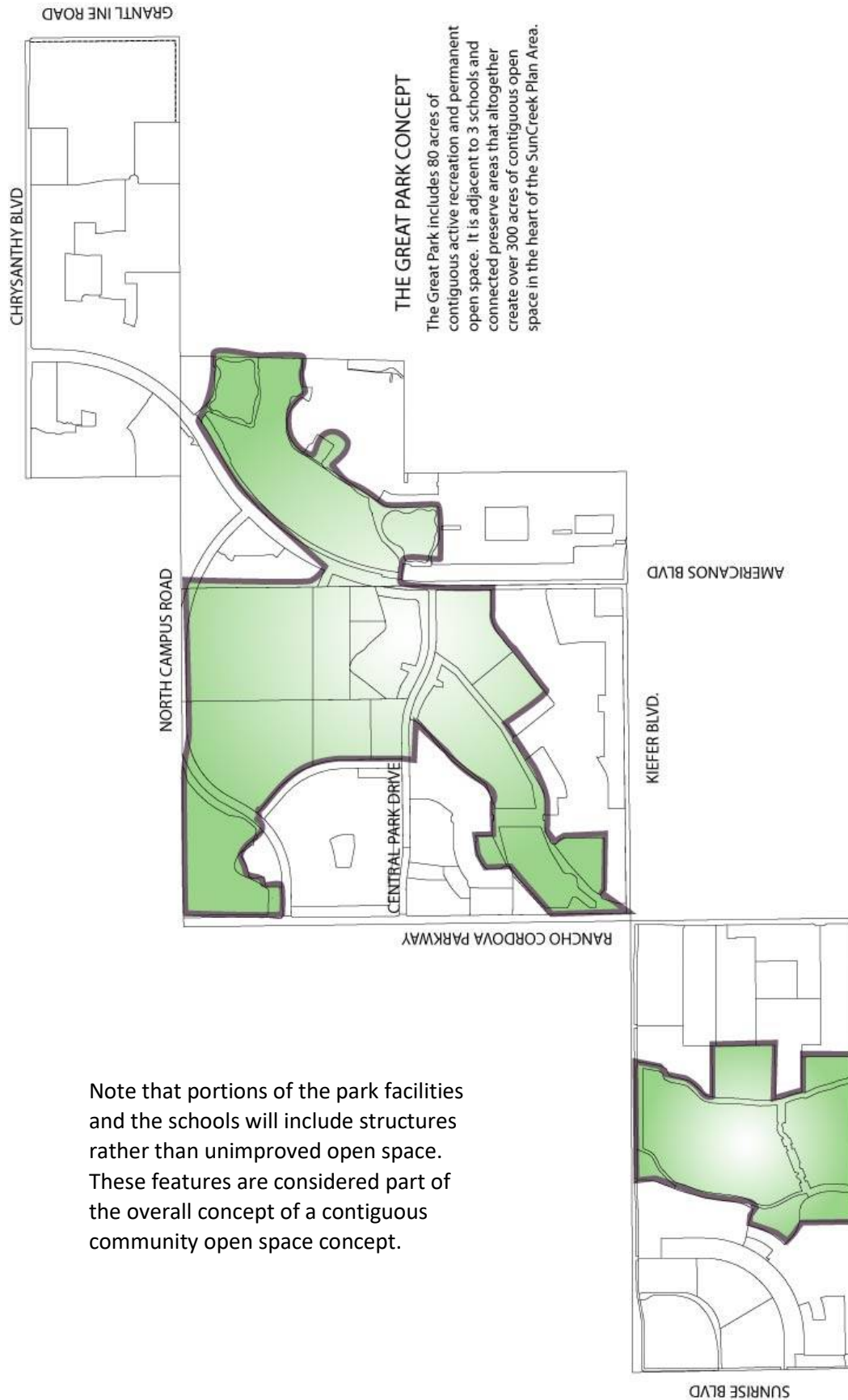
The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 27.8-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 27.8-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community oriented businesses that enhance the experience of the Great Park.

Figure 7-2 Combined Community Park and Open Space Complex



7.2.4. Central Park Drive

Central Park Drive is a key component of the Community Park that links the park to the Village Center at Rancho Cordova Parkway. The Pedestrian Boulevard transects the southern portion of this park complex with an unusually wide landscape corridor on the north side of the street as described in Chapter 4, Circulation. Traffic calming features in the street (such as described in SCSP Section 4.5), a narrow travel way with parking on the side and signage will slow traffic through this area. A bicycle trail crossing will be included in the center of the park to slow traffic.

comply with the park and open space area requirements. Neighborhood parks will be 2.2 acres to 5.3 acres in area. Neighborhood Greens are approximately 2.2 acres or less and may include small recreation amenities such as play and picnic areas.

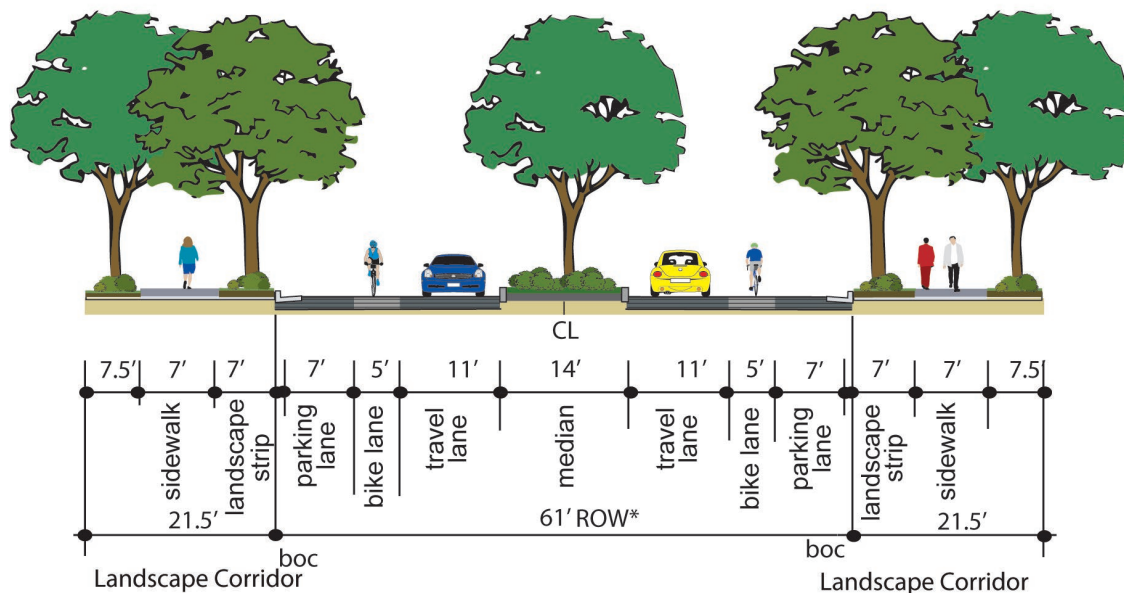
Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

7.2.5. Neighborhood Parks

Figure 7-1 shows four Neighborhood Parks and five Neighborhood Greens in the Specific Plan. Tentative Map approvals may adjust the parkland and open spaces illustrated on Figure 7-1 to

Figure 7-3 Central Park Drive (see also Figure 4-10 Pedestrian Boulevard)



*Parking lanes may be omitted at or near main project entries and at internal intersections

**7.2.6. Park Corridors and Wetland
Edge Areas**

There will be additional opportunities for small playground and neighborhood green facilities with seating and shade shelters adjacent to the extensive open space and wetland preservation areas. In some instances, the park and trail may be adjacent to a small detention or water quality basin.



Example of a small play area along open space edge or trail.

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I.8. INFRASTRUCTURE & PUBLIC SERVICES

8.1 PURPOSE

This Chapter describes the level and type of public services and facilities to serve the SunCreek Specific Plan (SCSP). The SCSP will require extensions of public infrastructure (sewer, water, drainage, and utilities) and expansion of the public services, both those provided by the City of Rancho Cordova, and other public agencies. Public services include municipal services, fire and police protection, public schools, hospitals, libraries.

8.2 OBJECTIVES

The infrastructure, facilities and services objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Ensuring adequate financing for the City's infrastructure improvements and community services.
- Ensuring that long-term funding sources are available to operate public facilities and provide public services.
- Establishing a comprehensive infrastructure system to meet the needs of residents, employees, and visitors.
- Managing new development areas to ensure that water lines and sewer and drainage systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.

- Minimizing visual impacts and physical impediments of utilities.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Designing and providing local services to meet the needs of local residents.

8.3 DOMESTIC WATER

The SunCreek Specific Plan Area is located within the Sacramento County Water Agency (SCWA) Zone 40 service area and will ultimately be served with surface water from the Sacramento River and groundwater from the Zone 40 groundwater system. A potable water transmission system supplies surface and groundwater to the greater North Service Area (NSA). This transmission system has the capacity to meet 100% of the build-out demand in the Plan Area.

Each phase of development within the SCSP will be subject to SCWA Ordinances, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

Transmission mains in Sunrise Boulevard, Kiefer Road, Chrysanthy Boulevard, and Rancho Cordova Parkway currently deliver treated water to the Plan Area. A grid of 8-inch to 12-inch mains will extend from the transmission mains to serve local developments.

The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway,

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and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard. As development of the plan area progresses, this transmission system will be extended northerly from Kiefer Boulevard along Americanos Boulevard and then easterly along Chrysanthy Boulevard to Grantline Road.

Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will be an 18-inch transmission line along North Campus Road, it will need to be studied, and the pipeline infrastructure will need to be designed in a way that would protect the school should a rupture occur. The cost of any mitigation measures required by the CDE to protect school facilities and students from potential rupture hazards, of either the storage tanks or the water line, should be associated with the installation of the water infrastructure and not the development of the school property.

Eventually, larger regional water transmission and storage improvements will be constructed by SCWA from the Central Surface Water Treatment Plant (SWTP) to the NSA to meet future demands within the area. These improvements will include a 7-acre water storage tank site (two 1.5-million gallon storage tanks) with necessary easements; proper ingress and egress and necessary environmental clearances. Additional space may be required if adjoining land-uses necessitate buffer lands. The current site will be reconfigured in the future to meet the design requirements of SCWA. SCWA will install these improvements when regional water demands within the NSA warrant.

The site plan illustrates a proposed 1000-unit residential development. The site is bounded by North Campus Road to the north, West Park Drive to the east, and a future extension of North Campus Road to the south. The plan shows several building footprints, parking lots, and internal roadways. Key features include:

- North Campus Road:** The northern boundary, with a future extension shown to the south.
- West Park Drive:** The eastern boundary, with a future extension shown to the south.
- Internal Roadways:** North Campus Road, West Park Drive, and a future extension of North Campus Road.
- Building Footprints:** Several rectangular footprints are shown, with some labeled with unit counts (e.g., 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000).
- Parking Lots:** Multiple parking areas are indicated, with some labeled with unit counts (e.g., 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000).
- Surrounding Infrastructure:** The plan shows existing and proposed infrastructure, including roads, utilities, and easements.

NOTES:

- Utilities alignments are shown outside of right-of-way for clarity. Utilities will be built within the right-of-way and easements.

INFRASTRUCTURE ABBREVIATIONS

LINE: PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
LINE: EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
LINE: PROPOSED SEWER (SIZE INDICATED)
LINE: EXISTING SEWER (SIZE INDICATED)
LINE: PROPOSED GAS (SIZE INDICATED)
LINE: EXISTING GAS (SIZE INDICATED)
LINE: PROPOSED HIGH VOLTAGE (SIZE INDICATED)
LINE: EXISTING HIGH VOLTAGE (SIZE INDICATED)
LINE: PROPOSED LOW VOLTAGE (SIZE INDICATED)
LINE: EXISTING LOW VOLTAGE (SIZE INDICATED)

INFRASTRUCTURE LEGEND

PROPOSED POTABLE WATER SYSTEM (SIZE INDICATED)
EXISTING POTABLE WATER SYSTEM (SIZE INDICATED)
PROPOSED SEWER (SIZE INDICATED)
EXISTING SEWER (SIZE INDICATED)
PROPOSED GAS (SIZE INDICATED)
EXISTING GAS (SIZE INDICATED)
PROPOSED HIGH VOLTAGE (SIZE INDICATED)
EXISTING HIGH VOLTAGE (SIZE INDICATED)
PROPOSED LOW VOLTAGE (SIZE INDICATED)
EXISTING LOW VOLTAGE (SIZE INDICATED)

PRELIMINARY - SUBJECT TO REVISIONS
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There are no xferences in this drawing.

8.4 SEWER

The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.

The SASD Sewer System Capacity Plan 2010 and its 2015 Update for the BR East Rancho Service Area sets forth the overall plan for sewer service in this area. The SunCreek Specific Plan reflects the Sewer System Capacity Plan. In 2016, SASD approved a Level 2 Sewer Study for the Plan Area.

Each phase of development within the SCSP will be subject to District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

The Plan Area will be bisected into two independent sewer sheds. Shed A will serve the northern portion of the Plan Area and is bounded by the Plan Area's west, north and east project boundaries. Central Park Drive creates the southern boundary of Shed A. Shed B will serve the southern portion of the Plan Area and will capture the sewer demand of the Shalako and Jaeger Ranch properties.

The backbone collection system in the Specific Plan will be constructed within the existing and proposed rights-of-way and along the SunCreek Parkway open space corridor. For Shed A, wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the northern portion of the Plan Area in a new trunk sewer line to the Shed A Pump Station to be constructed on park land adjacent to the intersection of West Park Drive and the high school/middle school site easement. A series of local trunk and collector sewer lines will connect to the new trunk sewer line.

Wastewater will be pumped from the Shed A Pump Station in a 12" force main along West Park Drive to North Campus Drive, then west to Rancho Cordova Parkway and north to the Chrysanthy gravity sewer

manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station. The Chrysanthy Pump Station connects with the Bradshaw Interceptor that conveys flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.

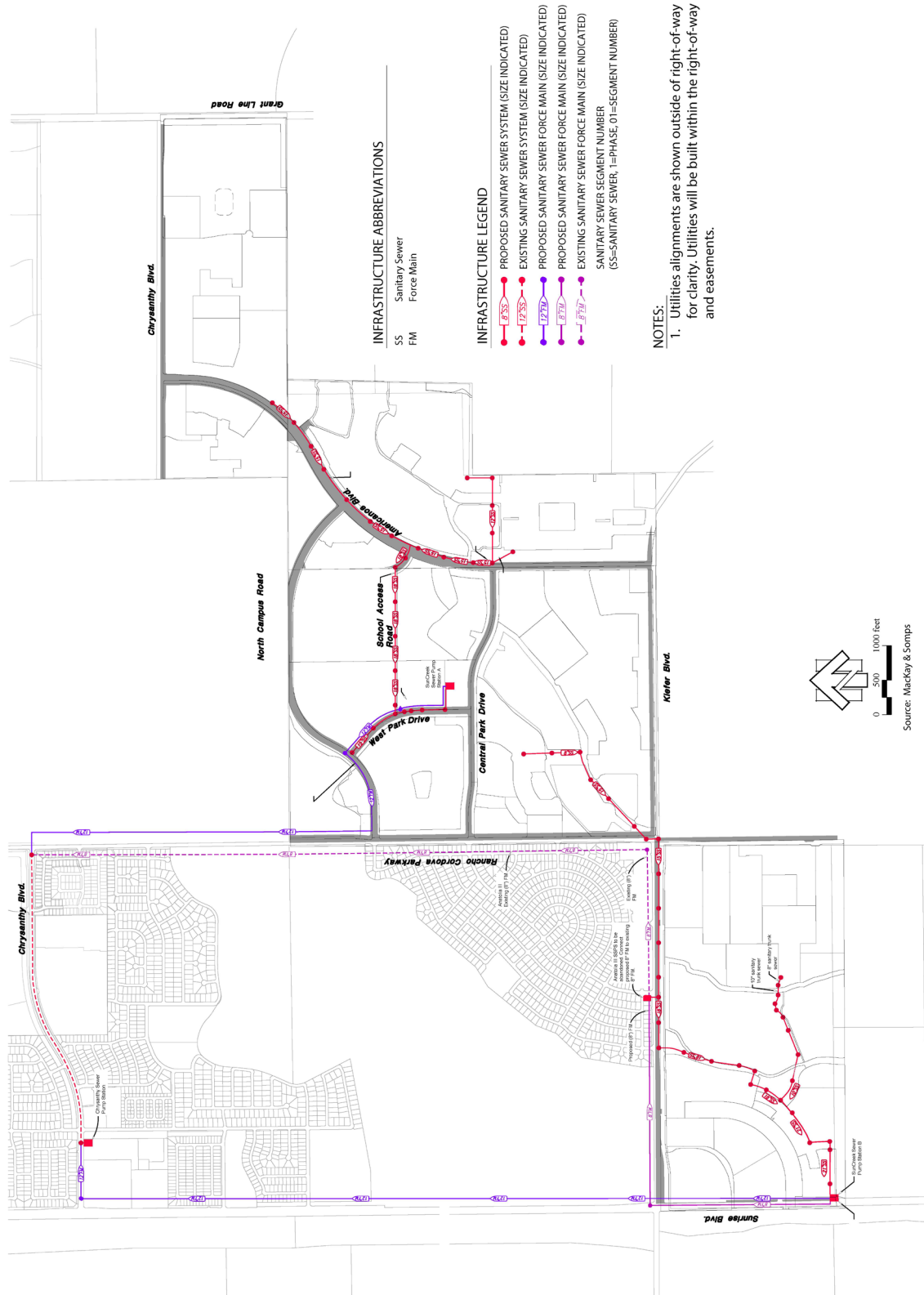
For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of Sunrise Boulevard. A series of local and trunk sewer lines will connect to the new trunk sewer line.

The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be pumped north in an 8" force main to Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly along Rancho Cordova Parkway to the existing Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station.

The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development in the Plan Area.

As the Plan Area and adjacent areas develop, the SunCreek Shed B Pump Station would be upsized and connected to the Sunrise Boulevard (northerly leg) of the Kiefer Boulevard force main that would convey the flows to the Aerojet Interceptor. The Shed B Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time.

Figure 8-2 Plan Area Sewer System Map



8.5 HYDROLOGY & DRAINAGE

The Plan Area topography falls gently to the west and southwest with average slopes of approximately 0.006 feet per foot (ft/ft). The rolling grasslands are interspersed with grassy swales, seasonal drainage courses that provide significant amounts of natural storage.

The natural storage capacity of the primary drainage corridor will remain in place because this portion of the Plan Area will remain in permanent open space in the developed plan.

Approximately 307 acres, (24 percent) of the land area in the plan, will be permanent open space in wetland preserve, wetland buffers, and storm water detention facilities. These low-lying areas provide the majority of the storm water storage capacity in the natural (pre-development) condition.

The Plan Area is located primarily within the Kite Creek watershed. Kite Creek is tributary to Laguna Creek. Kite Creek conveys storm water

southwest towards the junction of Sunrise Boulevard and Jackson Highway in a well-defined drainage course. A small portion of the northwest corner of the Plan Area is located in the Morrison Creek watershed, and a small portion of the southeast corner of the Plan Area is located in the upper Laguna Creek watershed as illustrated in Figure 8-3. These natural drainages convey storm water to the Beach-Stone Lakes area in western Sacramento County.

The project proposes to limit peak storm water flows (measured at the edge of a project) after development of the Plan Area (post development) so they shall not exceed pre-development peak flows.

Peak runoff flows and volumes would increase in the Plan Area because of the planned development.

Figure 8-3 Drainage Shed Map

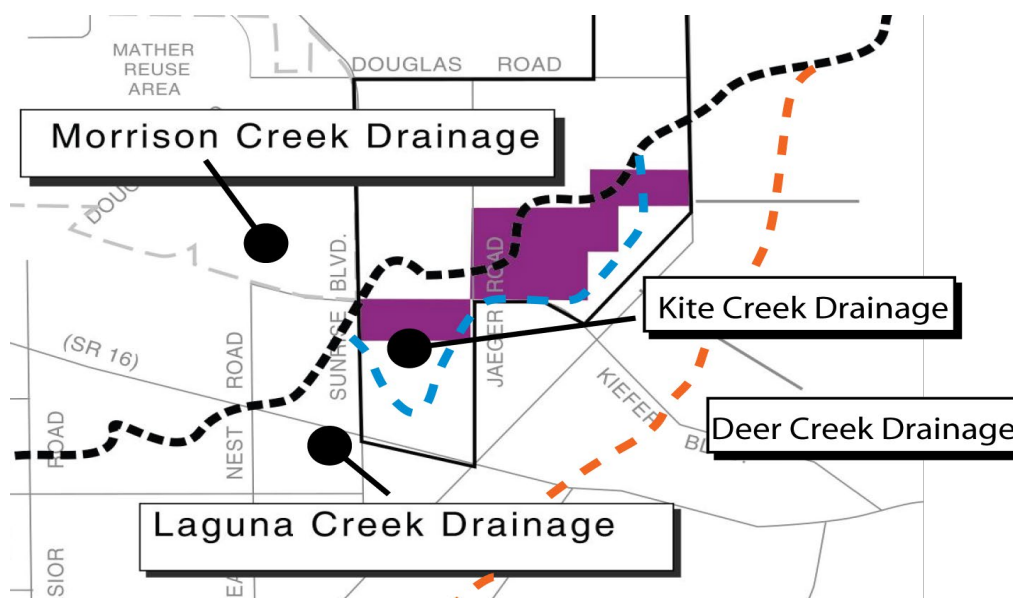
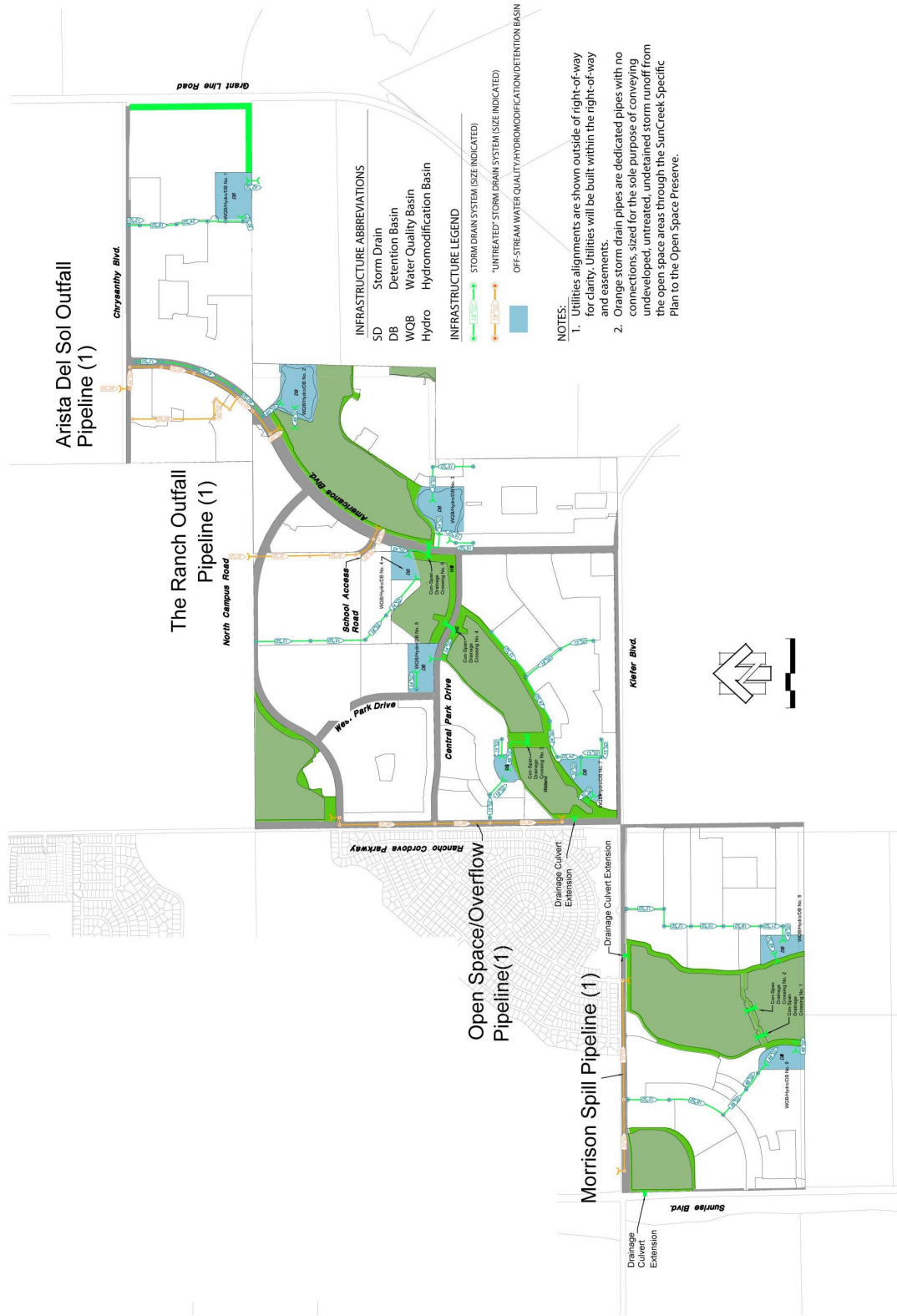


Figure 8-4 Local Detention Basins



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Planned storm water management facilities within the Plan Area will mitigate for increased storm runoff created by development of the Specific Plan Area. Areas outside of the Specific Plan Area will be required to mitigate for their increase in storm drainage runoff prior to discharge into the Plan Area unless facilities are oversized on-site to accommodate off-site development needs.

Figure 8-4 illustrates several small detention basins located along the primary drainage corridor that will provide natural storm water storage. Combining multiple detention facilities for tributary areas throughout the Plan Area and storage of peak storm flows within the Preserve area effectively reduces the peak flow- through the Preserve Area and at the Plan Area's southern boundary. This corresponds to the undeveloped peak flow.



The detention basins may hold water during and immediately after each storm. However, the basins include small, permanently wet, water quality treatment ponds.

The detention basins are a key component of a comprehensive storm water management and water quality system that extends throughout the developed portions of the Plan Area. In addition to the basins, the system includes underground pipe conveyances and all of the surface components of that system (including inlets, filters, maintenance access, and outfall

structures). The overall drainage system will convey and treat storm runoff from the Plan Area without reliance on on-site LID design features. Each developer can incorporate LID design features into the on-site design of the project and reduce the size of the water quality and hydro-modification basins accordingly.

The storm water and water quality features throughout the Plan Area are an integrated management system.

The detention facilities will be located at the edge of the drainage corridor where they will intercept run-off from the adjacent development areas before the water enters the main corridor.



Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

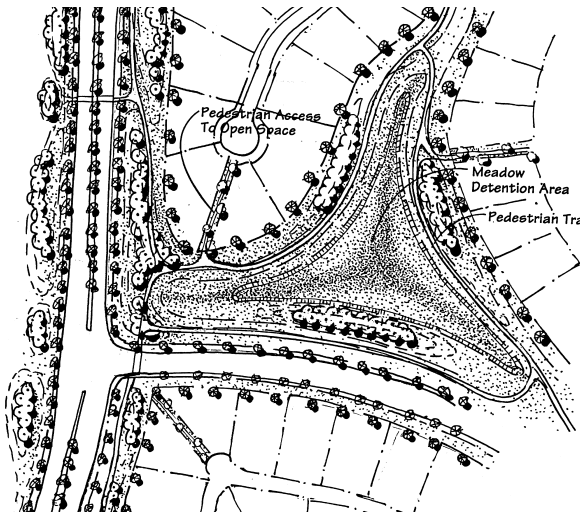
The basins will provide water quality treatment for urban run-off before such water enters the wetland preserve areas. Urban nuisance run-off water will first flow through the wet basin where water quality treatment will occur. Run-off water will then be retained in detention basins.

Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized landscaping and a bike and pedestrian trail system. Minor amenities such as benches, trash cans, and

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picnic tables may be located near the detention basins to enhance their recreational value. All improvements must be located outside of the wetland preserve areas.

The detention basins will be visual amenities that include naturalized landscaping such as willow and native oaks, as well as native companion plant groundcovers and shrubs. With consideration to maintenance, requirements for the basin's primary functions of storm water management and water quality enhancement the design may allow for placement of boulders or other naturally occurring features that would enhance the aesthetics of the facility.



Individual subdivisions may include small basins as an entry feature.

The banks of the basins will be designed and graded such that public safety fencing shall not be required in most cases.

The basins will appear as a visual amenity and extension of the adjacent land use. The pedestrian paseos and other open space features designed into medium and high-density residential uses, as well as Village Commercial and Commercial Mixed Use areas may include stormwater detention facilities. Such facilities would include small basins and swales that are an integral part of the feature landscaping and interconnected with the overall stormwater

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management system. The incorporation of these types of LID features into the on-site designs can reduce the size of the water quality and hydro-modification features in the detention basins.

The parking areas in non-residential and multi-family residential uses may also function as part of the storm water management system. Parking areas and pedestrian areas may include landscaping features that function as storm water storage and water quality enhancements.



Parking lot landscaping can include water quality improvement features.

Some basins may be located adjacent to and at the lower end of parks located throughout the Plan Area. In these instances, the basins will include a portion that is typically quite shallow and will appear as an extension of the park. The basin will serve as a water quality enhancement feature that treats pollutants coming from the park turf and parking areas.

Multiple detention facilities allow for phased development of the Plan Area. Basins can be designed and constructed to accommodate the storm flow from small sub-areas.

Final design of each detention basin will occur as individual neighborhoods are developed and the need for mitigation of flows arises.

8.6 SCHOOLS

The SunCreek Plan area is within the Elk Grove Unified School District. In order to accommodate

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new students, the district will need to construct new schools and expand existing facilities.

Table 8-1 summarizes the current Student Generation Rate for Elk Grove Unified School District. The projected student enrollment is 1,645 elementary schools students, 466 middle school students, and 819 high school students.

The Specific Plan shows three elementary schools located to serve individual neighborhoods. Typically, elementary schools are adjacent to or near a neighborhood park on sites that are level and square in shape. The elementary school site in the Shalako property is separate from the nearby neighborhood park, but accessible from the corridor along the adjacent open space as shown in Figure 3-1. Collector streets provide a separate pedestrian path for children to walk to school. Schools are also accessible to the backbone trail system as shown in Figure 4-18. Schools will have timely access to all utilities and services, including sewer, water, gas, electric and drainage.

8.7 LIBRARIES

The high school and middle school campus would be the first choice location for a library in the SunCreek Plan Area however there also will be several alternatives in the Commercial Mixed Use

sites. Furthermore, the library could be located in conjunction with other parks, schools, or commercial areas in the Sunrise Douglas Community Plan Area.

8.8 ELECTRICITY

The Plan Area is within the Sacramento Municipal Utility District (SMUD). SMUD owns and maintains power lines within the Plan Area and will be the provider of electrical service.

8.9 NATURAL GAS

Pacific Gas and Electric Company (PG&E) will provide natural gas service. PG&E owns and operates an 8-inch feeder main along the entire Plan Area frontage on Sunrise Boulevard.

This feeder main is currently operating at 60-psi pressure.

8.10 TELEPHONE

AT&T, Citizens, or Surewest will provide telephone service to the Plan Area.

LAND USE	DWELLING UNITS	K- 6 Students per dwelling*	7-8 Students per dwelling*	9-12 Students per dwelling*
SINGLE FAMILY RESIDENTIAL	3,576	0..3846	0..1093	0..2063
MULTI-FAMILY RESIDENTIAL	1,052	0..2572	0..0710	0..0806
	STUDENT ENROLLMENT			
K-6 ENROLLMENT	1,645			
7-8 ENROLLMENT	466			
9-12 ENROLLMENT	819			

Table 8-1 Summary of Plan Area School Facility Requirements**8.11 FINANCING PLAN**

The City will adopt the Financing Plan concurrent with the approval of the SCSP. The Financing Plan will identify the infrastructure and public facilities required for development of the plan along with the required financing. The financing plan will incorporate and implement the guiding principles set forth in SCSP Section I.9 Implementation and will provide more specific guidance for phasing of

** Source: Elk Grove Unified School District, March 2019*

infrastructure and public facilities. The Financing Plan identifies potential phases and the backbone infrastructure required for each phase. This provides general guidance for future conditions of approval and development of more detailed tentative map phasing plans. The tentative map phasing plans will provide detailed phasing for the build out of each tentative map, including the specific infrastructure required for each phase.

8.12 SPECIFIC PLAN POLICIES

The City's goal is to have all required infrastructure for a development phase, including onsite and offsite roadways, completed or guaranteed to the satisfaction of the City prior to the issuance of building permits in that phase. The development agreement and financing plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City prior to approval of each tentative map.

Policy IPS 1. An assured water supply and delivery system shall be demonstrated at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 2. All required water infrastructure for the project shall be assured with bonds or other sureties to the City's satisfaction prior to approval of improvement plans and/or recording of a final map for a particular subdivision. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Policy IPS 3. Proposed water supply and

delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 4. The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

Policy IPS 5. Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 6. Sewage conveyance systems within the subdivision shall be in place

and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 7. Utility equipment shall be placed underground, or strategically placed and/or screened to the maximum extent feasible.

Policy IPS 8. Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction unless otherwise approved by the City.

Policy IPS 9. Public service providers shall be co-located in park, commercial, office, and mixed use sites that are accessible to persons in need of services.

Policy IPS 10. Any libraries within the SCSP shall be accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.

Policy IPS 11. School facilities shall be sited according to the following criteria:

- Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths.
- Schools should serve as a focal point of neighborhood activity and be interconnected with parks, greenways, and off-street paths whenever possible.
- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.

Policy IPS 12. An On-Site Phasing Plan, On-Site Phasing Guidelines, and an Off-Site Infrastructure shall be included within the SunCreek Finance Plan.

I.9. IMPLEMENTATION

9.1 PURPOSE

A series of development entitlements between the City and the developers will govern Implementation of the policies set forth in this Specific Plan document. The SunCreek Specific Plan (SCSP) establishes land use designations for all properties. The Implementation Section primarily concerns two core elements:

- defining the obligations and means for creating, maintaining, and operating the physical infrastructure of the community, and
- establishing the methods used to administer the development of the community. In many instances, this involves references to the existing City Municipal Code.

9.1.1 Definition of Terms

Throughout this specific plan, and notably in this section on Implementation, the terms “small lot map” and “large lot map” are used. Both terms apply to Tentative and Final Maps as defined in the *Subdivision Map Act* (Government Code Section 66410, et seq.), and as administered in the City Municipal Code Title 22 Land Development.

Due to the large scale of a master plan such as SunCreek, land parcels are typically subdivided into developable parcels in two distinct steps.

“Large Lot Maps” typically involve the subdivision of the entire master plan, or individual ownership areas into parcels of land similar to those identified in Figure 3-2 Specific Plan Land Use. The purpose is to create individual parcels for allocation of infrastructure improvement

obligations and financing, and later sale to homebuilders. This process typically defines the structure of the “backbone” streets and utilities that will serve large areas of the community.

“Small Lot Maps” typically involve the subdivision of the large lot parcels into individual home sites on which homes will be built and sold to individual homeowners. This process typically defines the residential scale streets and other improvements that serve the individual home sites.

Both are subdivision map processes, but they serve distinctly different purposes and are applied at different stages of the land development process. The following implementation measures apply at these different stages as described below.

9.1.2 Approach to Financing Implementation

The SCSP will require participation of all properties in a Public Facilities Financing Plan (Financing Plan) prior to development. The Financing Plan will identify the infrastructure and public facilities required for development of the plan.

The Financing Plan will describe the financing strategy and mechanisms to fund backbone infrastructure and public facilities needed to serve new development in the SCSP, and will include the following elements:

- Description and associated estimated costs of major backbone infrastructure and public facilities (Phasing Master Plan) to be constructed or acquired in association with SunCreek development. This includes roadways, sewer, drainage, water, and public facilities (parks, schools,

fire protection, law enforcement, etc). In-tract subdivision costs will not be included.

- Identification of existing and new funding mechanisms to pay for required onsite and offsite backbone infrastructure and other public facilities.
- Identification of general phasing requirements for onsite and offsite backbone infrastructure and public facilities.
- Establishment of a policy framework for financing the required major backbone infrastructure and public improvements.
- Identification of costs associated with ongoing operations and maintenance for constructed backbone infrastructure and public facilities.
- Identification of existing and new funding mechanisms to pay for ongoing operations and maintenance costs associated with required backbone infrastructure and other public facilities.
- Incorporation of the Guiding Principles below that identifies the development conditions and triggers for builders regarding infrastructure required for any given builder.

9.1.3 Guiding Principles

These Guiding Principles define the “rules” regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following principles:

Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer’s fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement, and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City’s and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative map approval, unless otherwise modified by subsequent entitlement approvals.

Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the City. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of

the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos, and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy, all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other

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roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to arterial roadways, to the satisfaction of the City Engineer.

Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be

improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

Ultimate Utility Installation

Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost effectiveness of phasing infrastructure improvements. This agreement will occur prior to approval of tentative subdivision maps.

Operations and Maintenance Financing

All properties shall be included in one or more financing districts (or will establish an alternative

financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, street lights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

9.2 OVERVIEW OF THE PHASING PLAN

The Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the SCSP. The plan includes nine (9) discrete development-phasing areas, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost effective phasing of backbone infrastructure construction.

9.2.1 Infrastructure Phasing Plan

The development of each of the phasing areas depicted in Figure 9-1 do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on a logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as

depicted or in the order noted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas, as well as their number and the order of development.

The final infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans. Infrastructure requirements for each sub-area of development defined by the landowner shall include all on-site backbone infrastructure and off-site facilities necessary for each sub-area to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by sub-area in a sequence established by the landowner, however, development in advance of logical extensions from existing infrastructure connections will be at the cost of the developer/land owner. Therefore, the opportunity exists for certain parcels or sub-areas to move forward subject to review and approval by the City. Some phases may have reduced infrastructure requirements if an earlier developed sub-area provides required improvements.

A full list of improvements and specific details relating to those improvements are included in the SCSP Financing Master Plan. Individual project improvements will install all in-tract sewer, storm drain, water, and dry utilities.

9.3 FINANCING OF THE SUNCREEK SPECIFIC PLAN

A variety of mechanisms will fund the construction of public improvements to serve the SunCreek Plan Area. These include Citywide impact fees, County and Other Special District Fees, School District impact fees, establishment of a Special Financing District that could include a Mello-Roos Community Facilities District (CFD), Plan Area Fee,

ITEM 9.9.

Assessment District, or Infrastructure charge; developer financing, and other potential methods.

9.3.1 City Impact Fees

The City of Rancho Cordova has adopted a set of development fees to finance capital improvements including transportation, parks, park renovation, police, library, and museums, among other community facilities. Development in the SCSP will participate in these programs by paying the associated fees. Some of these programs may require updating due to factors such as the cost of improvements and the integration of the SCSP land uses following approval of SCSP.

9.3.2 County/Other District Fees

The County of Sacramento has adopted a set of development fees to finance water, sewer, and drainage capital improvements. In addition, various special districts have implemented fees for capital improvements and public facilities that will apply to the SCSP. Future updates to these fee programs may include certain improvements in the SCSP.

9.3.3 School Financing

The SCSP is located within the boundaries of the Elk Grove Unified School District (EGUSD). School facilities within the EGUSD will be funded through a combination of school impact fees, state matching program funds, and funds from the Elk Grove USD Community Facilities District (CFD) No. 1.

9.3.4 Special Financing District

A Special Financing District may be established to help fund the construction and/or acquisition of backbone infrastructure and public facilities within the SunCreek Plan Area. As described below, a Special Financing District could be a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge.

ATTACHMENT 2 Exhibit A to the Ordinance

Mello-Roos CFD

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services. Proceeds of Mello-Roos special taxes can be used for direct funding, acquisition, or debt retirement. One or more Mello-Roos CFDs may be formed over time to fund the necessary Backbone Infrastructure and Public Facilities. Mello-Roos CFDs tend to be favored over Assessment Districts, described below, because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirements.

Plan Area Fee Program

A plan area fee program establishes a development impact fee typically for a Specific Plan pursuant to local government's police power in accordance with the procedural guidelines established in Assembly Bill 1600 (AB 1600) which is codified in California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition." ¹

Assessment Districts

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be

¹*Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

Infrastructure Charge

An infrastructure charge is similar to a plan area fee, but the revenue may be collected privately by the Master Developer(s) either as a specific charge or as a component of the price of the land sale. A private cost-sharing mechanism between developers will implement and manage this funding mechanism.

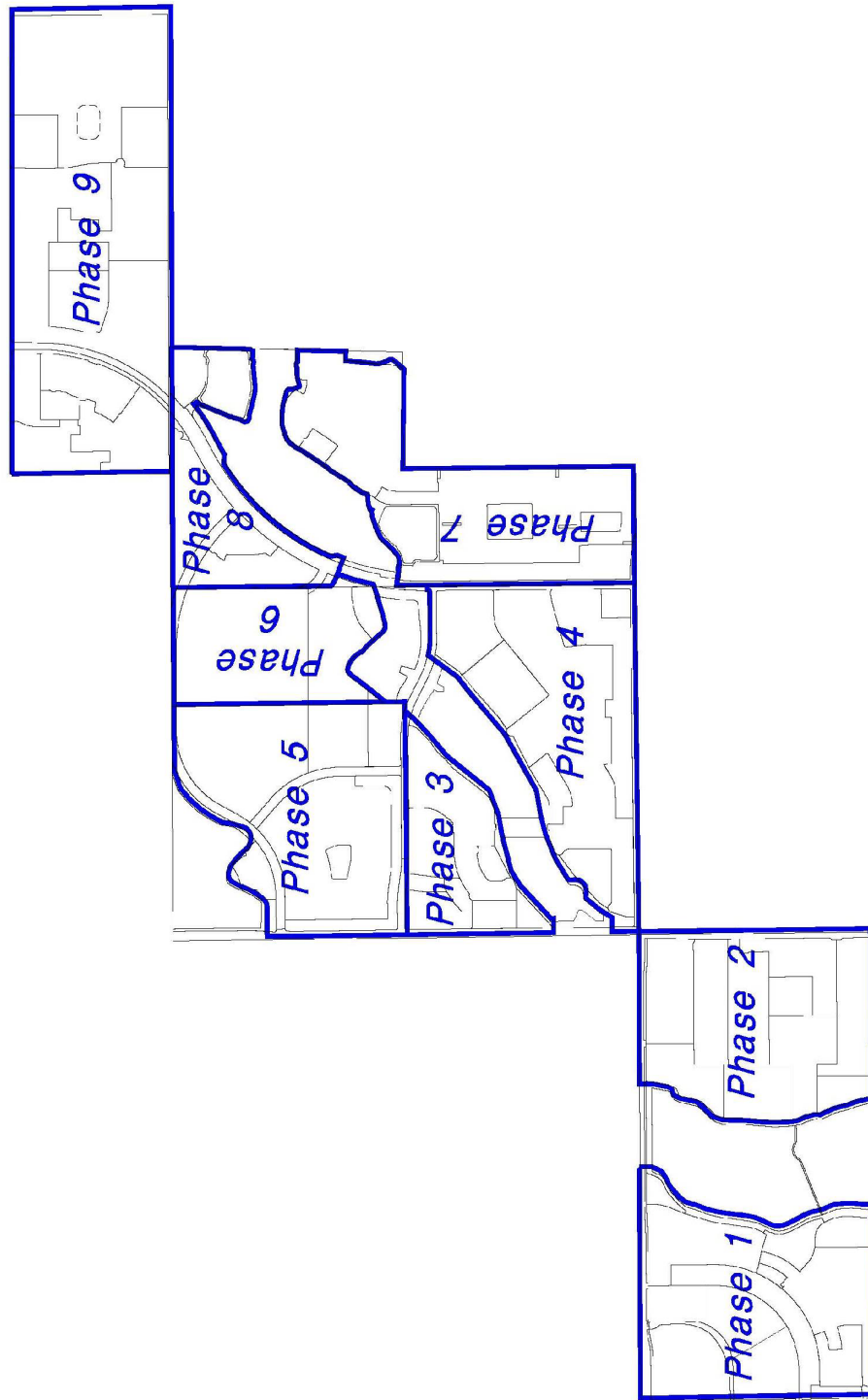
9.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and for in-tract subdivision improvements.

9.3.6 Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the SCSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations will be detailed in the SCSP Development Agreements.

Figure 9-1 Conceptual Development Phase



**9.4 FUNDING OF ONGOING OPERATIONS
AND MAINTENANCE COSTS**

The SCSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of public improvements. The SCSP properties will be annexed to the Transit Services tax service area to fund transit services and other travel strategies. Formation of, or annexation proceedings for, these districts will be completed no later than the recordation of a final small lot map, or a building permit for parcels not requiring a small lot map.

A combination of the funding mechanisms will be used to fund ongoing public services, operations, and maintenance costs. These funding mechanisms may include, but are not limited to the following:

Rancho Cordova Police CFD

The SCSP properties will be included in a Community Facilities District (CFD) to fund a portion of police operation costs.

Sloughhouse Fire Protection

The SCSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District, but retained the name. This special tax covers ambulance services.

Landscaping and Lighting District

A Landscape and Lighting District (LLD) could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting.

Services CFD

Unless an alternative source of funding from new development is identified, one or more services CFD's, or similar funding mechanisms, will be formed in the SCSP to fund the costs of

maintaining streets, street lights, drainage ways, landscape corridors, open space, parks and other public facilities.

9.5 DEVELOPMENT AGREEMENT

Each landowner shall enter into a Development Agreement with the City of Rancho Cordova. Such Development Agreement shall establish the scope and intentions of the land use entitlements granted to the landowner upon approval of the SCSP. The Development Agreement shall also identify the scope and timing for funding of on-site and/or off-site improvements identified as obligations upon the landowner(s) in the Environmental Impact Report Mitigation Measures.

**9.6 SUNCREEK SPECIFIC PLAN
ADMINISTRATION****9.6.1 Specific Plan Administration
Authority**

The City of Ranch Cordova will administer the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Rancho Cordova Municipal Code Title 23, Zoning Code Chapter 23.152 establishes specific procedures for adoption and administration of the Specific Plan.

**9.6.2 Specific Plan Amendment
Procedures**

The SCSP is flexible to respond to changing conditions and expectations during the course of its implementation. During build out of the SCSP, amendments to the adopted Specific Plan may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. To address this intent, the SCSP provides for both Minor and Major Specific Plan Amendments.

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ATTACHMENT 2 Exhibit A to the Ordinance

Typically, property owners will request amendments to the Specific Plan.

Scope of Amendment

Any proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, development standards, or policies. The Planning Director shall categorize amendments to this adopted Specific Plan as either an “amendment” or an “administrative modification”.

The Planning Director shall determine whether a proposed Specific Plan Amendment is minor or major. The Planning Director may act upon a minor specific plan modification known as an Administrative Amendment. The City Council shall review and adopt a Major Specific Plan Amendment. The Planning Director has sole discretion to refer any proposed amendment to the City Council for action. Applicants may appeal determinations and actions by the Planning Director to the City Council.

Minor Amendment

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code Chapter 23.110.180(B), if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the SCSP
- The applicable SCSP Development Agreement(s)
- The City of Rancho Cordova General Plan
- The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)

Examples of Administrative Amendments include, but are not limited to the following:

- The addition of new or updated information that does not substantively change the Specific Plan.

- Minor adjustments to land use boundaries and street alignments that maintain the general land use pattern.
- Variation in permitted use types and development standards if such variations do not substantively change the character of the SCSP, or are otherwise consistent with the current applicable City standards.
- Changes to the provision of public infrastructure and facilities that do not affect the level of service provided or affect the development capacity in the Plan Area.
- Changes to phasing boundaries or sequencing that do not affect infrastructure sizing, financing districts or the provision of adequate services to associated development.
- Modifications to the Development Regulations, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent.
- Changes to other Specific Plan provisions if it is determined that compliance with such provisions creates practical difficulties or unnecessary hardship.
- Minor Residential Density Adjustments in which the number of units within a residential land use will be allowed to increase or decrease provided that:
 - The proposed change does not exceed the maximum number of dwelling units permitted in the assigned zone district in the SCSP.
 - The amended land use must be consistent with the goals, policies and requirements of the City of Rancho Cordova General Plan, the SCSP, and affected Development Agreements.
 - The amended land use does not result in significant modification to conditions of the approved tentative map, rezone, or applicable permits.

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- The amended land use does not affect the Community Facilities District, or any other benefit assessment facilities financing arrangement.

Such amendments may be appropriate from time to time in response to market feasibility; regulatory constraints or other factors, and will be considered by the City on a case-by-case basis.

Specific Plan Amendment (Major)

If the Planning Director determines that a proposed amendment does not meet the criteria of an Minor Amendment, a Specific Plan Amendment shall be required. An Amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in the SCSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.6.3 Minor Density Adjustment, or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes are proposed to Development Regulations that, as determined by the Planning Director, would substantially change the physical character envisioned in the SCSP.
- Changes are proposed to the approved Phasing Plan that significantly increases or alters the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Plan that the Planning Director determines could significantly increase environmental impacts, or cause other significant changes.

A Specific Plan Amendment shall be processed and reviewed under RCMC Chapter 23.152 in the same manner as the initial Specific Plan adoption.

9.6.3 Minor Density Adjustment/ Transfer of Density

The specific plan assigns to each residential parcel a density and allocated units, based upon factors such as site location, conditions, and anticipated market demand for a variety of housing products. Table 3-3, Land Use Summary, in conjunction with the Land Use Plan, Table 3-4, Land Use by Owner, provides a detailed summary of the land use, zoning, and unit allocation on a parcel-by-parcel basis. The design of individual residential projects may cause a more detailed assessment of these factors that results in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the SCSP to permit limited flexibility in adjusting the number of residential units allocated to and from any single family or Medium Density (MDR) parcel and to and from any high density (HDR) parcel in response to market demand, subdivision design or other considerations. To request a Minor Density Adjustment, the owner or owners of both the transfer and receiving parcels shall submit to the Planning Director a Request for Minor Density Adjustment. The request shall identify the impacted parcels, designate the number of units requested for transfer, and provide other documentation as required by the Planning Director to determine compliance with all of the unit transfer criteria below.

Transfer Criteria:

- The transfer and receiving parcels are within the SCSP and the total maximum number of approved units for the entire SCSP is not increased.
- The cumulative increase or decrease in units resulting from the Minor Density Adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one receiving parcel as established by Table 3-3 of the SCSP.

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- The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the City). Any units designated as affordable units and are encumbered by an Affordable Housing Development Agreement are not eligible for unit transfers out of a parcel.
- The adjustments in density do not adversely affect planned infrastructure, roadways, schools, other public facilities or SCSP fee programs and assessment districts.

The Planning Director may determine that such Minor Density Adjustments fulfill the above criteria, and the adjustments are consistent with the intent of the SCSP and EIR/EIS. Such adjustments will not require an amendment to the SCSP.

If the Planning Director determines that the Minor Density Adjustment is not consistent with the criteria, the Director shall deny the Minor Density Adjustment, or refer it to the City Council for resolution. The applicant may appeal the Planning Director's determination to the City Council for resolution. The Planning Director may forward any determination of consistency to the City Council for review. When applicants request Minor Density Adjustments that do not comply with the above criteria, such requests shall require an amendment to the SCSP.

II.1. DEVELOPMENT REGULATIONS

1.1 CHAPTER PURPOSE

The Development Regulations provide the standards that guide development throughout the SunCreek Specific Plan Area (Plan Area). The purpose of this chapter is to provide clear, comprehensive rules for development.

The development regulations are the primary tools for implementing the concepts established in SCSP Volume I Chapter 2, Community Vision, Chapter 3 Land Use, and Chapter 5 Community Character.

1.2 OBJECTIVES

The SCSP vision is to create a distinct community with well-defined neighborhoods, retail, service, recreation, and institutional centers linked by a dispersed, inter-connected circulation network. The vision includes relating urban development to the physical characteristics of the Plan Area in a manner that integrates open space and urban development.

The development regulations encourage creativity in designs that respond to the physical setting and the community vision.

1.3 REGULATIONS IN THIS CHAPTER

This chapter includes two sections that establish development regulations applied in the SunCreek Specific Plan (SCSP). Section 1.5 addresses regulations that apply throughout the plan. These include:

- Neighborhood Connectivity
- Traffic Calming Measures
- Common Area Landscape Standards
- Streetscape Standards
- Parking
- Fences and Screens

- Sustainability: Energy Conserving Design
- Sustainability: Urban Runoff and Natural Features
- Art in Public Places
- Outdoor Lighting
- Signs

Section 1.6 addresses the special design standards that apply to the Center Form Based Districts identified in Volume I Figure 3-3. The key components of the form based development standards for the Center Districts in SCSP are:

- Permitted Land Uses
- Application of the Street Typology
- Design Guidelines for Buildings
- Street Frontage Building Types
- Site Development Standards
- Special Character of Each Center District

1.4 CITY OF RANCHO CORDOVA GUIDELINES AND REGULATIONS

In order to encourage creativity and maintain consistency with the City's overall vision the SCSP incorporates, by reference, the Rancho Cordova Municipal Code standards. The SCSP also provides special standards designed to achieve a certain form and character in the Plan Area. This chapter includes specific references to the applicable existing City regulations, standards and guidelines, rather than repeating the entire standard. This chapter also provides special development regulations where required to fulfill the design vision or specific conditions in the Plan Area.

1.4.1. Municipal Code Zoning Standards (RCMC-Title 23)

This chapter contains specific references to regulatory sections of the Rancho Cordova Municipal Codes (RCMC) Title 23-Zoning Code that apply to development anticipated in the SCSP. For example, the SCSP includes by reference standards for signs, landscaping, lighting, and other site elements provided in RCMC Title 23 Article 7 (Site Planning and Development Standards). Specific standards applicable only to the SCSP (identified as “DS XX”) supplement the RCMC. Where this chapter is silent on a general site development regulation, provisions of RCMC Title 23 Article 7 will apply. Where standards described in the SCSP differ from citywide standards, the provisions of the SCSP will apply.

The RCMC may be amended from time to time. The then current standards of the RCMC shall apply to future entitlement applications at the time that the project application is deemed complete under Zoning Code Section 23.110.050, Determination of Completeness.

The SCSP shall allow a deviation from Table 23.310-2: Residential Zoning Districts Development Standards to allow a minimum rear yard setback of 15 feet in single family residential zones

Front yard setbacks may be uniform depth in medium density residential and need not be offset along a street frontage.

Application of Form Based Designations

The SCSP includes areas designated as Center Form Based Districts as illustrated in Figure 1-4 and Volume I Figure 3-3.

RCMC Title 23 Article 5-Form Based Provisions defines the concept of a form-based district in the Center Districts in the SCSP. The RCMC form based development standards for the Village Center (RCMC Chapter 23.507 Village Center Zone Standards) and the Regional Center (RCMC

Chapter 23.513 Regional Town Center Zone Standards) shall apply in the SCSP except where specific standards are described in Section 1.6.

1.4.2. City of Rancho Cordova Design Guidelines

Rancho Cordova Design Guidelines, adopted by the City in September 2005, implement the City’s vision for quality projects that enhance the character of the community as outlined in the City’s General Plan. The Guidelines describe details of the City’s vision and the City’s design goals. The Design Guidelines provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City’s expectations for the planning, design and review of development proposals in Rancho Cordova.

Generally, the City’s Design Guidelines apply to all new development within the City and are based on development type, rather than zoning designation. The Guidelines supplement the minimum development standards in the City’s Zoning Code (RCMC Title 23). Where the existing zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Specific Plan to ensure the desired result. Volume I, Section 9.6.2, Specific Plan Amendment Procedures prescribes the procedures for such amendment.

The SCSP incorporates by reference the RC Design Guidelines. This chapter provides specific references to topics in the RC Design Guidelines where applicable throughout this chapter.

1.5 GUIDELINES FOR COMMON AREA AND GENERAL DEVELOPMENT

The following design guidelines apply throughout the Plan Area wherever the applicable conditions are found.

1.5.1. Neighborhood Connectivity and Circulation

The SCSP is designed to facilitate pedestrian and vehicle connectivity between neighborhoods, and between neighborhoods and commercial areas. Volume I: Chapter 4 Circulation describes a detailed plan for streets and pedestrian/bike ways that provide a high level of connectivity throughout the Plan Area. Also, refer to RC Design Guidelines Connectivity and Circulation, p. 2:8. Volume I Figure 3-2 Specific Plan Illustrative Plan shows the conceptual development plan for standard and minor residential streets. The final route and design of these streets will be determined in the Tentative Map approval process. The following measures guide the design of the neighborhood streets.

- DS 1. The street system shall be designed to encourage low volume/low speed traffic within neighborhoods.
- DS 2. The neighborhood street system shall be designed to provide multiple, direct and convenient traffic routes that make it easy to walk or bike to nearby homes, parks, schools and commercial areas.
- DS 3. Single loaded streets shall be used where practical adjacent to Preserve areas to control surface run-off, and provide open space views from the built environment (shown in Volume I Figure 6-1 Location of Proposed Natural Resource Preservation Areas).
- DS 4. The internal streets and pedestrian ways in each neighborhood shall be designed so that residents can easily walk or drive from one neighborhood to another. Each neighborhood shall provide at least one neighborhood street connection to each adjacent neighborhood unless constrained by a major road, wetland preserve or other significant feature.

Pedestrian Access to Arterial Street Sidewalks

In some communities, long stretches of arterial streets that do not have pedestrian connections, residential street intersections, or vehicular connections to the adjacent neighborhoods limit walkability. As illustrated in Volume I Figure 3-2, Specific Plan Illustrative Plan, the SCSP is generally designed to provide residential street intersections along major arterials and thereby provide pedestrian access to sidewalks along major streets.

- DS 5. Access to the sidewalk along an arterial or local streets from the interior of neighborhoods will be provided at intervals of not more than one thousand (1000) feet and an average of eight hundred (800) feet.
- DS 6. Pedestrian circulation will typically be provided along residential streets that intersect with the collectors. However, where the road system does not provide sufficient pedestrian connectivity along an arterial street, access will be provided by a pedestrian walkway connection (paseo) between an interior street and the arterial street sidewalk.
- DS 7. Pedestrian access shall be provided from



Example of a pedestrian link between residential street and adjacent arterial street.

the interior of neighborhoods to the arterial street sidewalk within 400 feet of a transit stop.

1.5.2. Traffic Calming Measures

When included in proposed subdivision plans traffic calming measures shall be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval. Such measures shall be consistent with the Neighborhood Traffic Management Plan (NTMP). Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods.

Also, refer to RC Design Guidelines Connectivity and Circulation, p.2:8, and Specific Plan Volume I Section 4.5.

1.5.3. Landscape Standards

These Landscape Standards describe minimum planting standards, appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. Refer also to RC Design Guidelines Landscaping p.2:42.

The SunCreek Plan Area is relatively dry grasslands with poor soils in the natural condition. Landscaping in the street corridors and common areas will add shade, color, and texture. The effects will include a cooling of streets, sidewalks, parking areas, and buildings. However, the landscapes adjacent to preserves must be compatible with the natural conditions that



Informal naturalized landscape along open space edge.

include hot, dry summers. Moreover, the

landscape areas must avoid the potential to change the natural ecology of the Preserve Areas by inadvertently introducing invasive, competitive plants.

Landscaped areas should appear to be an extension of the natural open space, although more attractive and diverse.

The landscape palette must emphasize drought tolerant, non-invasive species that will be visually compatible with the environmental setting of the Plan Area. Lush lawns and water demanding trees and shrubs are generally not appropriate, but are not prohibited where they may provide a focal point or other landscape statement.

Street landscaping should include a primary tree planted in a regular cadence to establish the character and form of the street edge, but otherwise should convey a sense of natural informality. Secondary trees, shrubs and ground cover should be placed with consideration to water demand first, and then to form and color to create a memorable collage. Mass plantings of single species and plantings in a geometric grid are to be avoided.

DS 8. Landscapes shall be designed with consideration of the transition of the plant mix as trees and shrubs mature and change shape, color, water demand and shading characteristics over time.

DS 9. All trees installed in all street landscape corridors and common areas shall be consistent with the adopted City Tree List, and shall emphasize drought tolerant and native or native compatible species.

DS 10. Where feasible, require that underground utility lines near future tree planting areas must be designed and installed to minimize impacts to trees. Project applicants shall work with the utility provider(s) to coordinate the location and other potential impacts associated with the under grounding of the utilities.

DS 11. If provided by the City or other agency,

home builders shall distribute leaflets and planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.

- DS 12. Careful selection and placement of trees and shrubs shall be used to frame the view of open space adjacent to streets.

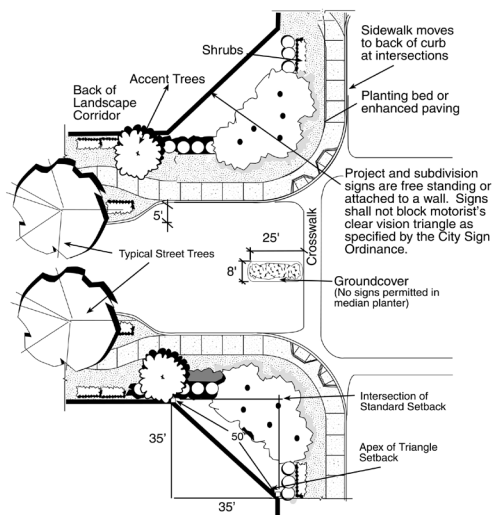
Gateways

Gateways occur in several locations throughout the plan at the entry to individual neighborhoods as well as the primary entries to the SunCreek community. Volume I Figure 5.2 Community Design Features identifies potential gateway locations; however, the specific location and character of the gateway features will be determined in the Tentative Map approval process.

- DS 13. The neighborhood entry includes the landscape corridor plus an additional triangular setback area. The neighborhood entry shall provide an offset that may be

Figure II.1-1 Conceptual Plan of Neighborhood Entry Gateway

used for project signage oriented toward the intersection.



- DS 14. Landscaping in the neighborhood entry may include accent trees, colorful annual plants, signage and other special landscape elements such as enhanced paving and seating areas.

- DS 15. Where provided at the rear of corner clips, fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall.

- DS 16. Improvements and plantings within corner-clip areas shall allow adequate vehicular lines of sight at intersections.

1.5.4. Streetscape

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) are permitted within landscape corridors provided placement does not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk. Refer also to RC Design Guidelines: Streetscape, p.2:46. The location and type of street furnishings shall be reviewed at the Tentative Map, design review, or improvement plan stage as appropriate for the type of approval required for the proposed development.

- DS 17. The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences, and building architecture.

- DS 18. Street furnishings are to be low-maintenance.

- DS 19. Metal components of street furnishings shall not be exposed such that they could burn someone in high ambient temperatures.

1.5.5. Parking

The RCMC Section 23.719 regulates parking and loading standards in all land use designations in the SCSP. Refer also to RC Design Guidelines: Parking, p.2:50.

These standards regulate the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in this pedestrian, bicycle-friendly, and transit-supportive plan.

1.5.6. Fences, Walls and Screening

The RCMC Section 23.731 regulates the height and location of fences, walls, and screening. Refer also to RC Design Guidelines: Screening and Service Areas, p. 2:54 and Streetscape, p.2:46.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), design review approval shall be required for fences and walls.

Masonry Walls

Two types of masonry walls will be used in the Plan Area. Simple masonry walls will be used between dissimilar land uses to provide security and privacy. Enhanced masonry walls are typically located where sound walls are necessary along arterial streets adjacent to low-density residential and medium-density residential parcels.

Simple Masonry Walls

DS 20. Masonry walls that are used primarily to demarcate property boundaries between disparate land uses and are less visible from public streets may be simple block walls.

Enhanced Masonry Walls (Sound walls)

Wherever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

DS 21. Soundwalls shall be installed as required subject to acoustic analysis and shall be

placed at the outside edge of the road ROW or landscape easement. The area between the road curb and the wall shall include a public sidewalk and landscaping, including canopy street trees consistent with the street cross sections defined in Volume I Chapter 4, Section 4.4.3.

DS 22. Landscaping should become the dominant element in the corridor, rather than a masonry wall. Therefore, the masonry walls along public corridors should be a simple design, of quality materials, that will eventually be a background element screened by, or visually recede beyond the landscape materials. The appropriate designs will include a simple, attractive surface pattern, detailing to articulate the wall cap, and columns or pilasters to mark the wall ends and changes in direction.

DS 23.

DS 24. Columns or pilasters may be embellished with textures, complementing materials, or articulation details (such as shadow lines). In addition, signature or logo elements that are cast or otherwise incorporated in the column or pilaster face may be included at end pilasters at road entries into projects.

DS 25. Masonry walls along the public streets shall not block views to the open space corridors, or obstruct service access to electric, telephone, cable, water or sewer services or equipment.

DS 26. Variations in wall designs within the Plan Area are acceptable at the following notable break points only: creek crossings, arterial intersections, and major changes in land use. Notwithstanding this, continuity in theme and materials shall be incorporated where variations occur.

Enhanced Wood Fences

Enhanced wood fences or masonry shall be constructed where lots abut a park or school.

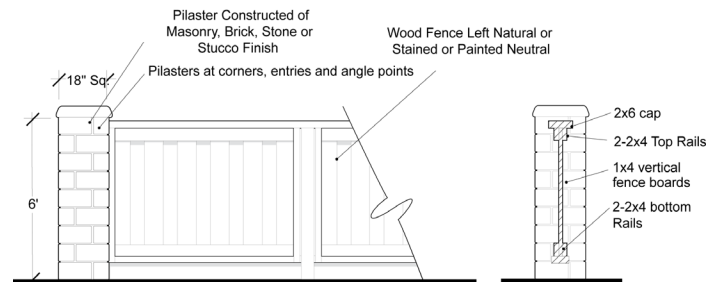
DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

DS 28. Pilasters or columns shall be used in enhanced wood fences at each side of neighborhood vehicular entrances, at pedestrian walkway entrances, and at each angle point (change in direction).

DS 29. Pilasters and columns shall be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual subdivisions.

DS 30. Enhanced wood fences are to be of redwood or comparably durable materials construction, and if painted or stained, should be an earth tone color.

Figure II.1-2 Enhanced Wood Fence Example



Open Space and Trails Fencing

DS 31. Open decorative metal fences constructed of tubular steel or wrought iron shall be used adjacent to the open-space areas along the rear and side property line of residential parcels that abut open space areas. Open fences, or post and cable, may also be used adjacent to open space to define pedestrian pathways and to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles).

DS 32. Chain link fencing is generally not allowed.

DS 33. Open fencing shall not exceed 6-feet in height.

DS 34. Brick or other masonry pilasters or columns may be used as an optional detail with open style fences.

DS 35. Bollards may be placed to control vehicular traffic and pedestrian flow, and along pedestrian/bike paths leading to the school, park, or open-space sites. These bollards shall be removable steel post or approved replacement.

DS 36. Bollards may be constructed of metal, precast out of natural or integral-color concrete or of alternative materials approved by the City.

1.5.7. Sustainability: Energy Conserving Design

Energy conserving design not only reduces the on-going operating costs of buildings but also minimizes the demand for new energy sources. The design of energy conserving buildings responds to the climate of this region and thereby establishes a distinctive architectural style. Energy conservation can be implemented through the following measures. Refer also to RC Design Guidelines Sustainable Development: Solar Access, Energy Efficiency, and Green Buildings, p. 2-62.

- DS 37. Solar access for individual dwellings should be considered where feasible in the design of the local street network. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.
- DS 38. Use of wind and thermal mass to heat and cool structures and public spaces should be considered in the design of all commercial buildings.
- DS 39. Buildings adjoining public spaces, such as along a pedestrian path, should be designed to provide sun to walkways and primary gathering areas in the winter.
- DS 40. Sun shade structures such as structural overhangs, verandas, trellises and porticoes may be incorporated at the primary entry and pedestrian approaches to all buildings.



Example of Shade Trellis on a Commercial Building

1.5.8. Sustainability: Urban Runoff and Natural Features in the Plan

Extensive open space is a major feature of the SCSF that includes both naturally occurring wetland areas and engineered water quality and storm water control basins. The development standards in this section address two primary concerns regarding these features, the interface with urban land use, and the aesthetics and amenity of the open spaces.

Interface between Urban and Protected Wetland Areas

Permits issued to individual landowners by the US Army Corps of Engineers under Section 404 of the Federal Clean Water Act establish the specific development standards that shall apply to areas adjacent to Preserve Areas identified in Volume I Figure 6-1 in the SCSF. These standards protect and manage those resources according to the principles and standards identified in Volume I Section 6.3.2 Strategy Principles and Standards, Watershed Management Design Standard. Public access to the Preserve Areas is strictly prohibited.

The naturally occurring areas are open grasslands that provide broad vistas from buffer areas along the perimeters. The edge areas provide a transition from the urban area to the protected wetlands. The plant materials in the edge areas

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transition from non-invasive trees and groundcover near the urban edge to natural grassland and compatible species adjacent to the protected areas.

The USACE permit will regulate irrigation and fertilizing of plants in the buffer areas. All surface waters draining toward the protected area will be captured and treated in surface water quality swales prior to discharge to the natural drainage. Where a bike trail is included in the edge area, the trail will serve as a demarcation of the natural grasslands. No trees or exotic vegetation will be permitted between the bike trail and the protected area.

The Environmental Protection Agency (EPA) requirements for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES) will include the use of Best Management Practices (BMP) to prevent pollutant run-off during a storm occurrence within the urban development areas.



Example of a view to urban land use adjacent to natural open space.

The BMPs available to decrease storm water discharge on project sites during construction activities include both non-structural and structural measures. The non-structural measures include grading controls and “housekeeping” techniques. Typical grading controls involve timing, staging, setbacks and buffers, and restrictions on activities within open areas. Housekeeping techniques involve limitations on

material storage and disposal, soil stabilization of all roads and entrances, dust control, and mandatory site cleanup. Refer also to RC Design Guidelines Sustainable Development: Urban Runoff, p.2:60 and Sustainable Development: Natural Features of the Environment, p. 2:64.

DS 41. All commercial and multi-family development shall incorporate features to enhance on-site water quality such as grassy swales, multi-use detention basins, and integrated drainage systems.

DS 42. All development within the Plan Area shall apply best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

DS 43. The applicant shall install appropriate signage to deter the discharge of hazardous materials into storm drains. Such signage shall be approved by the City of Rancho Cordova.

DS 44. All Tentative Maps shall contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City’s urban runoff management program. Such strategies may include participation in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Water Control Basins and Channels

The engineered basins and drainage channel along Grantline Road are designed to protect the area from storm water. The basins also treat the pollutants in surface water run-off through natural processes. These features primarily provide the storm water management and water quality treatment. These engineered features must also be aesthetically pleasing, blend visually with the nearby landscapes, and provide space for pedestrian and bicycle trails. The basins are not constrained by the federal regulations that apply to the natural protected areas and so the

landscaping palette can be more inclusive of trees, shrubs and groundcovers, but must also maintain the capacity of the basins and the channel.

Storm water management needs will determine the ultimate shape of the basins. The SSCP reserves locations (illustrated in Volume I Figure 8-4 Local Detention Basins) and adequate space to accommodate a worst-case scenario in which the maximum storm water storage capacity is required. In such cases a relatively uniform shape would be required, however, in all cases a buffer area is provided that would accommodate a landscape and path that will soften the edges of the basin.

The space reserved for each basin will allow for a wider naturalized edge in the event that the required storm water capacity is less than the maximum. In these cases, the edge and the bank of the basin will vary to provide a more natural appearance, and the buffer will allow more room for the bike and pedestrian trail.

Where basins are adjacent to natural open space they are a transitional feature from the urban land use. Trees along the basin edge near the urban use will transition to lower shrub, groundcover, and grasslands along the open space edge. The basins located at the edge of the community park

will take on the character of the park and will be surrounded by trees and groundcover compatible with the adjacent park area.

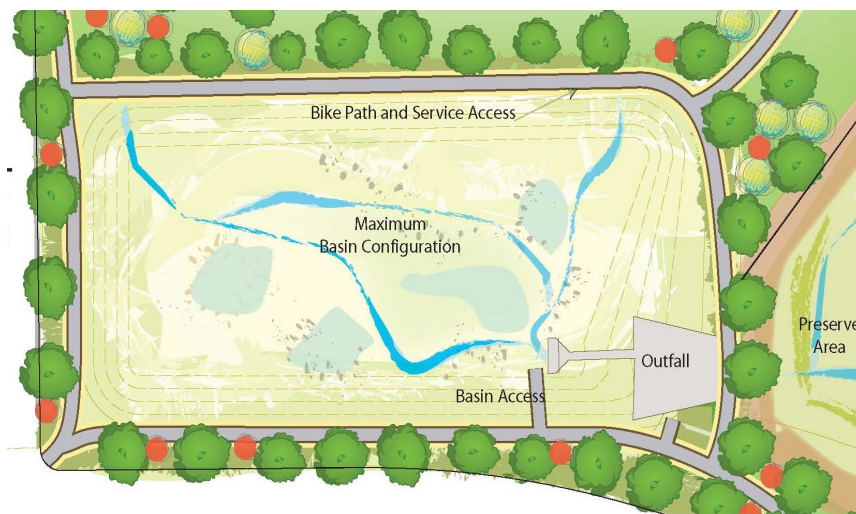
The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

Engineered channels are very limited in the plan and are generally associated with linking the basins to discharge areas. In these cases the channels will be designed as an integral part of the basin and will take on the characteristics of the basin, including contouring and landscaping.



Example of naturalized drainage channel.

Figure II.1-3 Conceptual Basin



One significant exception is the channel that parallels Grantline Road on the east side of the plan and then enters a small detention basin on the south edge of the plan. This channel primarily serves to carry storm water from the north side of Chrysanthy Boulevard and discharge it to the natural Upper Laguna Creek drainage to the south. The channel is inherently linear and straight as it follows Grantline Road. The channel will provide clustering of trees along both sides that will allow views to signage and buildings in the future Regional Town Center land uses, but will also provide an attractive edge along Grantline Road.



Conceptual view of channel adjacent to Grantline Road.

DS 45. Design of the drainage systems in the Plan Area will specifically consider the appropriateness of the following measures: storm water quality treatment, storm water detention structures, summer nuisance flow retention and percolation, and hydro-modification control structures. While each water quality wet basin has been sufficiently sized to meet the runoff demands from its respective drainage shed, each builder will have the option to incorporate LID design features within each of its development and downsize the size of the water quality basins accordingly.

DS 46. The project shall place erosion control and velocity dissipation devices at all

detention structures and along the length of any outfall structure as necessary to limit erosion into and within water courses. Furthermore, the project will utilize Best Management Practices consistent with all local post construction storm water management requirements, policies, and guidelines.

DS 47. All basins shall be designed as visual amenities that are an extension of the landscape on the nearby streets. In most instances this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a semi-permanent pool serving water quality purposes.

DS 48. Basins shall have irregular contours to create a natural appearance. Side slopes of 5:1 should occur on not less than 10 percent of the basin edge to allow access to the basin.

DS 49. Fences should be avoided if possible. Where required, fences shall be open types with a black matte finish. (Refer to Section 1.5.6).

DS 50. Landscape improvements within and adjacent to basins shall use drought tolerant and low maintenance plant materials.

DS 51. Nearby pedestrian and bicycle trails shall be routed in or along the rim of basins.

1.5.9. Art in Public Places

Art in public places can include art as commonly described such as murals and sculpture. The SCSP intends to integrate art into the every-day infrastructure by simply selecting well-designed, attractive fixtures where practical. Manhole covers, tree grates, directional signage, bike racks, benches, lighting fixtures, water features, and other street furniture can all be art.

Refer to RC Design Guidelines Site Design: Art in Public Places, p.2:66 for a description of city-wide standards.

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DS 52. Art should be located around the Plan Area rather than concentrated in a few locations.

DS 53. Art can be incorporated in landscape corridors and neighborhood gateways.

DS 54. Art in public places should typically be scaled to allow pedestrians to enjoy it.

1.5.10. Lighting

The RCMC Section 23.725 applies to all new and existing land uses, including permanent and temporary uses in all zoning districts. Refer also to RC Design Guidelines: Lighting, p.2:68.

The purpose is to regulate lighting to balance the safety and security needs for lighting with the City's desire to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways.

DS 55. Street lighting will be low intensity and generally limited to locations required for traffic and pedestrian safety.

DS 56. Lighted features including but not limited to lighted bollards, lighted shelters, back-lighted planters, and accent-lighted wall surfaces and signs, are permitted provided light sources are low-level and screened from adjacent streets, walkways and homes.

DS 57. Planting shall be restricted within the zone of light for street lights in conformance with the City standards.

1.5.11. Signs

The Rancho Cordova Municipal Code (RCMC) Chapter 23.743 shall regulate all signs in the SunCreek Plan Area. Refer also to RC Design Guidelines: Signs, p. 2:72.

**1.6 CENTER FORM BASED DISTRICT
DEVELOPMENT STANDARDS**

Development of the Center Form Based Districts (Center Districts) identified in Figure II. 1-4 shall be subject to regulations and standards defined in this section. As described in Volume I: Section 3.3, “form based code” is a regulatory approach that describes the form and character of development. A form-based code incorporates many components of conventional zoning standards, but organizes the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based code goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

This section adds specific standards and guidelines to supplement the conventional permitted uses and development regulations established in the Rancho Cordova Municipal Code (RCMC) Title 23. Applications for development projects must comply with the development regulations in RCMC Title 23, Article 5 and any applicable supplemental standard for the SCSP set forth in this chapter.

The key elements of the SunCreek Centers Form Based Districts regulations include:

- Permitted Land Uses
- Street Character and Configuration (Street Typology)
- Building Front Character and Configuration (Frontage Typology)
- Pedestrian Ways
- Common Spaces

1.6.1. Application

The SunCreek Center Form Based District regulations apply to three areas identified in Figure 1-4 and Volume I Figure 3-3 as Districts A, B, and C. District C is a Regional Town Center and Districts A and B are planned as Village Centers as defined in RCMC Title 23 Article 5-Form Based Provisions. Each Center District has a different character and purpose that requires different standards and a different development approach.

The term “Center District” refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (VC or RTC) and residential uses (HDR or CMDR), which can be mixed and allocated according to a detailed plan. Each Center District includes a “Main Street” as described in the RC Design Guidelines Commercial and Commercial Mixed Use: Commercial, p.3:10.

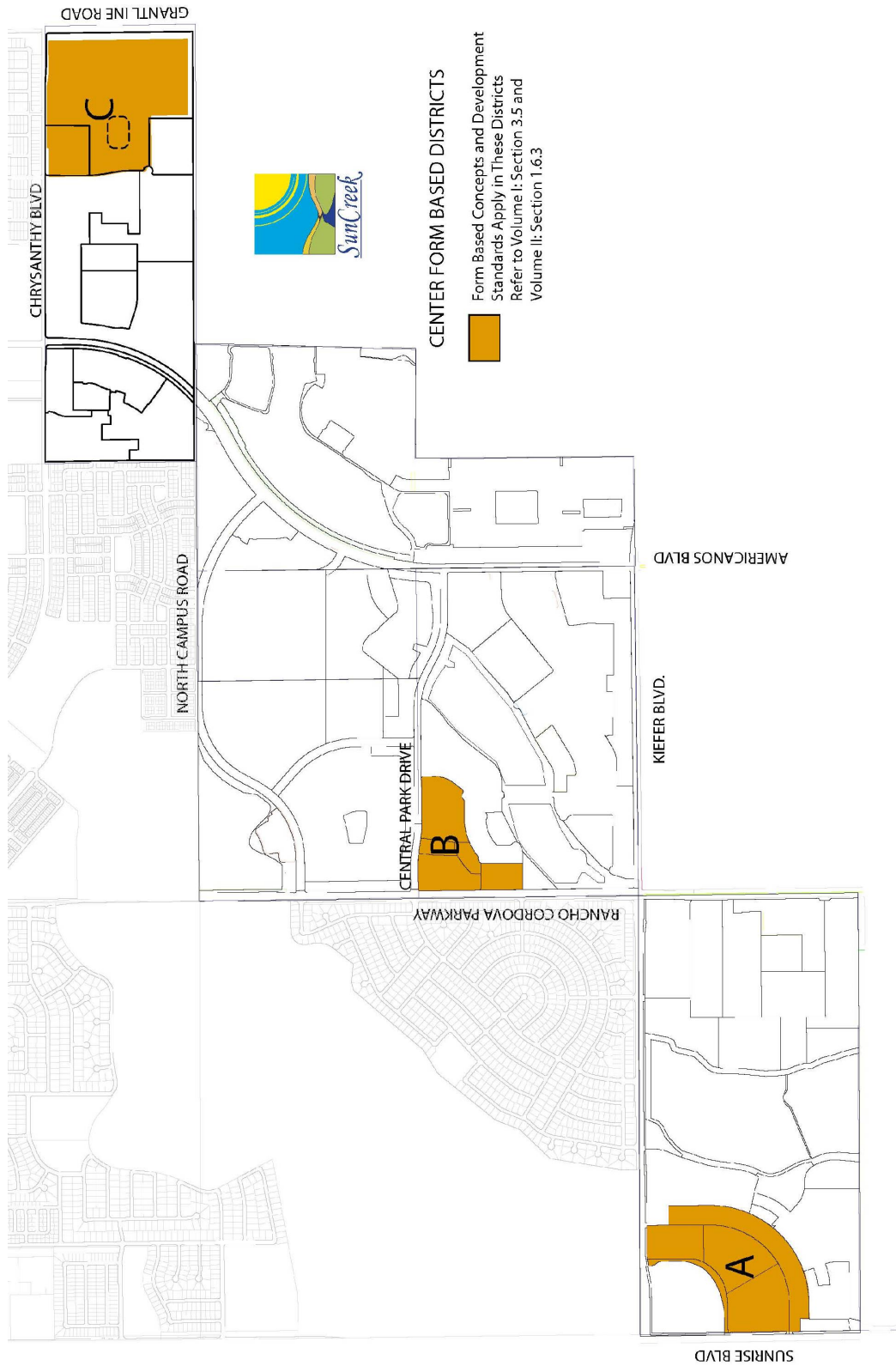
Prior to any development within the three Center Districts, a detailed conceptual plan for the subject District must be approved by the City Council.

The requirements of RCMC Section 23.722 and the RC Design Guidelines shall apply whenever a non-residential, mixed-use, or multifamily residential project is subject to design review.

1.6.2. Permitted Uses

Article 3 the RCMC Title 23, specifically Table 23.307-1 (Agricultural), Table 23.310-1 (Residential), Table 23.313-1 (Mixed Use), and Table 23.319-1 (Public/Quasi-public) regulate the Permitted Uses in the SCSP, except that residential uses are not permitted in the Village Center Zone designation. Refer to SCSP Volume I, Section 3.2.3.

Figure II.1-4 Center Form Based Districts



1.6.3. Center District Development Standards

Form based development standards primarily address the relationship of building purpose and form to the adjacent streets and pedestrian areas. Conventional development standards apply to the basic organization of the development area, including standard rear and side setbacks. Height, site coverage, floor area ratio (the relationship of building height to site coverage), and presentation to the street expressed in terms of minimum

building frontage are the primary metrics for building mass regulation within the Center Districts. Separate standards are established for the Districts “A” and “B” that include the Village Center (VC) zone designation, and for District “C” that includes the Regional Town Center (RTC) zone designation.

These development standards reflect the differences in scale, mix of uses represented in each of the Center Districts.

Table II.1-1 establishes these basic standards for the Center Districts in the SCSP.

Table II. 1-1 Center Form Based District Development Standards

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMDR 12.1 du/ac MDR 6.1 du/ac ¹ .
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ² .	0.25 ² .
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

Notes on Districts A and B:

1. The residential uses in Center Districts A and B will include MDR, CMDR and HDR housing at minimum density allowed in the applicable zone.

2. The City Council may reduce the minimum FAR to no less than 0.2 by Design Review approval, subject to the following criteria:

- a. The planned uses and design of the commercial development are appropriate to serve the local area and are consistent with the City’s development objectives which are described in the General Plan, in the City Design Guidelines and in this Chapter ; and
- b. Granting the FAR reduction will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the new development; and
- c. The FAR reduction is the

1.6.4. Street Typology

The street is a key component of development within Center Districts. In these Districts the street characteristics, including the width of the travel way, number of travel lanes, width of the sidewalks, setbacks, and the landscaping and streetscape (furniture, lighting and way-finding signs) contribute much to the identity and vitality of the adjacent commercial and residential uses. Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk. The SunCreek Center Districts apply the “Main Street” concept identified in the RC Design Guidelines. *“The design of access and circulation on project sites should tie the development into the overall neighborhood, and the internal circulation may be a part of the City’s circulation and street system, where buildings front onto and have pedestrian connections with the public right-of-way.”*

The location and character of each of the “Main Street” features is discussed in Section 1.6.10 District Descriptions.

Volume I, Chapter 1.4 Circulation defines the street cross sections in terms of number of lanes, lane width, landscape corridor, sidewalks, and bike/pedestrian trails. Volume I, Figure 4-3, Major Streets Master Plan identifies the basic configuration of the street network and the primary street type applied.

The SunCreek Center Districts use the Standard Collector Street (Volume I, Figure 4-7) as the Main Street.

Arterial

Arterial streets along the edge of the Center District designations include Kiefer Boulevard (District “A”), Rancho Cordova Parkway (District “B”, and Chrysanthy Boulevard (District “C”). Refer to Volume I, Figure 4-4.

DS 58. The median in the center of the roadway

shall be utilized to facilitate the safe passage of pedestrians across a minor arterial.

Suggested treatments include landscaping and pedestrian refuges at crossings.

DS 59. The landscaping strip along the sides of the roadway shall be designed to create a separation between pedestrians and fast-moving vehicles. The strip should include a landscaped area between the edge of the curb and the sidewalk. Street trees and lighting should be provided and designed at a pedestrian scale.

DS 60. Where right-turn lanes are required, the width and design of sidewalks and landscape strips shall maintain the quality of the pedestrian environment.

DS 61. The facades of buildings located at the edge of right of way in Center Districts should include storefront, multi-family residential and office use frontage types. It is preferred that building frontages approach the sidewalk.

Collector Street

Collector streets (Main Streets) in the Center District include Crescent Drive in District “A”, and the un-named crescent street in District “B”, and the un-named north-south street in District “C”. Refer to Volume I, Figure 4-7 and Figures II. 1-6, II. 1-7, and II. 1-8 for location of the Main Street in each Center District. Additional collector streets with medians may be located in District C when a specific development plan is prepared for this area.

Central Park Drive is a unique condition in District B that serves both as “Main Street” flanked by commercial and residential use, but also as a primary pedestrian corridor linking the Village Center to the Community Park and the High School. Volume I, Figure 4-10 Pedestrian Boulevard illustrates the special character of this street.

DS 62. The landscape strip areas shall be

designed to provide pedestrians with secure passage along the roadway and motorists with adequate views of the storefronts located along the street. Street trees and lights designed to the pedestrian scale shall be placed within continuous landscape strips to provide a barrier between the roadway and sidewalk. Larger canopy trees shall be used where possible to shade the sidewalk and the street.

- DS 63. Intersections should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving within the intersection, pedestrian refuge areas within the medians of arterials, and in-street crossing lights.
- DS 64. Turning movements typically occur from within the main travel lanes; however, short (one- to two-car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.
- DS 65. Storefront, multi-family housing, porch, door yard/terrace or light court, and stoop frontage types are preferred.

Minimal Sidewalk Frontage Access

Exposure of the building or common area such as a plaza at the back of the sidewalk is used to facilitate access from a public right-of-way or an on-site sidewalk to a public space. Refer also to RC Design Guidelines Site Design, Building Placement, and Orientation, p. 3:18.

- DS 66. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions.
- DS 67. For corner public spaces, the area within 15 feet of the intersection of two or more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the

space's frontages shall be free of obstructions.

- DS 68. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.
- DS 69. For obstructed portions of a space's frontage, no walls or other obstructions, except for fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.
- DS 70. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

Kiefer Boulevard adjacent to the commercial use in District A is a special condition due to the Secondary (10') bike trail in the 35 foot wide pedestrian corridor on the south side of Kiefer Boulevard. In this condition, the commercial use will be located at the edge of the "build to line" (edge of right of way) as illustrated in Volume I, Figure 4-21. In this condition, the space between the multi-use trail and the building front can be used for an outdoor dining area, rest stop, or landscaping.

1.6.5. Design Guidelines for the Center Districts

Each of the Center Districts will have a distinct character as described in Section 1.6.10 below. However, all of the development in the Center Districts, particularly commercial and office use will be guided by the following design principles. The intent is to create an overall sense of community with high quality, pedestrian oriented design. The following principles shall apply to all Form Based Districts.

- Center Districts should be visually appealing from all public areas, including adjacent streets and sidewalks, and to pedestrians as well as persons in automobiles.
- Center Districts should be appropriate in scale and massing relative to adjacent land uses.
- Center Districts should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.
- Center Districts should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.
- Center Districts should minimize noise, light, vibration and odor impacts on the surrounding neighborhood.
- Center Districts should be functionally efficient in terms of resource requirements, traffic circulation, emergency access, and delivery and waste removal.

Architectural Style

The common characteristics established in these guidelines will create a sense of overall consistency and common identity throughout the Plan Area. The buildings need not emulate any historical style. Design continuity and appropriate style address building scale, pedestrian access, the proportion of wall to arcade, window placement and proportions, height of walls, building color, building materials, and response to the site conditions. The application of these guidelines will produce architecture that reflects the

individual needs of the building owners, and the character of the SunCreek community.

- DS 71. Architects may apply a design style that reflects the particular character of the uses within the building, such as a theme restaurant or specialty store. Such designs may be established by a chain that has standardized characteristics. However, buildings that are highly stylized, or that apply corporate “franchise” architecture shall compliment the overall style and character of neighboring buildings. .



Example of Acceptable Stylized Architecture

- DS 72. Each Center District shall include a dominant landmark element such as a clock tower, fountain, or sculpture within a pedestrian oriented space. The element will serve as an identification of the District and should reflect the overall design theme of that District.

Exterior Finish Materials

- DS 73. The appropriate exterior materials include masonry, plaster, stucco, stone, and decorative treatments in concrete. Wood siding is acceptable provided that it is used in locations protected from harsh sun or weather conditions, and is properly installed and treated to be durable.

Color

- DS 74. Neutral colors are acceptable for the base

color of a building and may be used without limitation. However, the architect is encouraged to apply other, bolder colors that are derived from earth tones to add visual interest and distinctive character

DS 75. Large areas of bright, intense primary colors shall be avoided but may be applied to trim, windows, doors and architectural elements where they complement the building basic color scheme.

DS 76. Typically, the building basic color scheme should include not more than three colors, however, more than three complementary colors may be used to establish a special visual effect.

DS 77. Paint colors should complement the color of stone, masonry, tile, or any natural materials applied to the exterior of the building.

Building Massing and Form

DS 78. Buildings should have a hierarchy of elements so that the overall building is readable. Design elements that embellish and create variety should be subordinate to the overall volume. The building massing should create an interesting view from vantage points both within and from the exterior of the site, and allow “landmark” or anchor buildings to stand out above the other buildings and landscape.

DS 79. Buildings should be located forward to the street front rather than behind a parking area. This is particularly effective along the “Main Street” in each District where the intent is to establish a vibrant, pedestrian active environment.

DS 80. Large building masses should closely relate to smaller buildings and to pedestrians on the adjacent walkways by a variety of means including:



Conceptual Image of building forward “Main Street”

- The addition of arcades, trellises and smaller building elements;
- Roofs that are not monolithic;
- Windows that are varied for functional or symbolic reasons;
- Articulations that include offsets, recesses, projections and changes in wall direction to provide visual interest;
- Architectural detailing, color, and/or composition of facade elements; and
- Architectural elements such as terraces or balconies oriented to common areas such as courtyards, pedestrian ways, or plazas.

DS 81. Dormer windows, dormer vents, belvederes, chimneys, roof monitors and other features that add visual interest may be added to a roof provided that they are in character with the building style and in proportion to the roof and building mass.

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Example of offsets, recesses, projections and changes in wall direction

DS 82. Storefront window walls shall be divided into bays defined by window spacing, raised pilasters, add-on awnings or trellises, or other architectural elements so the entire facade reads as a series of individual shops. Storefront windows should be contained within a bay defined by these elements. Doors and windows shall be consistent in design and located to present a unified appearance to the elevation, except where the variations are an integral and necessary part of the exterior design.



Windows, awnings, cornices and flags provide cadence.

DS 83. All walls, blank or storefront, shall be defined at the top by a cornice or other detail bold enough to visually terminate the wall.

Even walls topped by a sloped roof that terminate at the wall line shall be defined by a cornice or eave detail. Exceptions include heavy timber roofs where the rafter tails are exposed and extend a minimum of eighteen inches from the wall.



Cornice Detail and Variety of Roof Types

- DS 84. Two story walls shall be divided by a cornice, horizontal band or other architectural element that defines the ground floor from the second floor.
- DS 85. Generally, walls should appear as thick and massive in proportion to the building scale, particularly on large-scale buildings. Windows, other than storefront should be recessed from the face of the wall by at least 3 inches.
- DS 86. The exterior of ground floor walls that face streets shall include features that articulate the walls and ensure visual diversity and proper scale. Articulation may include windows, arcades, changes in materials or color, or other details. Architectural detailing of each wall at ground level shall relate to the landscape to ensure an appropriate transition of the building and the ground plane.



Arcade and Ground Plane Treatment

DS 87. Architectural elements that contribute to a building's character, aid in climate control and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

DS 88. Building entryways shall be clearly defined and integrated with building and landscape design. The use of distinctive architectural elements and materials to denote prominent entrances is required.



Example of landmark feature integrated with main buildings.



Arcade establishes the primary Entry Feature

Landmark Feature

DS 89. Landmark structures, such as clock towers, enclosed arcades, and building elements that extend above the roofline of the primary building may be used to designate major entries, public spaces, or building corners. Such landmark structures may also be used in parking areas to identify pedestrian portals, provide orientation to drivers in the parking area, or provide visual interest.

Roofs

DS 90. Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12.

DS 91. On the portion of the roof visible from the parking lot or street the following roof materials are acceptable:

- Standing seam metal in colors compatible with the building and trim colors.

- Composition, steel, concrete, or clay tiles with either a deep profile or flat. The colors shall be subdued warm tones.

DS 92. Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Architectural Lighting

DS 93. Natural light and external night lighting should be used to enhance and articulate the buildings.

DS 94. Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.

DS 95. Parking areas shall have a minimum illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet within 100 feet of residential areas.

DS 96. Pedestrian walks shall have a minimum illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface and lighting shall be placed to identify any level changes or changes in walking conditions.

DS 97. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting not exceeding 25 feet in height.

Ancillary Structures

DS 98. Service areas shall be located to minimize visual impacts from pedestrian corridors and

adjacent streets. Exterior storage shall be confined to portions of the site least visible from public view.

DS 99. Auxiliary buildings such as kiosks, maintenance sheds, pump sheds visible to customers shall complement and integrate the design characteristics applicable to the larger buildings.

On-site parking in the Center Districts

Parking Standards and Building Placement Standards shall be determined in detailed planning process required for each use within each Center District area required in this chapter, Section 1.6.1 Application, and will be guided by RCMC Chapter 23.510 and Chapter 23.513.

1.6.6. Frontage Typology by District

“Frontage typology” describes the character of buildings and the public sidewalk as they relate to the street. The frontage types:

- create an attractive pedestrian activity space between the buildings and street,
- establish the visual boundary of the streetscape, and
- provide a proper transition from the public realm (the street and sidewalk) to the private realm (the home or commercial use).

This is achieved through building mass, scale, and articulation; the placement and scale of doors and windows; the width of the sidewalk; and the type and location of street trees, street furniture, lighting and ground level landscaping.

There are many ways to create an attractive, properly scaled pedestrian relationship between the building front and the street. This section introduces a limited number of common building frontages that may be applied along the streets that are typical of the Center Districts in the

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SunCreek Plan Area. The architecture of street frontages is not limited to these examples, and the architects/designers/building owners are encouraged to apply other concepts in the spirit of the Center District vision.

The following sections describe the general applicability of the frontage types suggested here, but the types are not assigned to specific locations in the Center Districts. Rather, they are examples that can be applied in a variety of locations. The applicant shall identify the specific application of these examples, or alternatives that may be proposed, in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Door Yard/Terrace/Light Court

Generally, a door yard/terrace or light court frontage is a residential frontage type, but it can also be applied to a vertically integrated mixed-use building with residential over retail or office uses. Typically, the building presents a split-level that is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. This frontage type is also suitable for café style outdoor dining and is appropriate where residential, professional office, and retail development is incorporated into a mixed-use setting. It is particularly well suited to live work residential configurations.

DS 100. The front facade of the building must be set back a minimum of five feet and a maximum of 15 feet behind an elevated terrace or sunken light court. The terrace and/or sunken light court must directly abut the front property line.

DS 101. Sub-basements accessed by a light court may not be more than six feet below the sidewalk.

DS 102. The stoop above the light court must be a

minimum of three feet above grade and a minimum of three feet wide.

DS 103. Above-grade commercial building entrances at the stoop level must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Courtyard

A courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. A low fence or wall, with a pedestrian opening in all cases, may be provided along the setback line to define the space of the courtyard/forecourt. Courtyards are typically oriented to the street, but they may also be oriented to a public pedestrian oriented space as defined in Section 1.6.7. A courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs and is appropriate where residential, office, retail, and institutional uses are incorporated into a center. Courtyards are particularly applicable for live/work residences and for "lock out" dwellings that provide a secondary unit accessible from the courtyard.

DS 104. The front facade of the building must be built to the front property line for at least 50 percent of the overall building frontage. The remaining 50 percent of building frontage may be used to create a recessed courtyard in the central portion of the facade.

DS 105. Courtyards must be set back from the build-to line/front building facade a minimum of 10 feet and a maximum of 30 feet.

DS 106. Courtyards must span a minimum of 10 feet along the front facade and may comprise no more than 50 percent of the overall building frontage.

DS 107. The courtyard frontage may choose to incorporate other frontage types (typically storefront, stoop, gallery, or arcade), but is

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not expressly required to do so.

Stoop/Portico

A stoop frontage is generally applied to Compact Medium Density Residential (CMDR) or High Density Residential (HDR) as defined in Volume I, Chapter 3, and is suitable for ground floor residential uses with short setbacks. A stoop is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof.



DS 108. The front facade of the building must be set back behind an elevated stoop, which must be aligned with and directly abut the front property line.

DS 109. Stoops must conform with the following:

- Stoops must rise to a minimum of three feet above grade.
- Minimum four feet wide.

DS 110. Stoop frontages may be combined with a small roof or porch.

ATTACHMENT 2 Exhibit A to the Ordinance

DS 111. Commercial building entrances at the stoop level must either be covered by an awning or canopy or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Storefront

A storefront frontage is characterized by a facade that is aligned close to or directly on the right-of-way line with the building entrance at sidewalk



grade. Storefront frontages have substantial glazing on the ground floor and provide trellises, awnings, or canopies cantilevered over the sidewalk. Building entries may provide either a canopy or awning, or alternatively, may be recessed behind the front building facade.

DS 112. Awnings/canopies must be provided for a minimum of 50 percent of the overall building frontage and must comply with the following:

- Awnings/canopies must project a minimum of five feet over the sidewalk.
- Awnings/canopies must provide a minimum of eight feet and a maximum of 12 feet of vertical clearance over the sidewalk.

DS 113. Building entrances must either be covered by an awning or canopy, or be recessed behind the front building facade. If a

recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Gallery and Arcade

A gallery frontage is characterized by a façade that is aligned with the back of the sidewalk with the building entrance at sidewalk grade and with an attached colonnade that projects over the sidewalk.

An arcade frontage is nearly identical in character to the gallery frontage except that the upper stories of the building may project over the public sidewalk way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it.



DS 114. The front facade of the building must be set back a minimum of 12 feet behind a colonnade. The colonnade may be located no more than three feet behind the curb. The colonnade must not obstruct the walking path.

DS 115. Column dimensions must be in proportion to the building mass and must be spaced to provide a sense of openness and a view into and from the covered area.

DS 116. The gallery or arcade must provide a minimum of 12 feet of vertical clearance from the sidewalk.

DS 117. An arcade may include a covered area that spans between buildings.

1.6.7. Standards for Public Pedestrian-Oriented Spaces

The Center District designation includes locations that are suitable for public pedestrian oriented spaces such as plazas, courtyards, and paseos. The SunCreek plan envisions the Center Districts to be active social centers for the surrounding community. The pedestrian oriented spaces play a significant role in providing a setting for such social activity and the food services, entertainment, retail, and other businesses that favor such settings.



The RCMC Section 23.722.060 and Section 23.722.070 establish provisions for the design and construction of all pedestrian-oriented spaces, including on-site pedestrian pathways, common areas, and public spaces. RCMC Section 23.722.070 also establishes standards for specific public spaces including building entry spaces, employee break areas, paseos, and plazas.



These standards will provide pedestrian-oriented spaces that are safe, comfortable, and usable; provide aesthetic value to the project's site design; and fully comply with the requirements of the Americans with Disabilities Act and the city-adopted building code.

Small parks and open spaces adjacent to the Village Center sites in Center Districts A and B are envisioned as an "Urban Town Square"; an integral part of the commercial/institutional activity in the area where people will gather. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites, and shall be addressed in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Center District Public Space Area Requirement

Each of the three Center Districts shall provide at least one significant area that allows public gatherings. These primary gathering places shall be scaled to the size of the District and shall provide amenities that support events/activities.

Additionally, every project shall include one or more outdoor gathering place(s). The size and

scale of such areas shall be appropriate to the type and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, outdoor café seating, and pedestrian pathways.

Public space shall occupy at minimum five percent of the gross square footage of new development in all of the Center Districts. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

The following development standards for the SunCreek Center Districts supplement RCMC Section 23.722

DS 118. The public common area shall be located at a prominent location, such as a terminus or major crossing on a primary public walkway within the commercial use area.

DS 119. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development. Buildings should be clustered to form plazas or pedestrian malls and prevent long "barracks-like" rows of structures.

DS 120. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade system, trellis, or other open structure.

DS 121. Major building entries and storefronts



should be oriented to a pedestrian space where practical, rather than the parking lot,

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ATTACHMENT 2 Exhibit A to the Ordinance

and walkways should connect the commercial uses directly to the sidewalk along the street.

DS 122. Pedestrian spaces shall provide a linkage and transition space between residential and retail, entertainment or other more public activity uses.

DS 123. Each primary use area in the Center Districts illustrated in Figure II. 1-4 shall apply an overall design theme that ties together the various land use elements of the District in order to provide a sense of place, and identity. The design theme shall address paving materials, lighting, landscaping, trash receptacles and architectural style.

DS 124. As part of the Design Review application required in Section 1.6.1 Application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter.

DS 125. Seating shall be an integral component of the pedestrian oriented spaces. In addition to the standards set forth in RCMC 23.722.050 seating shall be provided that is oriented to the adjacent open space in Center District A and to the small public park in Center District B. Seating and tables associated with food services shall be moveable.

DS 126. The small park in Center District B shall be configured to provide a small grass covered bowl oriented to a small platform that will provide an informal amphitheater adjacent to the commercial uses. The bowl and stage shall be oriented to enable patrons of the commercial area to overlook the bowl and view the stage, but shall consider late afternoon sun angles with regard to audience comfort. Shade structures of fabric, wood, or metal are permitted in the park area.

DS 127. Each Center District designation shall include a children's play area or areas. Such

areas may involve a single location where equipment is clustered, or they may involve informal equipment integrated with the pedestrian space as small, individual play elements rather than a single "playground" facility where all play equipment is concentrated. The play equipment should be attractive and relate to the theme of the commercial area if feasible.

DS 128. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height. Seating for supervision shall be provided adjacent to the play area. The play area and seating shall be shaded in the afternoon.



DS 129. Directional/ directory maps and informational kiosks shall be located in the commercial areas.

DS 130. The commercial areas shall be configured to provide food services from restaurants, carts, and walk-up windows located in retail spaces adjacent to the pedestrian oriented space.

1.6.8. Standards for Pedestrian Pathways

RCMC Section 23.722.070 provides specific standards for enhanced pedestrian pathways that shall apply to all Center Districts. Refer also to RC Design Guidelines: Public Spaces and Pedestrian Amenities, p.3:14.

On-site pedestrian connectivity is essential to the function of the mixed-use character of the Center Districts. All development in the Center Districts shall comply with RCMC Section 23.722.06 that provides the standards for on-site pedestrian pathways. It requires that the pedestrian paths system shall be designed to provide the pedestrian safe passage throughout a District. The key provisions that apply to the Center Districts include:

DS 131. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance(s) of the primary use structure(s) on-site.

DS 132. Pedestrian pathways from primary buildings to adjacent streets at a ratio of one pedestrian dedicated path for each vehicle entrance on-site.

DS 133. Drive aisles leading to main entrances with a walking path on at least one side.

DS 134. RCMC 23.722.06 also requires that pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. The key provisions that apply to Center DDistricts include:

- A clear and continuous path along all adjacent streets that connects to the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.

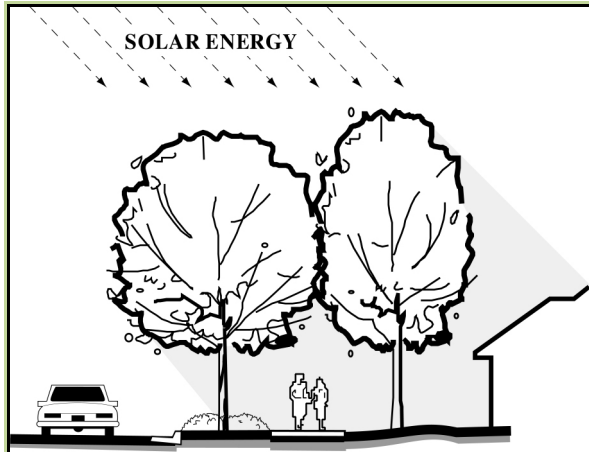
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 50,000 square feet gross floor area shall provide a connecting path that permits occupants to easily walk to the nearest transit stop.

DS 136. A shelter and waiting area that would support future public transit shall be located on the future transit route with pedestrian access to each Center District. Center District B is adjacent to the planned Signature Transit Route along Rancho Cordova Parkway. A clearly defined, convenient and well lighted pedestrian space shall be provided linking the storefronts to the sidewalk nearest the transit stop. Such pedestrian space shall also link to any pedestrian space within the District.

DS 137. To provide shade in the summer, deciduous shade trees shall be planted approximately 25 feet on center along the length of any required pedestrian path. These trees shall be placed at least 15 feet away from the face of any building wall. Equivalent shading may be provided by shade structures or buildings.

Figure II.1-5 Shading along Pedestrian Path



Hours of Access

All public spaces that provide a primary route for pedestrian connectivity through a Center District shall be accessible to the public at all times. Examples include the pedestrian way that connects the pedestrian walk adjacent to the open space in Center District A to Crescent Drive, and the pedestrian way that connects to the small park to the intersection of Central Park Drive and Rancho Cordova Parkway through Center District B, and any designated pedestrian pathway through Center District C. Landowners and property managers of small pedestrian spaces within residential areas or plazas directly associated with individual businesses, such as a dining patio adjacent to a restaurant, shall have the authority to limit hours of public access to such seating or use area. The City may authorize a nighttime closing contingent upon the following provisions:

- A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as part of an application to authorize the closing.
- An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.

- Nighttime closing of the space is necessary for public safety and/or maintenance within the space.
- Any approved design element that limits nighttime public access shall not impede public circulation, police access, and visual or physical access within the space or between the space and public areas during hours of public operation.

Defensible Space

Defensible space includes designs that incorporate specific consideration for public safety in common areas, such as walkways and plazas. This includes such items as maintaining views from adjacent buildings and the street, adequate lighting, and location of shrubs and other screens. Refer also to RC Design Guidelines Safescape, p.2:58.

DS 138. Defensible space concepts and techniques shall be incorporated in Center Districts. Heavy landscaping near structures and on the periphery of parking areas shall be restricted in order to maintain view corridors. Retail shops and offices fewer than 10,000 square feet per tenant shall include a minimum of window front adjacent to walkways along the ground floor wall consistent with the RC Design Guidelines. These windows shall not be covered inside the building and shall allow direct line of sight to the outside.

DS 139. Potential crime risk uses, such as walk-up ATM machines, shall be located in highly visible and well-lighted areas.

1.6.9. Residential Use Site Design in Center District Designations

Residential is a key component of the mixed use Center Districts. Each District includes a component of High Density Residential (HDR) and Compact Medium Density Residential (CMDR) as well as commercial uses. The intent is to provide interaction among these uses that encourages a lively street life, yet allows for the quiet and

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privacy required by most residents. The Rancho Cordova Municipal Code, Title 23 specifies design regulations for setbacks, street orientation, and other site and development considerations.

In addition to the RCMC regulatory standards, residential development in the SunCreek Center Districts is concerned with the orientation to the street, and the relationship of residential uses to non-residential uses in a mixed-use environment, particularly where the uses are mixed horizontally rather than vertically.

The residential interface along the Main Street area in each District includes both HDR and CMDR dwellings. Each of these designations is envisioned as primarily, but not exclusively, alley loaded housing that has a limited depth front yard and is oriented to the street edge. Sections 1.6.4 and 1.6.5 address guidelines for the street environment.

Housing integrated with non-residential use on the same block or parcel areas will require guidelines to protect the quiet and privacy of the residents.

DS 140. Multi-family residential uses in a Center District site shall be an integral part of the mixed use complex and not a separated by walls or parking areas except required for privacy and security in the residential use.

DS 141. Multi-family residential uses in the Center Districts may be integrated with the non-residential uses vertically, (apartments located above retail or office uses), or horizontally, (adjacent to the retail or office uses).

DS 142. Mixed use buildings shall provide separate entries for each use, but shall provide a residential entry oriented to a courtyard, plaza, and other common area that provides a transition from the public areas to private area.

DS 143. Multi-family residential uses in the Center Districts shall have access from the public walkways that serve the commercial uses, but shall also have a separate entry.

DS 144. Multi-family residential uses in the Center Districts shall have separate, dedicated parking areas, but shall share driveway entries from the street, where feasible.

DS 145. Multi-family residential uses in the Center Districts shall have private open space in the form of a patio or terrace separated from the commercial common areas. Such patios or terraces may overlook common public areas associated with commercial use.

1.6.10. Center District Descriptions

The SunCreek Form Based Code applies to three areas identified in Figure II.1-4 and Volume I Figure 3-3. Each District has a different character and purpose that requires different standards and a different development approach.

Center District A

District A is located in the southeast corner of the intersection of Sunrise Boulevard and Kiefer Road. Crescent Drive transects the District and provides the “Main Street”. District A is adjacent to a medium and low-density residential neighborhood to the south and east. Permanent open space is located to the west and north.

District A includes a mix of Village Center (VC), High Density Residential (HDR) and Medium Density Residential (MDR) zoning. The anticipated mix of uses in this District includes local serving retail and services such as a grocery, drug store, a variety of small retail shops and personal services, business offices and professional service, entertainment, restaurants, including both sit-down and outdoor dining, private recreation, and multi-family housing in apartment, row house, or other similar configurations.

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ATTACHMENT 2 Exhibit A to the Ordinance

With its interface of medium to high-density residential and integrated commercial development, Crescent Drive presents a special opportunity for a lively urban setting. Shops and residential uses along this tree lined local collector street should include pedestrian amenities and small to medium sized public spaces. The retail and higher density residential form based frontage types described in this section are particularly suited to this street.

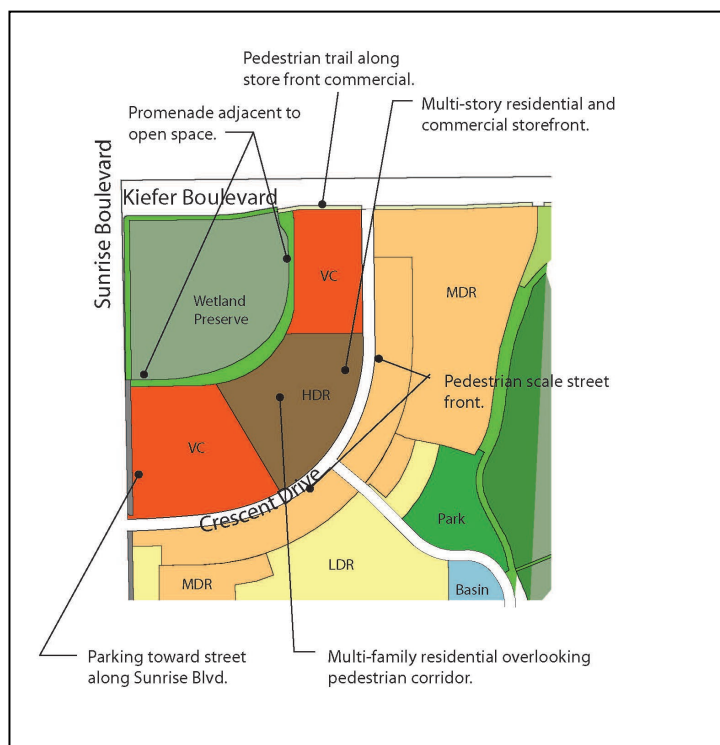
District A also presents the opportunity to mix residential, commercial and employment uses overlooking a substantial open space area. The south edge of the crescent shaped open space creates an opportunity for a pedestrian trail promenade between the open space and the adjacent residential and commercial uses.

Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of this open space view and to provide eyes on the public trail system and the public spaces that will be included in the urban mixed use portions of the area. Food services and shops should also be oriented to the bike trail along Kiefer Boulevard to provide a rest and gathering area.

Center Districts emphasize pedestrian activity and public spaces. District A would include such spaces within the commercial portions as activity centers and gathering places, but the pedestrian ways and public spaces can also serve as transition areas between the public activity and the more private and quiet residential areas.

A major trail segment extends through the VC designation to Crescent Drive and beyond to the neighborhood park and major open space area. This trail segment is likely to be adjacent to high-density residential use and the trail design and location must provide for the security and privacy of the adjacent residents. Again, the upper story residential uses will provide eyes on the trail.

District A includes commercial areas along both Kiefer Boulevard and Sunrise Boulevard. The



Kiefer Boulevard frontage is unusual because it includes a link in the major bike and pedestrian network. Volume I Figure 4-21 illustrates the condition where the primary trail passes by the commercial use. A mini-plaza with paved area, shade structures, low landscaping, lighting, and informal seating would fill the space between the trail and the building. This location would serve well for a small food service, shops, or services catering primarily to people using the adjacent trail.

The commercial development adjacent to Sunrise Boulevard will face the challenge of relatively high-speed traffic and road noise. This frontage includes a pedestrian walk, but the pedestrian traffic will be less significant than found on Kiefer Boulevard. Along this edge, the pedestrian oriented storefront will be less viable and buildings may orient a side or rear face to Sunrise Blvd. Access to the interior of the site will occur at Crescent Drive and at the bike trail along the adjacent open space.

Figure II.1-6 Center District A Notation

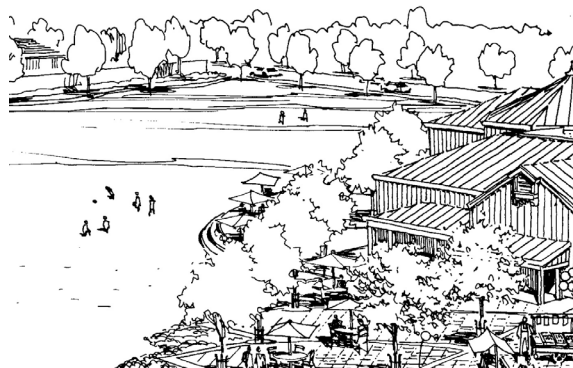
Center District B

Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 "Standards for Public Pedestrian-Oriented Spaces" in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the

primary SunCreek bike trail along the open space corridor.

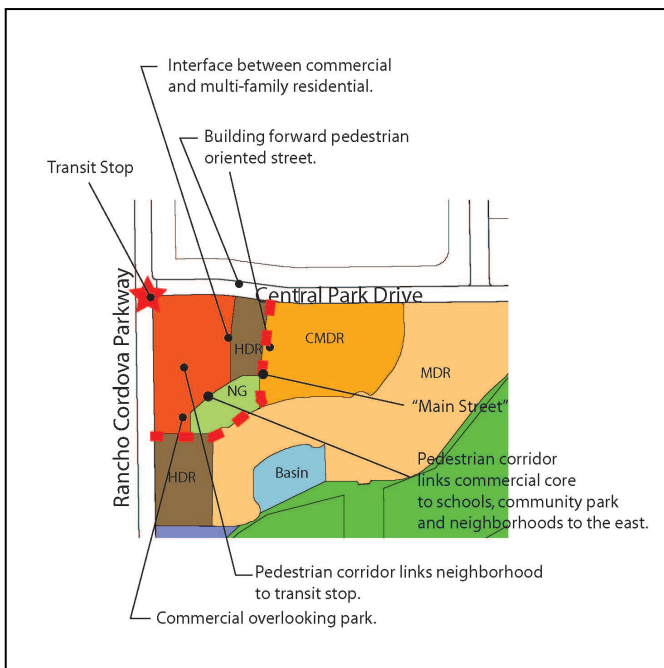


Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

Figure II.1-7 Center District B Notation



Center District C

District C includes a 47.4-acre site (before any major roadway or interchange improvements) planned as a major employment and retail center along Grant Line Road and Chrysanthy Boulevard. The zoning designation includes Regional Town Center (RTC) and High Density Residential (HDR). The District could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.

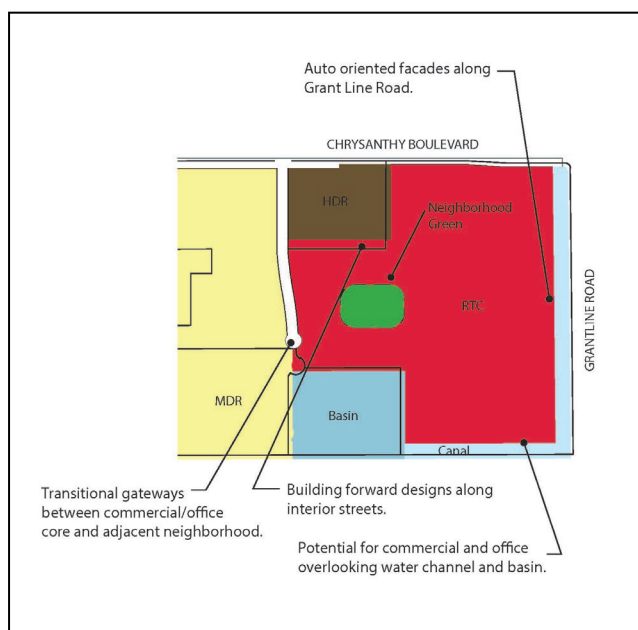
There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in depth planning process to determine the specific application of the form based features described in this chapter.

Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a “Main Street” development style that would include small buildings brought forward to the street edge. A small town square or Neighborhood Green feature will be included that serves as the focal point for this design theme. The transition to the adjacent neighborhood would be addressed by scaling the buildings in the commercial area to be compatible with the adjacent residential at the edges of the commercial area.

A significantly different approach would be to incorporate the entire 53.9-acre site into a pedestrian friendly campus in which the core of the center is designed primarily for pedestrians and cyclists and the automobile is left to designated areas on the perimeter.

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of

the planned uses. For example, the footprint of the intersection or interchange of Chrysanthy Boulevard and Grantline Road is not yet established. It is possible that the intersection of Chrysanthy and Grantline will ultimately be a grade separated interchange if the Southeast Connector is developed to an expressway

Figure II.1-8 Center District C Notation

standard.

This would require a substantial land area to accommodate the interchange and connecting ramps that would affect this site and reduce the available area for development. In addition, any direct access from Grantline Road would be prohibited, and the access from Chrysanthy Boulevard to the site would be not less than one-quarter mile west of Grantline. The effect of these two factors would significantly affect the design of the site by focusing the primary traffic entry to a single location.

Further planning will be required prior to development, including more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration.

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MEMORANDUM



ITEM 9.10.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, City Manager
SUBJECT: **A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE AGREEMENT FOR LAW ENFORCEMENT SERVICES BETWEEN THE COUNTY OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Adopt the Resolution approving the third amendment to the agreement for law enforcement services.

RESULT OF RECOMMENDED ACTION

If approved, the County of Sacramento will continue to operate as the Rancho Cordova Police Department through June 30, 2023.

BACKGROUND

The City of Rancho Cordova incorporated on July 1, 2003. Pursuant to Government Code section 57384, the County continued to provide law enforcement services to the City for the remainder of fiscal year 2003/2004. On July 1, 2004, City and County entered into an agreement for continued law enforcement services for three (3) years. The parties entered into a subsequent three (3) year agreement on July 1, 2007, which was automatically renewed for an additional three (3) years. The City and County agreed to terminate the 2007 agreement and enter into a new agreement, and effective July 1, 2010, the Parties entered into the new Agreement for Law Enforcement Services ("Agreement"). The Agreement had a three (3) year term ending on June 30, 2012, with a one (1) year extension option, which was exercised by the City and extended the termination date to June 30, 2013. On July 15, 2013, the Parties entered into the First Amendment to the Agreement that extended the term of the contract to June 30, 2016. On July 1, 2016, the Parties entered into the Second Amendment to the Agreement that extended the term of the contract to June 30, 2021. The proposed Third Amendment to the Agreement will extend the term of the contract an additional two years to June 30, 2023.

FISCAL IMPACT AND FUNDING SOURCE

The cost of the service plan has been incorporated into the adopted Fiscal Year 2021-23 operating budget.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING CITY MANAGER TO EXECUTE A THIRD AMENDMENT TO THE
AGREEMENT FOR LAW ENFORCEMENT SERVICES BETWEEN THE COUNTY
OF SACRAMENTO AND THE CITY OF RANCHO CORDOVA**

WHEREAS, the City of Rancho Cordova incorporated on July 1, 2003; and

WHEREAS, pursuant to Government Code section 57384, the County continued to provide law enforcement services to the City for the remainder of fiscal year 2003/2004; and

WHEREAS, on July 1, 2004, City and County entered into an agreement for continued law enforcement services for three (3) years; and

WHEREAS, the Parties entered into a subsequent three (3) year agreement on July 1, 2007, which was automatically renewed for an additional three (3) years. The City and County agreed to terminate the 2007 agreement and enter into a new agreement; and

WHEREAS, effective July 1, 2010, the Parties entered into the new Agreement for Law Enforcement Services ("Agreement"). The Agreement had a three (3) year term ending on June 30, 2012, with a one (1) year extension option, which was exercised by the City; and

WHEREAS, effective July 1, 2013, the Parties entered into the First Amendment to the Agreement for Law Enforcement Services that had a three (3) year term scheduled to end on June 30, 2016; and

WHEREAS, effective July 1, 2016, the Parties entered into the Second Amendment to the Agreement for Law Enforcement Services that had a five (5) year term scheduled to end on June 30, 2021 and implemented a service delivery model with a major emphasis on community oriented policing; and

WHEREAS, the Parties wish to enter into the Third Amendment to the Agreement for Law Enforcement Services (Exhibit A) to extend the term for an additional two (2) years with a new termination date of June 30, 2023.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute the Third Amendment to the Agreement for Law Enforcement Services between the County of Sacramento and the City of Rancho Cordova in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ITEM 9.10.

ATTACHMENT 1

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CONTRACT NO. 91-2010-3

**THIRD AMENDMENT TO AGREEMENT FOR LAW ENFORCEMENT
SERVICES BETWEEN THE COUNTY OF SACRAMENTO AND
THE CITY OF RANCHO CORDOVA**

This Third Amendment to the Agreement for Law Enforcement Services ("**Third Amendment**") dated as of June __, 2021, is entered into by and between the County of Sacramento, a political subdivision of the State of California ("County"), and the City of Rancho Cordova, a municipal corporation organized and existing under the laws of the State of California ("City"). City and County are hereinafter referred to collectively as the "Parties."

RECITALS

WHEREAS, the City of Rancho Cordova incorporated on July 1, 2003; and

WHEREAS, pursuant to Government Code section 57384, the County continued to provide law enforcement services to the City for the remainder of fiscal year 2003/2004; and

WHEREAS, on July 1, 2004, City and County entered into an agreement for continued law enforcement services for three (3) years; and

WHEREAS, the Parties entered into a subsequent three (3) year agreement on July 1, 2007, which was automatically renewed for an additional three (3) years. The City and County agreed to terminate the 2007 agreement and enter into a new agreement; and

WHEREAS, effective July 1, 2010, the Parties entered into the new Agreement for Law Enforcement Services ("Agreement"). The Agreement had a three (3) year term ending on June 30, 2012, with a one (1) year extension option, which was exercised by the City, to a termination date of June 30, 2013; and

WHEREAS, effective July 1, 2013, the Parties entered into the First Amendment to the Agreement for Law Enforcement Services ("First Amendment") to extend the term of the Agreement three (3) years term, to a new termination date of June 30, 2016; and

WHEREAS, effective July 1, 2016, the Parties entered into the Second Amendment to the Agreement for Law Enforcement Services ("Second Amendment") to extend the term of the Agreement for an additional five (5) years to a new termination date of June 30, 2021; and

WHEREAS, the Parties now desire to enter into this Third Amendment to the Agreement for Law Enforcement Services ("Third Amendment") to extend the term of the Agreement for an additional two (2) years to a new termination date of June 30, 2023.

CONTRACT NO. 91-2010-3

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, the City and the County hereby agree as follows:

Section 1. TERM. The term of the Agreement is hereby extended to June 30, 2023. Section 3, 'TERM,' Subsection A, "Effective Date and Term," is hereby amended to read as follows:

A. **Effective Date and Term.** This Agreement shall be effective July 1, 2010, and shall continue in force until June 30, 2023, unless terminated earlier pursuant to Section 26 below. The City's obligation to compensate the County for services rendered under this Agreement as set forth in Section 19 and 20 hereof, and the Parties' indemnification obligation set forth in Section 29 hereof shall survive the termination and/or expiration of this Agreement.

Section 2. All other provisions under the Agreement shall remain in full force and effect.

NOW THEREFORE, the Parties have executed this Third Amendment as of the date first written above.

CITY OF RANCHO CORDOVA

COUNTY

Cyrus Abhar, City Manager

Sue Frost, Chair of the Board of
Supervisors, California

Date: _____

Date: _____

ITEM 9.10.

**ATTACHMENT 2
Exhibit A to the Resolution**

CONTRACT NO. 91-2010-2

Attest:

Stacy Leitner, City Clerk

Date: _____

Approved as to form:

Adam U. Lindgren, City Attorney

Date: _____

3741984.1

MEMORANDUM



ITEM 10.1.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: RESOLUTIONS APPROVING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF CHARGES FOR THE RANCHO CORDOVA TRANSIT RELATED SERVICES BENEFIT DISTRICT, ZONE NO. 2 FOR FISCAL YEAR 2021-2022

RECOMMENDATION

Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report, and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2021-2022 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and adopt the Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2021-2022 Service Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 2 to provide for a broad range of transportation services within the District as identified in the engineer's report.

BACKGROUND

The purpose of the District is to provide an ongoing financial mechanism to fund a broad range of transportation services intended to benefit the property within the District.

In January 2004, the Board of Supervisors of the County of Sacramento formed Benefit Zone No. 2 of County Services Area (CSA) No. 10, to collect annual charges for extended transportation-related services within Benefit Zone No. 2 for the Sunridge Specific Plan Area.

Following the City's incorporation, procedures to detach the district from the County were initiated. On February 15, 2008, LAFCO issued a Certificate of Completion to the City for the detachment from the County Service Area No. 10 formally detaching the district from the County and transferring service responsibility and funding of the CSA to the City.

The City re-designated the name of County Services Area No. 10 Benefit Zone No. 2 to "Transit Related Services Benefit District, Zone No. 2" (hereafter referred to as the "Transit Benefit Zone

No. 2” or the “District”). Services include transit shuttle services, transportation planning, educational programs at Sunrise and Robert J. McGarvey Elementary schools, a guaranteed ride home program, vanpools, and infrastructure support.

The construction of the International Drive extension to Sunrise Boulevard and the completion of the extension of Zinfandel Drive to Douglas Road provided the opportunity to effectively service the area with shuttle service. The CordoVan shuttle commenced new routing in September 2012 with a service between the Anatolia Club House and the Zinfandel Light Rail Station. The City and RT improved the Zinfandel Plaza/RT Connection CordoVan stop with a sheltered bench and solar LED light. Based on customer feedback a five-minute adjustment was implemented to the schedule in April 2013 to better synchronize with the train. The City added a CordoVan vehicle to the service fleet in October of 2015. The new vehicle connects to the Anatolia Clubhouse and proceeds on to Sunridge Park. The CordoVan that is serving the Anatolia Clubhouse was extended to serve Kavala Ranch. The resulting service to the Anatolia Clubhouse has improved services by reducing headways (intervals between busses) from 45 to 30 minutes. In April 2016, the morning routes were adjusted earlier by 25 minutes to better accommodate work times in the business park and the riders heading to Light Rail. Unused funds from the FY 2020-2021 levy will be retained in reserves for future additional service to the area. In addition, The City has initiated an effort to augment transit access by partnering with the transportation network company, Lyft. The demonstration project provides a subsidy for rides that are destined to transit stop in Rancho Cordova. This demonstration project initiated in April of 2019 is funded by the Sacramento Council of Governments, and if successful could be continued using Transit Related Services funding.

State law requires that the City Council hold a public hearing prior to approval and levy of the proposed charges. An Engineer’s Report showing the proposed rates has been prepared, placed on file with the City Clerk, a copy of which is attached as Attachment 3.

Through adoption of the Resolution, Attachment 1, the City is initiating proceedings for the annual levy and collection of charges for certain miscellaneous extended services and preliminarily approves such written report, and declares its intention to levy the annual charges for Fiscal Year 2021-2022. The City Clerk has given notice and set today as the time and place to conduct a public hearing on the matter.

The Engineer’s Report prepared by Francisco & Associates, Inc., includes a description of the District boundaries, a description and cost estimates of the services to be provided, the method and apportionment of charges, a District budget based on the City’s cost estimates, a description of the property to be benefited, and the amount of the charge to each individual property. The proposed Fiscal Year 2021-2022 charges for each land use category are shown in Table 1.

Table 1 - Transit Zone No. 2

Land Use Category	Parcels Levied	Residential Units / Acres	Equivalent Dwelling Units	Proposed Rate	Per Unit / Acre	Fiscal Year 2021/2022 Charges*
Low Density Residential	3,598	3,598 units	3,598	\$106.84	per unit	\$384,410
Medium Density Residential	2,176	2176 units	1,741	\$85.47	per unit	\$185,961
Mixed Commercial	1	4.34 acres	95.65	\$2,354.75	per acre	\$10,220
Retail	9	14.805 acres	379.65	\$2,739.38	per acre	\$40,562
Total	5,784					\$621,153

*Numbers have been rounded for presentation purposes, so totals may not foot due to rounding.

In order to proceed with the levy of charges, it is appropriate for the Council to conduct the public hearing and adopt the Resolution, Attachment 1, which initiates the proceedings for the District, preliminarily approves the Engineer's Report, and declares its intention to levy and collect service charges for Fiscal Year 2021-2022. The Resolution, Attachment 2, amends and/or confirms the Engineer's Report and authorizes the levy and collection of service charges for Fiscal Year 2021-2022.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund.

ATTACHMENTS

1. Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report.
2. Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2021-2022 Service Charges.
3. Exhibit A to the Resolution - Engineer's Report

CITY OF RANCHO CORDOVA**RESOLUTION NO. XX-2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND
COLLECTION OF CHARGES, PRELIMINARILY APPROVING THE ENGINEER'S REPORT,
AND DECLARING ITS INTENTION TO LEVY THE ANNUAL CHARGES FOR FISCAL YEAR
2021-2022 FOR THE RANCHO CORDOVA TRANSIT RELATED SERVICES BENEFIT
DISTRICT, ZONE NO. 2**

WHEREAS, on July 1, 2003, the City of Rancho Cordova (the "City") was incorporated, resulting in the area known as the Sunridge Specific Plan to be located within the City boundaries; and

WHEREAS, on January 11, 2005, the Board of Supervisors of the County of Sacramento (the "Board"), in coordination with the City, pursuant to Title 3, Division 2, Part 2, Chapter 2.2 of the Government Code ("County Service Area Law"), through Resolution No. 2005-0061, ordered the formation of Benefit Zone No. 2 of County Service Area No. 10 ("CSA 10 Benefit Zone 2"); on March 15, 2005, the Board adopted Resolution No. 2005-0298, approving the Written Report (the "Formation Report"), ordering the collection of annual charges, commencing with Fiscal Year 2005-2006; and, on June 20, 2006, the Board adopted Ordinance No. 1539 (the "Ordinance") providing a procedure for collection of service charges for extended transportation-related services (the "Services") within CSA 10 Benefit Zone 2; and

WHEREAS, on February 15, 2008, pursuant to Government Code Sections 56886(m) and 56886(t), upon the recordation of the Certificate of Completion issued by the Sacramento Local Agency Formation Commission ("LAFCO") for the detachment of portions of CSA 10 to the City, subject to the conditions within LAFCO Resolution 1342, the County's authority to continue the annual charges of CSA 10 Benefit Zone 2 was transferred to the City; and

WHEREAS, on August 4, 2008, the City redesignated the name of CSA 10 Benefit Zone 2 to the "Transit Related Services Benefit District, Zone No. 2" (hereafter referred to as the "Transit Benefit Zone No. 2" or the "District"); and

WHEREAS, Government Code section 25210.77a and the Ordinance require that the governing jurisdiction cause to be prepared annually, a Written Report (hereinafter referred to as the "Engineer's Report" or "Report") containing a description of each parcel of real property receiving a service and the amount of the charge for each parcel, and the Services provided; and

WHEREAS, the City Council has retained Francisco and Associates, Inc., as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file the Engineer's Report with the City Clerk; and

WHEREAS, the Engineer of Work has prepared and filed with the City Clerk said Report in connection with the District and the levy of Charges for Fiscal Year 2020-2021 for the period July 1, 2021 to June 30, 2022, pursuant to Government Code Section 25210.77a; and

WHEREAS, the Report provides a description of each parcel of real property receiving a service and the amount of the Fiscal Year 2021-2022 charge for each parcel, and the Services provided, pursuant to Government Code section 25210.77a; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented and, the City Council may approve the Report, as filed, or it may modify the Report and approve it as modified; and

WHEREAS, the City Clerk has given proper notice that a public hearing on these matters is to be held by the City Council on Monday, June 7, 2021 at 5:30 pm, or as soon thereafter as feasible. In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. A notice of the public hearing was published for two successive weeks, in a newspaper of general circulation, before the date of the hearing, and by posting such notice on the official bulletin board customarily used by the City Clerk for the posting of notices.

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

1. The above recitals are true and correct.
2. The Report as presented consists of the following:
 - a. A description of the District.
 - b. A description of the District boundaries.
 - c. The Services to be provided by the District.
 - d. The proposed Annual Budget for the fiscal year (Costs and Expenses).
 - e. The Method of Apportionment of the District that details the method of calculating each parcel's annual charge.
 - f. The Formula for Inflating the Annual Maximum Charge of the District parcels.
 - g. A description of each parcel of real property receiving a Service.
 - h. A Preliminary Charge Roll containing the proposed charge for each Assessor Parcel Number within the District for Fiscal Year 2021-2022.
3. The proposed charges as outlined in the Report are in compliance with County Service Area Law and the provisions of California Constitution Article XIID.
4. The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

ITEM 10.1.

ATTACHMENT 1

5. The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.

6. The City Council hereby declares its intention to seek the annual levy of the District charges pursuant to County Service Area Law, over and including the land within the District boundaries for Fiscal Year 2021-2022.

7. The boundaries of the District are described in the Report and include the parcels within the District as identified on the Sacramento County Assessor's Secured Roll and the Assessor's Parcel Maps.

8. The proposed charges for Fiscal Year 2021-2022 do not exceed the maximum charge approved through the property owner protest proceedings upon formation of the District.

9. The City Clerk has given proper notice, pursuant to County Service Area Law and Government Code Section 6066, of the public hearing regarding these matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AMENDING AND/OR CONFIRMING THE ENGINEER'S REPORT
AND ESTABLISHING THE FISCAL YEAR 2021-2022 SERVICE CHARGES FOR THE
RANCHO CORDOVA TRANSIT RELATED SERVICES BENEFIT DISTRICT,
ZONE NO. 2**

WHEREAS, on July 1, 2003, the City of Rancho Cordova (the "City") was incorporated, resulting in the area known as the Sunridge Specific Plan to be located within the City boundaries; and

WHEREAS, on January 11, 2005, the Board of Supervisors of the County of Sacramento (the "Board"), in coordination with the City, pursuant to Title 3, Division 2, Part 2, Chapter 2.2 of the Government Code ("County Service Area Law"), through Resolution No. 2005-0061, ordered the formation of Benefit Zone No. 2 of County Service Area No. 10 ("CSA 10 Benefit Zone 2"); on March 15, 2005, the Board adopted Resolution No. 2005-0298 ordering the collection of annual charges, commencing with Fiscal Year 2005-2006; and, on June 20, 2006, the Board adopted Ordinance No. 1539 (the "Ordinance") providing a procedure for collection of service charges for extended transportation-related services (the "Services") within CSA 10 Benefit Zone 2; and

WHEREAS, on February 15, 2008, pursuant to Government Code Sections 56886(m) and 56886(t), upon the recordation of the Certificate of Completion issued by the Sacramento Local Agency Formation Commission ("LAFCO") for the detachment of portions of CSA 10 to the City, subject to the conditions within LAFCO Resolution 1342, the County's authority to continue the annual charges of CSA 10 Benefit Zone 2 was transferred to the City; and

WHEREAS, on August 4, 2008, the City Council redesignated the name of CSA 10 Benefit Zone 2 as the "Transit Related Services Benefit District, Zone No. 2" (hereafter referred to as the "Transit Benefit Zone No. 2"); and

WHEREAS, Pursuant to Government Code Section 25210.77a and the Ordinance, the governing jurisdiction shall cause to be prepared annually, a written report containing a description of each parcel of real property receiving a service and the amount of the charge for each parcel, and the Services provided; and

WHEREAS, Franciso and Associates, Inc., has prepared a written report for Fiscal Year 2021-2022 (the "Engineer's Report" or the "Report"), styled as an engineer's report, in connection with the District's levy of charges for the period July 1, 2021 to June 30, 2022. The Report has been filed with the City Clerk and is attached as Exhibit A; and

WHEREAS, by previous resolution, the Report has been preliminarily approved by the City Council; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented (or amended), and is satisfied with the items and documents as set forth therein; and

ITEM 10.1.

ATTACHMENT 2

WHEREAS, the public hearing on this matter is set for 5:30 p.m. (or as soon thereafter as the matter may be heard) on Monday, June 21, 2021 at City Hall, 2729 Prospect Park Drive, Rancho Cordova, California (In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19), as the time, date and place for the public hearing on the Engineer's Report and the proposed charges therein; and

WHEREAS, the notice of the time, date and place for the public hearing has been published for two successive weeks in a newspaper of general circulation pursuant to Government Code Section 6066; and

WHEREAS, the City and its legal counsel have reviewed Proposition 218 and found that these charges comply with applicable provisions of Article XIID of the California State Constitution; and

WHEREAS, upon reasonable written notice by Sacramento County of any claim or challenge, the City of Rancho Cordova agrees to defend with counsel of its choice, indemnify and hold harmless Sacramento County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these charges onto the County roll and tax bills for the City of Rancho Cordova; and

WHEREAS, the City Council has considered the propriety of the Engineer's Report, and has further considered the comments and evidence presented by all interested persons at the public hearing and has determined to act upon the matter.

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

1. Confirming the Engineer's Report

- a. Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of the charges, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.
- b. The public hearing was duly convened by the City Council at the time, date and place indicated in the notice and all protests received by the City Clerk were presented to the City Council and City Council heard and considered all objections and protests against the Written Report.
- c. The exterior boundaries of Transit Related Services Benefit District, Zone No. 2 are confirmed as those described in the Engineer's Report.
- d. The submitted Engineer's Report as presented, or amended, is hereby confirmed.

2. Fixing Fiscal Year 2021-2022 Service Charges

- a. Service Charges for the miscellaneous extended transportation-related services shall be apportioned to benefiting parcels only, and in proportion to the benefit

ITEM 10.1.

ATTACHMENT 2

received. Parcels defined as exempt in the Ordinance are not included in the calculation or collection of the Service Charges. The revenues obtained from the Service Charges shall be dedicated to financing the miscellaneous extended transportation-related services for Transit Benefit Zone No. 2.

- b. The City Council finds and determines that the properties to be charged in Transit Benefit Zone No. 2 will be benefited by the services and activities to be funded by the Service Charges levied thereon.
- c. The City Council hereby fixes the fiscal year 2021-2022 Service Charges to only parcels of property within Transit Benefit Zone No. 2 as determined by the City Public Works Director or his/her designee (the "Administrator") to be "developed" as defined in the Ordinance, the Service Charges shall be applied at the charge per unit or acre, as applicable, according to Table 2 of the Engineer's Report for each parcel's corresponding land use type.
- d. The Auditor of the County is hereby directed to enter on the Sacramento County Tax Roll opposite each lot or parcel of land, the Service Charge shown in the Engineer's Report subject to minor modifications as approved by the Administrator.

3. Francisco & Associates, Inc., is hereby designated to file the levy with the County Auditor/Controller on behalf of the City. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Francisco & Associates, Inc. within two weeks of adoption via either e-mail to joef@franciscoandassociates.com or US Mail to: Francisco & Associates, Inc., 231 Market Place, Suite 543, San Ramon, CA 94583 Attn: Joe Francisco

4. That the above recitals are all true and correct. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of and final confirmation of the Report as approved or amended.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk



City of Rancho Cordova Transit Related Services Benefit District, Zone No. 2



Fiscal Year 2021-22
Engineer's Report

June 21, 2021

Prepared by:
Francisco & Associates, Inc.
231 Market Place, Suite 543
San Ramon, CA 94583
(925) 867-3400



ITEM 10.1.

CITY OF RANCHO CORDOVA

TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22

ATTACHMENT 3

Exhibit A to the Resolution

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ITEM 10.1.*CITY OF RANCHO CORDOVA**TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22***ATTACHMENT 3****Exhibit A to the Resolution**

CERTIFICATE

ENGINEER'S REPORT CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES BENEFIT DISTRICT, ZONE NO. 2
FISCAL YEAR 2021-22

The undersigned, acting on behalf of Francisco & Associates, Inc. respectfully submits the enclosed Engineer's Report pursuant to the provisions of Article XIID, Section 4 of the California Constitution, and provisions of the County Service Area law of California Government Code (§25210 et seq.). The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: 4/9/2021By: 

Joseph A. Francisco, P.E.
RCE # 40688

SECTION I

INTRODUCTION

In May of 2003, the Board of Supervisors of the County of Sacramento, State of California (hereafter referred to as the “County”), pursuant to the provisions of the County Service Area law of California Government Code (§25210 et seq.) (hereafter referred to as “County Service Area Law”), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIII D (hereafter referred to as the “Constitution”) formed a County Service Area designated as: County Service Area No. 10 (hereafter referred to as “the CSA” or “CSA 10”) to provide miscellaneous extended transportation services for trip reduction in the following areas: *Villages of Zinfandel*, *Sunridge Specific Plan*, and *Mather Field*. On January 11, 2005, the County, in coordination with the City of Rancho Cordova (hereafter referred to as the “City”), formed a benefit zone within a portion of the CSA to be known as: *Benefit Zone No. 2*, to impose an annual charge, commencing Fiscal Year 2005-06, upon all the parcels of land within the subdivision known as the: *Sunridge Specific Plan*.

An Engineer’s Report dated November 18, 2004 and noted as “Final (Revised)”, together with the one-page memorandum, dated January 10, 2005, regarding an amendment thereto (hereafter referred to as the “CSA Zone 2 Formation Report”) was prepared in connection with the proceedings to form and levy annual charges in Benefit Zone No. 2. Reference is hereby made to the CSA Formation Report concerning the formation of CSA 10 Benefit Zone No. 2, including its structure (organization), proposed services, initial rates, inflator formula, and method of apportionment and charges, as well as the projections of development activity and cost associated with the extended services, all of which have been presented in the CSA Formation Report, and approved by the County of Sacramento. (For reference purposes, the CSA Formation Report was incorporated into the District’s Fiscal Year 2008-09 Engineer’s Report, which was approved through City Council Resolution 82-2008.)

Upon the Incorporation of the City of Rancho Cordova on July 1, 2003, a portion of the territory within CSA No. 10, including all parcels within the *Sunridge Specific Plan*, was then located within the new City limits. Pursuant to County Service Area Law and after all requirements to detach the portion of CSA 10 from County control and transfer to the City, LAFCO issued a Certificate of Completion to the City for the Detachment from County Service Area No. 10, subject to the conditions within LAFCO Resolution 1342. The detaching territory was comprised of the areas known as Benefit Zone No. 1, Benefit Zone No. 2, and a portion of *Mather Field*.

Upon the recordation of the Certificate of Completion on February 15, 2008, the detachment of these portions of CSA No. 10 within the City’s boundary was approved, resulting in the transfer of service responsibility and funding of the CSA to the City, pursuant to Government Code Sections 56886(m) and 56886(t).

In connection with the above-described detachment proceedings and the resulting transfer and reorganization of CSA 10 Benefit Zone No. 2, the City approved the District's Fiscal Year 2008-09 Engineer's Report to continue the annual levy of charges previously authorized for CSA No. 10 and to re-designate the name of CSA 10 Benefit Zone No. 2 as the:

Transit Related Services Benefit District, Zone No. 2

(hereafter referred to as the "Transit Zone No. 2" or the "District"). It is the City's intention to hold a public hearing and consider an annual resolution to levy annual charges for Fiscal Year 2021-22 in order to provide certain miscellaneous extended transportation services within the District.

Purpose of Transit Zone No. 2

The purpose of Benefit Zone No. 2 is to extend certain transportation-related services to developing areas, as described below. These extended services are funded by a charge validated pursuant to the Constitution Article XIID, Section 4. The formation of Benefit Zone No. 2 fulfills certain conditions of development for the Sunridge Specific Plan and related planning documents.

Annual charges through Transit Zone No. 2 for residential and non-residential development will fund transit shuttle services and/or other supplemental transportation services as determined appropriate by the City Council.

Adoption Proceedings of CSA No. 10, Benefit Zone No. 2

Pursuant to California Constitution Article XIID, Section 4, the County conducted a mailed ballot election for the territory known as CSA 10 Benefit Zone No. 2. Each ballot, which was weighted by the amount of the charge for each parcel, was mailed to each owner of record.

The results of the returned ballots determined that a majority protest of the charge and inflator formula did not exist. The County then approved the CSA Zone 2 Formation Report, imposed the maximum allowable charge in Benefit Zone No. 2 for Fiscal Year 2005-06, authorized annual increases in the charge for all subsequent fiscal years up to the amount allowed by the inflator formula and ordered the charge to be placed onto the property tax roll.

Authority for the City to Continue the Charges of CSA 10 Benefit Zone No. 2

According to Government Code section 56886, "Any change of organization or reorganization may provide for, or be made subject to one or more of, the following terms and conditions: (m) the designation of a city, county, or district, as the successor to any local agency that is extinguished as a result of any change of organization or reorganization, for the purpose of succeeding to all of the rights, duties, and obligations of the extinguished local agency with respect to enforcement, performance or other contracts and obligations of the extinguished local agency; and (t) the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency or a successor local agency in the affected territory."

Pursuant to the foregoing, the City is duly authorized to continue to levy the charges previously authorized for the detached zones within CSA 10, utilizing the procedures prescribed for Counties under County Service Area Law to fix and collect charges for particular extended services. For the remainder of this report, any references to County Service Area Law and the City's authorized capacity to apply the same, the term "City" shall be used in the place of "County".

The word "parcel," for the purposes of this report, refers to an individual property assigned its own number by the Sacramento County Assessor's Office. The Sacramento County Auditor/Controller uses these numbers to identify properties to be charged on the tax roll for district charges, including the charges described in this report.

Compliance with Current Legislation

On November 5, 1996, California voters approved Proposition 218. This Constitutional amendment was the latest in a series of initiatives altering the revenue-raising discretion of California local agencies. The provisions of the Proposition are set forth in the California Constitution Articles XIII C and XIII D.

As relevant to the District, California Constitution Article XIII D, Sections 1 through 5, provide for additional substantive and procedural requirements, as outlined below.

In Proposition 218, "Assessments" are defined as:

"... any levy or charge upon real property by an agency for a special benefit conferred upon the real property. 'Assessment' includes, but is not limited to, 'special assessment,' 'benefit assessment,' 'maintenance assessment' and 'special assessment tax.'" Article XIII D Section 2b.

Although the District's annual service charges are generally collected on the property tax rolls, the District's service charges are not "taxes." Service charges are distinct from the regular one percent (1%) property tax and property tax debt overrides in that the rates are not levied on an ad valorem basis. The service charges contained in this report are considered assessments under Proposition 218.

Proposition 218 requires that beginning July 1, 1997, all new and existing assessments (with some exceptions) conform to new substantive and procedural requirements. However, certain assessments are exempted from the conformity requirement until they are increased. Generally, these exemptions include:

- Assessments used exclusively to fund sidewalks, streets, sewers, water, flood control, drainage systems, or vector control.
- Assessments used exclusively for bond repayments, the cessation of which would violate the Contract Impairment Clause of the U.S. Constitution.
- Assessments previously approved by a majority of voters.

ITEM 10.1.*CITY OF RANCHO CORDOVA**TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22***ATTACHMENT 3****Exhibit A to the Resolution**INTRODUCTION

- Assessments approved by the persons owning all the property at the time the assessment was initially imposed.

Transit Zone No. 2 was formed after the passage of Proposition 218. As such, Transit Zone No. 2 was formed in accordance with the substantive and procedural requirements and the property owners were balloted for the annual service charges and this successful balloting included an annual Consumer Price Index inflator.

SECTION II**CITY OF RANCHO CORDOVA****TRANSIT RELATED SERVICES BENEFIT DISTRICT, ZONE No. 2
FISCAL YEAR 2021-22
ENGINEER'S REPORT**

Pursuant to the County Service Area Law, I, Joseph A. Francisco, the duly appointed Engineer of Work, for the City of Rancho Cordova Transit Related Services Benefit District, Zone No. 2 (the "District") submit the following report, consisting of Section I (Introduction), and this Section II, which consists of five (5) parts as follows:

Part A – PLANS AND SPECIFICATIONS

This part describes the improvements maintained by the District. The District includes those lots and parcels of land within the District that are associated and benefit from the transit related services and associated improvements.

Part B – ESTIMATE OF COST

This part contains an estimate of the annual costs to operate, maintain, and service the District's transit related services and associated improvements. The estimate included herein, is also on file at the City of Rancho Cordova

Part C – TRANSIT ZONE NO. 2 BOUNDARIES

This part incorporates a diagram of the District showing the exterior boundaries of the District, and the lines and dimensions of each lot or parcel of land within the District. Reference is hereby made to the County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District. This diagram has been prepared by the Engineer of Work and is on file at the City of Rancho Cordova.

Part D – METHOD OF APPORTIONMENT

This part includes a discussion of benefits the improvements and services provide to properties within the District and the method of apportionment used to calculate each property's proportional special benefit and annual charge.

Part E – CHARGE ROLL

This part contains a listing of the proposed levy amount for each parcel within the District. The proposed amount for each parcel is based on the parcel's proportional special benefit as outlined in the method of apportionment. The Charge Roll is filed in the Office of the City Clerk of the City of Rancho Cordova and is incorporated in this report.

Part A

PLANS AND SPECIFICATIONS

This part of the report describes the properties included in the boundaries of the District and the proposed extended services to be provided by Transit Zone No. 2 to properties within the boundaries of the District.

Transit Zone No. 2 Boundaries

The boundaries of Transit Zone No. 2 and the former CSA 10 Benefit Zone No. 2 are congruent. Benefit Zone No. 2 is an irregular shape that covers the Sunridge Specific Plan. The Sunridge Specific Plan is generally located:

- ♦ South of Douglas Boulevard (plus a small triangular section adjoining to the north);
- ♦ North of Kiefer Boulevard;
- ♦ East of Sunrise Boulevard; and
- ♦ West of Grant Line Road.

Reference is made to the diagrams shown in Part C of the report.

General Description of Services

Transit Zone No. 2 provides the funding mechanism (annual charges) for transit shuttles and other supplemental transportation services as described in the CSA Zone 2 Formation Report. Transit Zone No. 2 will provide transportation services to both residential and non-residential development within the Sunridge Specific Plan. The formation of CSA 10 Benefit Zone No. 2 fulfilled certain conditions of development included in County Ordinance No SCZ 2002-0014 for the Sunridge Specific Plan and related planning documents as well as the related Transportation System Management Plan and AQ-15 Plan, for funding shuttle services and provisions of supplemental transportation services.

In particular, Benefit Zone No. 2 is designed to support implementation of the following zoning condition:

The Sunridge Specific Plan shall have a targeted goal of a 30% reduction in daily vehicle trips. In support of that goal, the Sunridge Specific Plan shall participate in a County Service Area (CSA), or an equivalent funding mechanism to the satisfaction of the Board of Supervisors, or successor city, for the purpose of funding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute to Sunridge's targeted 30% reduction in daily vehicle trips.

The charges for residential and non-residential development will fund these transportation services as determined appropriate by the City Council. Supplemental transportation services may include, but are not limited to, the following:

- ♦ Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- ♦ Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- ♦ Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- ♦ Transportation Planning for Employers and/or Resident Groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- ♦ Education Programs – various programs such as education of transit options, home office set up, and alternative commute opportunities;
- ♦ Infrastructure Support – additional bike racks and lockers, transportation alternatives and ride share informational boards/kiosks, and transit facilities;
- ♦ Transportation Coordinator, Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- ♦ Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

Part B**ESTIMATE OF COSTS**

The maximum rate per Equivalent Dwelling Unit (“EDU”) shown herein is based on the cost of providing for the District improvements and does not include any other assessments or charges imposed on the properties. The cost estimate within this report identifies the cost to maintain the improvements within Transit Zone No. 2.

The District maintains two separate reserves, one is utilized for working capital purposes (the “Operating Reserve”) and the other for longer-term projects (the “Capital Outlay/Contingency Reserve”). The Operating Reserve provides cash for the ongoing operations and maintenance of the District, as well as providing funding for unanticipated expenditures. The size of the Operating Reserve shall not exceed the estimated costs of maintenance and services from the first day of the fiscal year (July 1) to the date that the City expects to receive the first apportionment of collections from the County. The City has determined that all cost estimates as presented in this report shall be considered as costs to maintain and service the District, or incidental expenses thereof. In addition, Government Code Section 25210.6 allows the City to levy and collect charges to fund capital outlays in the current year or to levy and collect charges to accumulate funds for capital outlay purposes, and Government Code Section 25210.7 allows the City to levy and collect charges for any appropriation for contingencies to be used for expenses for maintenance and operation of any services within the Transit Zone. The Capital Outlay/Contingency Reserve is used to fund capital outlay and any contingency purposes that may be necessary to properly provide services to properties within District.

The cost estimate for the District prepared by the City for Fiscal Year 2021-22 follows on the next page, along with details about additional funding requirements and a brief description of each line item included in the cost estimate.

ITEM 10.1.**CITY OF RANCHO CORDOVA****TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22****ATTACHMENT 3
Exhibit A to the Resolution****PART B**

City of Rancho Cordova Transit Related Services Benefit District, Zone 2 Fiscal Year 2021-22 Cost Estimate Summary	
	Cost Estimate
DIRECT COSTS	
Shuttle Services Operations	\$ 478,667
Transportation Planning and Coordination	\$ 15,000
Outreach and Educational Programs	\$ 33,500
Guaranteed Ride Home	\$ 10,000
Infrastructure Support	\$ 20,000
Transit Subsidies, Incentives and Staff Costs	\$ 20,000
Total Direct Costs	\$ 577,167
ADMINISTRATION COSTS	
District Administration	\$ 20,000
Transit Shuttle Administration	\$ 20,000
County Collection Fees	\$ 4,000
Total Administration Costs	\$ 44,000
Total Direct and Administration Costs	\$ 621,167
MISCELLANEOUS COSTS AND COLLECTIONS/(CREDITS) APPLIED TO LEVY	
Replenishment to/(Use of) Operating Reserve	\$ (15)
Contribution to/(Use of) Capital Outlay/Contingency Reserve	\$ -
Miscellaneous Costs and Collections/(Credits) Applied to Levy	\$ (15)
Balance to Levy¹	\$ 621,153
ZONE 2 STATISTICS & ASSESSMENT RATES	
Parcels to be Levied	5,784
Developed Equivalent Dwelling Units (EDU's)	5,814
Rate per EDU to Fully-Fund Zone ²	\$ 106.84
Maximum Rate per EDU	\$ 119.93
Estimated Maximum Revenue²	\$ 697,286
Variance above/(below) Maximum Revenue	\$ (76,133)
FUND BALANCE INFORMATION	
Operating Reserve Fund Balance	
Beginning Operating Reserve Fund Balance 7-1-2021(est.)	\$ 1,273,676
add: Collect from FY 2021-22 Levy	\$ -
less: Use for FY 2021-22 Expenses	\$ (15)
Transfer from/(to) Capital Outlay/Contingency Reserve	\$ -
Ending Operating Reserve Fund Balance 6-30-2022 (est.)	\$ 1,273,661
Capital Outlay/Contingency Reserve Fund Balance	
Beginning Capital Outlay/Contingency Reserve Fund Balance 7-1-2022 (est.)	\$ 2,496,721
add: Collect from FY 2021-22 Levy	\$ -
less: Use for FY 2021-22 Projects	\$ -
Transfer from/(to) Operating Reserve	\$ -
Ending Capital Outlay/Contingency Reserve Fund Balance 6-30-2022 (est.)	\$ 2,496,721

(1) The annual levy equals the amount shown for the Balance to Levy. This amount may differ from the revenue shown in the charge roll due to rounding because of rounding limitations imposed by the County of Sacramento.

(2) The rate to be levied per EDU in FY 2021-22.

Additional Funding Requirements

The City of Rancho Cordova and Sacramento Regional Transit conducted a joint planning effort in 2008 to identify the operational characteristics of a pilot neighborhood shuttle service. The planning effort resulted in the implementation of a demonstration route (called the “Rancho CordoVan”) on June 15, 2009. A primary benefit of the demonstration shuttle service was mitigating the difficult pedestrian access over the Zinfandel/Highway 50 Interchange and providing better connectivity with Regional Transit’s light rail system. The Rancho CordoVan demonstration shuttle was limited to the area between the Cordova Town Center Light Rail station and the businesses and residents just south of Highway 50, along Zinfandel Boulevard.

The primary funding source for the planning effort and the pilot shuttle service was a grant from the federal Congestion Mitigation and Air Quality (“CMAQ”) program with supplemental funding from each benefit zone proportional to directly related services in that zone. No funds from CSA 10 Benefit Zone 2 were used to operate this service. The Grant funding and the demonstration period ended on June 30, 2012.

The construction of the International Drive extension to Sunrise Boulevard and the completion of the extension of Zinfandel Drive to Douglas Road provided the opportunity to effectively serve the Sunridge area with shuttle service. The CordoVan shuttle commenced new routing in September 2012 with a service between the Anatolia Club House and the Zinfandel Light Rail Station. The City and RT improved the Zinfandel Plaza/RT Connection CordoVan stop with a sheltered bench and solar LED light. Based on customer feedback a five- minute adjustment was implemented to the schedule in April 2013 to better synchronize with the train. New route changes commenced in September 2015 to extend service to Kavala Ranch. In addition, a third vehicle was added to connect the Anatolia Clubhouse shuttle stop and proceed onto Sunridge Park. This new vehicle provides service along Olson Drive, Folsom Boulevard, Kilgore Road, International Drive and Sunrise Boulevard. In April 2016, the morning routes were adjusted earlier by 25 minutes to better accommodate work times in the business park and the riders heading to the light rail. Then in 2018, the Sunridge Cordovan route was adjusted to avoid small local residential streets. Instead of following Iron Gate Way and Cades Cove Drive from Anatolia Drive to Douglas Road, the route now turns left onto Herodian Drive to Sunrise Boulevard and right onto Douglas Road. There were no changes in bus stops as a result of this route modification. We anticipate future adjustments to this route as new roadway connectivity is being provided through the extension of Chrysanthy Drive and Rancho Cordova Parkway. Any unused funds from the annual levies will be retained in reserves for future additional services to the area.

In addition, The City initiated an effort to augment transit access by partnering with the transportation network company, Lyft. The demonstration project provides a subsidy for rides that are destined to transit stops in Rancho Cordova. The demonstration project initiated in April of 2019 is funded by the Sacramento Council of Governments and has been extended through December 2021 due to the decrease in ridership during the stay-at-home/remote schedules of potential riders during the COVID-19 Pandemic. If the project is successful, the project may continue using Transit Related Services funding.

ITEM 10.1.**CITY OF RANCHO CORDOVA****TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22**

The Fiscal Year 2021-22 expenditures for Transit Zone No. 2 include:

- ♦ Shuttle Services Operations - \$478,667 towards the operations and maintenance of the CordoVan shuttle service.
- ♦ Transportation Planning and Coordination – \$15,000 is allocated for the 50 Corridor TMA to provide outreach and coordination services to continue ride sharing, van pool and shuttle programs.
- ♦ Outreach and Educational Programs – \$33,500 is allocated to continue safe routes to school education at Sunrise Elementary School and Robert J. McGarvey in the Anatolia community on alternative mode transportation and encourage students and parents to walk or bicycle to school.
- ♦ Guaranteed Ride Home – \$10,000 is allocated for free taxi rides and rental cars for ride sharers or shuttle riders in the case of an emergency.
- ♦ Infrastructure Support – transit facilities (bus stop signs, shelters, etc.). An allocation of \$20,000 is needed for new infrastructure and on-going maintenance of bus stops, shelters, and signs.
- ♦ Transit Subsidies and Incentives – \$20,000 of financial assistance in the form of subsidies is provided to encourage residents and employees to use transit or other alternative transportation measures, including ride sharing, vanpool, and transitshuttle services.

Descriptions of Cost Estimate Items

A description of the terms associated with the services funded through Transit Zone No. 2 in the preceding cost estimate table are listed below:

Direct Costs (Services and Operating Costs)

Shuttle Services Operations & Planning - Includes costs to provide transit shuttle services for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations, as well as other public transit options.

Transportation Planning and Coordination - Includes the cost of transportation plans for employers and/or resident groups, which can guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs, as well as instruction in mobility (transportation alternatives) for residential groups and work site coordinators. If zero, this line item may not be shown in the cost estimate.

Outreach and Educational Programs - Includes the cost of various programs, such as education of elementary students at Sunrise Elementary and Robert J. McGarvey Schools on the alternative modes of transportation available and encourages students and parents to walk or bicycle to school. If zero, this line item may not be shown in the cost estimate.

ITEM 10.1.

Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22

PART B

Guaranteed Ride Home - Includes the cost to provide free taxi rides and rental cars for ride sharers in case of an emergency.

Infrastructure Support - Includes the cost of facilities, such as additional bike racks and lockers, transportation alternatives and ride share informational boards and kiosks, and transit facilities.

Transit Subsidies, Incentives, and Staff Costs - includes the cost for financial assistance in the form of subsidies to encourage residents and employees to use transit or other alternative transportation measures, including ride sharing, vanpool, and transit shuttle services.

Administration Costs

District Administration - Includes the estimated cost to coordinate District services including responding to property owner inquiries relating to the service charges and services and contracting with professionals to provide administration, legal, and engineering services to the District that are required on an annual basis. This also includes the costs for the City to account for the funds, the calculation of the service charges, preparation of the annual report, and placing the service charges on the property tax bills.

Transit Shuttle Administration - Includes all or a portion of the administrative costs associated with overseeing the operation of the Transit Shuttle, developing an annual service cost estimate and coordination of the annual approval of the charges.

County Collection Fees - Includes the cost that the County charges to place the service charges onto the Sacramento County Secured Tax Roll.

Miscellaneous Costs and Collections/(Credits) Applied to Levy

Replenishment/(Use) of Operating Reserve - A “replenishment” increases the levy in order to replenish the Operating Reserve. On the other hand, a “use” of the Operating Reserve decreases the levy by drawing funds from the Operating Reserve for current year expenditures. If zero, this line item may not be shown in the cost estimate.

Contribution for/ (Use of) Capital Outlay/Contingency Reserve - A “contribution” increases the levy in order to generate funding for capital outlay contingency purposes. On the other hand, a “use of” of this reserve provides current year funding for capital outlays or contingency purposes from available funds within the Capital Outlay/Contingency Reserve. If zero, this line item may not be shown in the cost estimate. Further information regarding the function of the Capital Outlay/ Contingency Reserve is provided under “Reserve Balance Information” below.

Balance to Levy - This is the total amount to be levied and collected through charges for the current fiscal year. The Balance to Levy represents the sum of the Total District Direct and Administration Costs together with any applicable adjustments associated with Miscellaneous Costs and Collections/(Credits) as described above.

Zone 2 Statistics and Rates

Parcels to be Levied – The total number of parcels that are expected to be charged for the current fiscal year.

Developed Equivalent Dwelling Units (EDU's) – The total number of developed EDU's that are expected to be charged for the current fiscal year.

Maximum Rate per EDU – The maximum rate to be charged to each EDU for the current fiscal year.

Estimated Maximum Revenue – The total amount that can be charged against all parcels within the Transit Zone for the current fiscal year based upon the expected number of EDU's to be charged.

Operating Reserve Fund Balance

Beginning Operating Reserve Fund Balance 7-1-2021 (est.) - The anticipated beginning balance of cash and receivables net of any unpaid prior year obligations. These beginning balances are expected to be used to fund expenditures from July 1, 2021 to December 31, 2021, as the Operating Reserve is used to compensate for the approximate six-month delay between the start of the Transit Zone's fiscal year and the receipt of the collections from the County. All Capital Outlay/Contingency Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately.

Collect from FY 2021-22 Levy - This amount is added to the levy in order to replenish the Operating Reserve. Due to the six-month delay from the Transit Zone's receipt of charge collections, the Operating Reserve balance should be sufficiently funded to provide for expenditures from the period of July 1, 2021 (the beginning of the fiscal year) through December 31, 2021. If zero, this line item may not be shown in the cost estimate.

Use for FY 2021-22 Expenses - The amount of the Operating Reserve to be used to fund Fiscal Year 2021-22 expenses. Portions of the Operating Reserve may be slated for current year expenditures in order to reduce the Ending Operating Reserve Balance to an amount no greater than the expected Transit Zone costs for the period of July 1, 2021 (the beginning of the fiscal year) through December 31, 2021. If zero, this line item may not be shown in the cost estimate.

Transfer from/(to) the Capital Outlay/Contingency Reserve - The amount of Operating Reserve monies to be transferred to or from the Capital Outlay/Contingency Reserve. Periodically, funds held in a Capital Outlay / Contingency Reserve may be needed to respond to changing operational needs or conditions within the Transit Zone. If zero, this line item may not be shown in the cost estimate.

ITEM 10.1.*CITY OF RANCHO CORDOVA**TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22***ATTACHMENT 3****Exhibit A to the Resolution**

PART B

Ending Operating Reserve Fund Balance 6-30-2022 (est.) - This amount represents the anticipated Operating Reserve balance/(deficit) as of June 30, 2022. This balance should be sufficiently funded to provide for the first six-months of expenses in order to meet ongoing obligations until the first collections are received from the County. All Capital Outlay/Contingency Reserve balances, if any, are excluded from the Operating Reserve balances and shall be shown separately in the report.

Capital Outlay/Contingency Reserve Fund Balance

Beginning Capital Outlay / Contingency Reserve Fund Balance 7-1-2021 (est.) - The projected balance of funds in the Capital Outlay/Contingency Reserve as of July 1, 2021. Community Service Area Law allows the levy and accumulation of funds in excess of the Transit Zone's operating reserve to fund capital outlays within the current year or to accumulate funds for these purposes. In addition, these funds may be used for any appropriation for contingencies to fund the services or other expenses of the Transit Zone.

Collect from FY 2021-22 Levy - This amount is added to the levy to accumulate funding for future year Capital Outlay / Contingency purposes. If zero, this line item may not be shown in the cost estimate.

Use for FY 2021-22 Capital Outlay/Contingency Purposes - The amount of Capital Outlay/Contingency Reserve monies expected to be transferred out of the Capital Outlay/Contingency Reserve to be used in the current year. If zero, this line item may not be shown in the cost estimate.

Transfer from/(to) the Operating Reserve - The amount of Capital Outlay/Contingency Reserve monies to be transferred to or from the Operating Reserve. Periodically, funds held in a Capital Outlay/Contingency Reserve may be needed to respond to changing operational needs or conditions within the Transit Zone. If zero, this line item may not be shown in the cost estimate.

Ending Capital Outlay/Contingency Reserve Fund Balance 6-30-2022 (est.) - The projected balance of funds in the Capital Outlay/Contingency Reserve as of June 30, 2022. These funds shall be used for future year Capital Outlay/Contingency purposes.

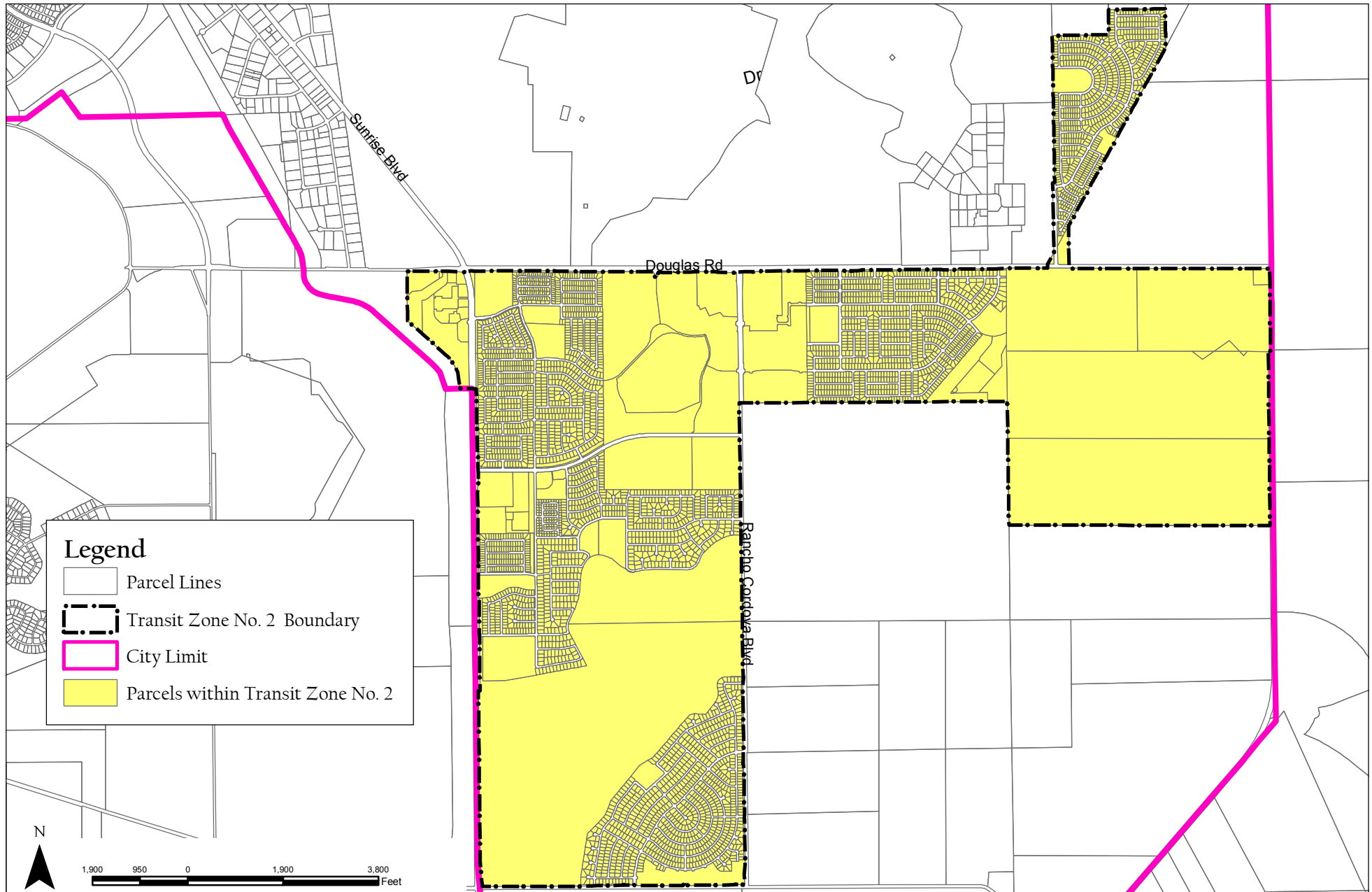
Part C

TRANSIT ZONE NO. 2 BOUNDARIES

The parcels to be charged consist of all lots, parcels and subdivisions of land located within the boundaries of the map designated as “Boundary Map of Transit Related Services Benefit District, Zone No. 2.” The lines and dimensions of each parcel within the District are those lines and dimensions shown on the maps of the Sacramento County Assessor for the year in which this report was prepared and are incorporated herein and made part of this report.

A reduced copy of the boundary map is attached on the following page.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Assessment District Diagram



Part D

METHOD OF APPORTIONMENT

County Service Area Law (Government Code Section 25210 et seq), together with Local Agency Formation law (Government Code Sections 56886(m) and 56886(t)), permit a county, or a successor city, in the case of a detached CSA, to levy or collect a tax or charge in any CSA, or zone within a CSA, to fund any one or more of the services mentioned in Part A. A county or successor city may also levy and collect taxes or charges for capital outlay purposes within the respective CSA or detached CSA, for the accumulation of a reserve fund for capital outlay purposes, and for any appropriation for contingencies to be used for expenses for maintenance and operation of any services.

The method of apportionment utilized commonly accepted engineering practices that have been established pursuant to the County Service Area Law and the Constitution.

The remainder of this part describes the methodology, estimated annual revenue, and annual escalation formula for the charge to be levied in Transit Zone No. 2.

Apportionment Methodology

The methodology established through CSA 10 Benefit Zone No. 2 and authorized for Transit Zone No. 2 is summarized below.

The Transit Zone No. 2 charges are levied to fund property-related services. These charges comply with County Service Area Law and Article XIIIID Section 4 of the California Constitution, as the charges are to fund property-related services.

The initial rates of CSA 10 Benefit Zone No. 2 were based on the estimated costs to fund supplemental transportation services in Fiscal Year 2005-06 for the Sunridge Specific Plan at build out.

In order to calculate and identify the proportional special benefit received by each parcel and their proportionate share of the service related costs, it is necessary to consider not only the services to be provided, but the relationship each parcel has to those services as compared to other parcels in the District. The benefit formula used to determine the obligation is therefore based upon both the services that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific services.

Equivalent Dwelling Unit Factors

The unit of demand used for the charge is an equivalent dwelling unit (“EDU”). One EDU is the amount of demand for services associated with one (1) low-density residential unit in a single year. The demand for all other land use types reflects a comparison of the demand for service relative to one EDU for a low-density residential unit.

The level of service identified for Benefit Zone No. 2 was based on the level of service identified in user surveys conducted by the North Natomas Transportation Management Authority (“NNTMA”). Demand for services was measured using vehicle trip generation rates adjusted for trip length and trip purpose (diverted and pass-by trips versus primary trips) by type of land use.

Demand is assumed to be generated by developed residential and non-residential land uses. No demand is associated with undeveloped land and no charge is levied on this land use. Table 1 provides the number of EDU’s assigned to each land use type for calculating the maximum charge.

Table 1: Transit Zone No. 2 - EDU's by Land Use	
Land Use	EDU Factor ⁽¹⁾
Developed Acreage	
Residential (per dwelling unit)	
LowDensity	1.00
Medium Density	0.80
High Density	0.60
Nonresidential (per acre)	
Retail and Service Commercial	25.64
Commercial Mixed Use	22.04
Undeveloped Acreage	
All Land Uses	-

⁽¹⁾ EDU Factors as approved for Sacramento County CSA 10, Benefit Zone No. 2, FY 2005-06.

The EDU factor for each land use is based upon average daily vehicle trips (ADT) per land use type. ADT is used to determine the charge by land use type because vehicle trips are a reasonable measure of demand for the supplemental transportation services immediately available to property owners paying the charge.

Each parcel’s charge is calculated by multiplying the cost per EDU by the amount of EDU’s assigned to each property according to their land use type. This methodology fairly distributes the total cost for services among all parcels based on each parcel’s proportional demand for the services immediately available to that parcel. Each parcel’s charge does not exceed the reasonable cost of services to that parcel.

Land Use Definitions

Definition of the land use definitions are as follows:

- Developed Parcels** - All single-family detached residential parcels for which a final map has been recorded, and all other parcels for which a building permit has been issued, on or prior to June 30 of the fiscal year preceding the year in which the charge is levied.
- Undeveloped Parcels** - All parcels that are not Developed Parcels or Exempt Parcels.
- Low Density Residential** - This category includes densities of up to five (5.0) dwelling units per acre. Uses consistent with the Low Density Residential category include those allowed by in the RD-5 land use zone and other residential zones of lesser maximum density as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.
- Medium Density Residential** - This category includes densities of more than five (5.1 or greater) dwelling units per acre and up to fifteen (15.0) dwelling units per acre. Uses consistent with the Medium Density Residential category include those allowed by in the RD-7, RD-10, and RD-15 land use zones as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.
- High Density Residential** - This category includes densities of more than fifteen (15.1 or greater) dwelling units per acre. Uses consistent with the High Density Residential category include those allowed by in the RD-20, RD-25, RD-30, and RD-40 land use zones as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.

Retail & Service Commercial - This category as designated in the Sunridge Specific Plan includes those non-residential land uses allowed by a use permit in the SC Shopping Center land use zone as specified in Title II Chapter 25 of the Rancho Cordova Zoning Code. This land use category further includes all other non-residential uses that would generate a high number (500 or more) of average daily trips. For purposes of levying the charge in Benefit Zone 2, residential uses allowed in the SC Shopping Center land use zone by development plan review or by conditional use permit are considered to be Low Density, Medium Density, or High Density Residential according to their density as determined by the Planning Director of Rancho Cordova and these definitions.

Commercial Mixed Use - This category as designated in the Sunridge Specific Plan includes those non-residential land uses allowed by a use permit in the LC Limited Commercial land use zone as specified in Title II Chapter 25 of the Rancho Cordova Zoning Code. This land use category further includes all other non-residential uses that would generate a low to medium number (less than 500) of average daily trips. For purposes of levying the charge in Benefit Zone 2, residential uses allowed in the LC Limited Commercial land use zone by development plan review or by conditional use permit are considered to be either Low Density, Medium Density, or High Density Residential according to their actual density in dwelling units per acre as determined by the Planning Director of Rancho Cordova and these definitions.

Exempt - Public parcels including parks, schools, utility parcels, and designated open space parcels are exempt from the service charge because no services funded by Transit Zone No. 2 are provided to these parcels.

Formula for Inflating the Annual Maximum Charge

The formula for inflating the maximum annual charge established through CSA 10 Benefit Zone No. 2, and to be used for Transit Zone No. 2, is summarized as follows.

The property owner balloting that established the maximum charges to CSA 10 Benefit Zone No. 2 included an annual inflator formula. The purpose of establishing an inflator formula was to provide for a reasonable inflationary adjustment to the annual maximum charges without requiring periodic noticing and balloting procedures that would add administrative costs to Benefit Zone No. 2. The law implementing Article XIIIID (Senate Bill 919) of the California Constitution clarifies that an increase in a maximum charge to implement a voter-approved inflator formula is not an increase subject to additional property owner consideration.

ITEM 10.1.*CITY OF RANCHO CORDOVA**TRANSIT RELATED SERVICES BENEFIT DISTRICT ZONE No. 2 FY 2021-22*

PART D

Exhibit A to the Resolution

This inflator formula allows for annual increases to the maximum allowable charges by the increase in the Consumer Price Index (All Urban Consumers) published for the Sacramento Region by the U.S. Department of Labor (CPI), or six percent (6%), whichever is less. The CPI increase to be used in the inflator formula will be the change in the CPI index from the January two years before adjustment of the charge to the January in the year preceding adjustment of the charge; beginning in the second fiscal year (Fiscal Year 2006-07), and each fiscal year thereafter, the maximum allowable charge will be recalculated, and a new maximum charge established.

The City may choose to impose less than the maximum allowable charge in any year if service costs warrant the reduction. If the City, or previously the County, has imposed an amount less than the maximum charge, the City may also choose to increase the charge in any year to fully fund services up to the level of the maximum allowable charge for that fiscal year. In this way, the maximum allowable charge is adjusted annually and is calculated independent of the Transit Zone's annual cost estimate.

The U.S. Department of Labor's Bureau of Labor Statistics no longer provides CPI factors for January for the San Francisco-Oakland-San Jose area. The CPI factors are now published bi-monthly on even months only (February, April, June, etc.). Since the February CPI factors include, in part, the data that would have been used to determine the January CPI factors, the City has determined that Transit Zone No. 2 shall now use the CPI data for the month of February.

The percentage increase from the February 2020 CPI to the February 2021 CPI was 1.56729%.

Table 2 provides the Fiscal Year 2021-22 maximum charge per EDU together with the maximum charge by land use.

Table 2: Transit Zone No. 2 - Maximum Charge by Land Use			
Land Use	EDU Factor ⁽¹⁾	Charge Per EDU ⁽²⁾	Maximum Annual Charge Per Unit/Acre
Developed Acreage			
Residential (per dwelling unit)			
Low Density	1.00	\$119.93	\$119.93
Medium Density	0.8	\$119.93	\$95.94
High Density	0.6	\$119.93	\$71.96
Nonresidential (per acre)			
Retail Commercial	25.64	\$119.93	\$3,075.01
Business Park	22.04	\$119.93	\$2,643.26
Undeveloped Acreage			
All Land Uses	0	\$119.93	\$0.00

⁽¹⁾ EDU Factors as approved for Sacramento County CSA 10, Benefit Zone No. 1, FY 2005-06.

⁽²⁾ The FY 2021-22 maximum charge per EDU is calculated by increasing the FY 2020-21 maximum charge per EDU of \$118.08 by 1.56729%, the percentage increase in the CPI from February 2020 to February 2021. Rates and percentages in the Report have been rounded for presentation purposes. However, in FY 2021-22, the District is levying \$106.84 per EDU, which is less than the maximum rate allowable.

Part E

CHARGE ROLL

Parcel identification for each lot or parcel within the District is based on the diagram presented herein and is based on available parcel maps and property data from the County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be charged within this District along with the amounts is provided herein.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and rate described in this report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and rate rather than a proportionate share of the original amount.

The following is a list of the parcels and proposed amounts for each of the parcels within the District as determined by the rates and method of apportionment described herein:

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0030-039-0000	Developed/Final Map	Retail & Service Commercial	60.5104	\$ 6,464.92
067-0430-041-0000	Developed/Final Map	Commercial/Business Park	95.6536	\$10,219.62
067-0440-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0440-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0440-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-109-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-110-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0440-111-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0450-001-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-002-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-003-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-004-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-005-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-006-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-007-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-008-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-009-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-010-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-011-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-012-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-013-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-014-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-015-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-016-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-017-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-018-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-019-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-020-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-021-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0450-022-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0450-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0450-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-109-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-110-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-111-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-112-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0450-113-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0450-114-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0460-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0460-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0460-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0470-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0470-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0480-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0480-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0490-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0490-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0500-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0500-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0500-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0510-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
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APN	Development Status	Land Use	EDU	Assessment
067-0510-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0510-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0520-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0520-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0520-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0530-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0530-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0540-001-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-002-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-003-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-004-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-005-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-006-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-007-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-008-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-009-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-010-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-011-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-012-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-013-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-014-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-015-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-016-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-017-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-018-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-019-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-020-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-021-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-022-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-023-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-024-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-025-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-026-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-027-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-028-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-029-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-030-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-031-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-032-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-033-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-034-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-035-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-036-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-037-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-038-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-039-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-040-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-041-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0540-042-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0540-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0540-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0540-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0550-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0550-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-109-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-110-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-111-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-112-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-113-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-114-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0550-115-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-116-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-117-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-118-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-119-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-120-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-121-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-122-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-123-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-124-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-125-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-126-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-127-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-128-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-129-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-130-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-131-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0550-132-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0560-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0560-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-109-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-110-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-111-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-112-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-113-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-114-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-115-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-116-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-117-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0560-118-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-119-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-120-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-121-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0560-122-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0570-001-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-002-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-003-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-004-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-005-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-006-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-007-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-008-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-009-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-010-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-011-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-012-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-013-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-014-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-015-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-016-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-017-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-018-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-019-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-020-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-021-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-022-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-023-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-024-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-025-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-026-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-027-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-028-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-029-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-030-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-031-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-032-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-033-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-034-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-035-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-036-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-037-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-038-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-039-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0570-040-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0570-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0570-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0570-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0580-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0580-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0590-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0590-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0590-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-109-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-110-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-111-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-112-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-113-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-114-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-115-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-116-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0590-117-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0600-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0600-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0600-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0610-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0610-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0620-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0620-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0630-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0630-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0640-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0640-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0660-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0660-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0660-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0660-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0670-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0670-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0670-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0680-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0680-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0690-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0690-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0700-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0700-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0700-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0710-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0710-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0710-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-109-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-110-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0710-111-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0720-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0720-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0720-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0730-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0730-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0730-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0740-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0740-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0750-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0750-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0750-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0760-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0760-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0770-001-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0770-002-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46

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 Transit Related Services Benefit District, Zone No. 2
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APN	Development Status	Land Use	EDU	Assessment
067-0770-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0770-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
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APN	Development Status	Land Use	EDU	Assessment
067-0770-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0770-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0800-001-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-002-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-003-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-004-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-005-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-006-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-007-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-008-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-009-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-010-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-011-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-012-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-013-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-014-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-015-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-016-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-017-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-018-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-019-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-020-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-021-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-022-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-023-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-024-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-025-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-026-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-027-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-028-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-029-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-030-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-031-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-032-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-033-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-034-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-035-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-036-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-037-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-0800-038-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84

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City of Rancho Cordova
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 Transit Related Services Benefit District, Zone No. 2
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APN	Development Status	Land Use	EDU	Assessment
067-0800-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0800-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-109-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-110-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-111-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-112-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-113-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-114-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-115-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-116-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-117-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-118-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-119-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-120-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-121-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-122-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-123-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-124-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-125-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-126-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-127-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-128-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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APN	Development Status	Land Use	EDU	Assessment
067-0800-129-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-130-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-131-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0800-132-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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APN	Development Status	Land Use	EDU	Assessment
067-0810-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0810-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0820-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0820-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0830-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0830-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0830-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0840-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0840-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-093-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-095-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-096-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-097-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-098-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-099-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-100-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-101-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-102-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-103-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-104-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-105-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-106-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-107-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-109-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-110-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-111-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-112-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-113-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-114-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-115-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-116-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0840-117-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0850-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0850-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0850-094-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0860-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0860-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0860-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0870-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0870-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0870-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0880-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-0880-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-089-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-090-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-091-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0880-092-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0890-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0890-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-0900-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0900-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

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Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0910-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0910-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-0920-001-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-002-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-003-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-004-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-005-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-006-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-007-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-008-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-009-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-010-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-011-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-012-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-013-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-014-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-015-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-016-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-017-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-018-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-019-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-020-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-021-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-022-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-023-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-024-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-025-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-026-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-027-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-028-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-029-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-030-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-031-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-0920-032-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0920-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-0920-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-109-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-110-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-111-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-112-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-113-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-114-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-115-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-116-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-117-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0920-118-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-0930-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-0930-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1050-001-0000	Developed/Final Map	Retail & Service Commercial	86.6632	\$ 9,259.10
067-1050-002-0000	Developed/Final Map	Retail & Service Commercial	33.0756	\$ 3,533.80
067-1050-003-0000	Developed/Final Map	Retail & Service Commercial	23.2811	\$ 2,487.34
067-1050-004-0000	Developed/Final Map	Retail & Service Commercial	31.0244	\$ 3,314.64
067-1050-005-0000	Developed/Final Map	Retail & Service Commercial	24.5888	\$ 2,627.06
067-1050-006-0000	Developed/Final Map	Retail & Service Commercial	48.2032	\$ 5,150.02

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1050-007-0000	Developed/Final Map	Retail & Service Commercial	42.5624	\$ 4,547.36
067-1050-009-0000	Developed/Final Map	Retail & Service Commercial	29.7424	\$ 3,177.68
067-1070-001-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-002-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-003-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-004-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-005-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-006-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-007-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-008-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-009-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-010-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-011-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-012-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-013-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-014-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-015-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-016-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-017-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-018-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-019-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-020-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-021-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-022-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-023-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-024-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-025-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-026-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-027-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-028-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-029-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-030-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-031-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-032-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-033-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-034-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-035-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-036-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-037-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-038-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-039-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-040-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-041-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-042-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-043-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1070-044-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-045-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-046-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-047-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-048-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-049-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-050-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-051-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-052-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-053-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-054-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1070-055-0000	Developed/Final Map	Low Density Residential	1.0000	\$ 106.84
067-1090-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1090-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1090-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1090-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1120-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1130-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1130-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-099-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-100-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-101-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-102-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-103-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-104-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-105-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-106-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1130-107-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-108-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-109-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-110-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-111-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-112-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-113-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-114-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-115-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-116-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-117-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-118-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-119-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-120-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-121-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-122-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-123-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-124-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-125-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-126-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-127-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-128-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-129-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-130-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-131-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-132-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-133-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-134-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-135-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-136-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-137-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-138-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-139-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-140-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-141-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-142-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-143-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-144-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-145-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-146-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-147-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-148-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-149-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-150-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-151-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1130-152-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-153-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-154-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-155-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-156-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-157-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-158-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-159-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-160-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-161-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-162-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-163-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-164-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-165-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-166-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-167-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-168-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-169-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1130-170-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1140-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1140-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1150-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1150-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1160-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1160-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1160-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1170-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1170-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1170-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1180-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1190-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1190-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1190-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1200-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1200-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1210-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1210-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1220-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1220-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1230-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1230-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1240-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1240-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

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APN	Development Status	Land Use	EDU	Assessment
067-1250-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-015-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-016-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-017-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-018-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-019-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-020-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-021-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-022-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-023-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-024-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-025-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-026-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-027-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-028-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-029-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

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Transit Related Services Benefit District, Zone No. 2
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ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1250-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1250-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-097-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-098-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1250-099-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-100-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-101-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1250-102-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1260-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1260-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1260-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-001-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-002-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-003-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-004-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-005-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-006-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-007-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-008-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-009-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-010-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-011-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-012-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-013-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-014-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-015-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-016-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-017-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1270-018-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-019-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-020-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-021-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-022-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-023-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-024-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-025-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-026-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-027-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-028-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-029-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-030-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-031-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-032-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-033-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-034-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-035-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-036-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-037-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-038-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-039-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-040-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-041-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-042-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-043-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-044-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-045-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-046-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-047-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-048-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-049-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-050-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-051-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-052-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-053-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-054-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-055-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-056-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-057-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-058-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-059-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-060-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-061-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-062-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
067-1270-063-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-064-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-065-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-066-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-069-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-070-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-071-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-072-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-073-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-074-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-075-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-076-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-077-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-078-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-079-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-080-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-081-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-082-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-083-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-084-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-085-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-086-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-087-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-088-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-089-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-093-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-094-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-095-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-096-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1270-097-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-098-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-099-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-100-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-101-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-102-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-103-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-104-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-105-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-106-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1270-107-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
067-1270-108-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-001-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-002-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-003-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-004-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-005-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-006-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-007-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-008-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-009-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-010-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-011-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-012-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1280-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
067-1280-056-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-057-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-058-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-059-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-060-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-061-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-062-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-063-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-064-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-065-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-066-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-067-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-068-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-069-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-070-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-071-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-072-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-073-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-074-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-075-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-076-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-077-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-078-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-079-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-080-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-081-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-082-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-083-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-084-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-085-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-086-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-087-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-088-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
067-1280-089-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
067-1280-090-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1280-091-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1280-092-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
067-1290-001-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-002-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-003-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-004-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-005-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-006-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-007-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-008-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-009-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-010-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-011-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-012-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-013-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-014-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-015-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-016-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-017-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-018-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-019-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-020-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-021-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-022-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-023-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-024-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-025-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-026-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-027-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-028-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-029-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-030-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-031-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
067-1290-032-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-001-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-002-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-003-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-004-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-005-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-006-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-007-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-008-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-009-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84
072-2870-010-0000	Developed/Final Map	Low Density	1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
072-2870-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
072-2870-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2870-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
072-2880-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
072-2880-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2880-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
072-2890-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-081-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-082-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
072-2890-083-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-084-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-085-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-086-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-087-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2890-088-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

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Exhibit A to the Resolution

APN	Development Status	Land Use	EDU	Assessment
072-2900-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-063-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-064-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-065-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-066-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-067-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-068-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-069-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-070-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-071-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-072-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-073-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-074-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-075-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-076-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-077-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-078-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-079-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2900-080-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
072-2910-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-016-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-017-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-018-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-019-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-020-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-021-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-022-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-023-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-024-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-025-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-026-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-027-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-028-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-029-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-030-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-031-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-032-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-033-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-034-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-035-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-036-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-037-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-038-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-039-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-040-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-041-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-042-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-043-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-044-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-045-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-046-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-047-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-048-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-049-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3**Exhibit A to the Resolution**

APN	Development Status	Land Use	EDU	Assessment
072-2910-050-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-051-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-052-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-053-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-054-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-055-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-056-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-057-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-058-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-059-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-060-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-061-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-062-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2910-063-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-064-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-065-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-066-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-067-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-068-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-069-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-070-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-071-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-072-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-073-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-074-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-075-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-076-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-077-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-078-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-079-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-080-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-081-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-082-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2910-083-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-001-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-002-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-003-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-004-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-005-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-006-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-007-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-008-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-009-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-010-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-011-0000	Developed/Final Map Low Density		1.0000	\$ 106.84

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City of Rancho Cordova
Exhibit A to the Resolution
 Transit Related Services Benefit District, Zone No. 2
 Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

APN	Development Status	Land Use	EDU	Assessment
072-2920-012-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-013-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-014-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-015-0000	Developed/Final Map Low Density		1.0000	\$ 106.84
072-2920-016-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-017-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-018-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-019-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-020-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-021-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-022-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-023-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-024-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-025-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-026-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-027-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-028-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-029-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-030-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-031-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-032-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-033-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-034-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-035-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-036-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-037-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-038-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-039-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-040-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-041-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-042-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-043-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-044-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-045-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-046-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-047-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-048-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-049-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-050-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-051-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-052-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-053-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-054-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
072-2920-055-0000	Developed/Final Map Medium Density		0.8000	\$ 85.46
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ITEM 10.1.

City of Rancho Cordova
Transit Related Services Benefit District, Zone No. 2
Fiscal Year 2021-22 Charge Roll

ATTACHMENT 3

Exhibit A to the Resolution

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072-2920-067-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
072-2920-068-0000	Developed/Final Map	Medium Density	0.8000	\$ 85.46
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5,784 Parcels				\$621,152.82

MEMORANDUM



ITEM 10.2.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician

SUBJECT: RESOLUTIONS APPROVING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2021-2022

RECOMMENDATION

Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments, Declaring its Intention to Levy the Annual Assessments and Preliminarily Approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2021-2022; and adopt the Resolution Amending and/or Approving the Annual Engineer's Report and Ordering the Levy and Collection of Assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2021-2022.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolutions will authorize the continuance of the annual levy and collection of assessments in the District. The assessments provide funding for streetlight and road maintenance and only apply to specific newly developed areas that are part of the District as identified in the Engineer's Report.

BACKGROUND

The Rancho Cordova Road Maintenance Assessment District (hereinafter "the District") was formed in June 2006 by the City Council. The purpose was to create a financial mechanism to provide street and street lighting operations and maintenance services for public improvements created as a result of new development.

State law requires the City to hold a public hearing prior to the approval of the proposed assessment rates and the levy of the annual assessment. An Engineer's Report showing the proposed assessment rates has been prepared, placed on file with the City Clerk.

Through adoption of the Resolution, Attachment 1, the City is initiating the proceedings for the annual levy and collection of assessments and caused the preparation of the Engineer's Report and preliminarily approves the Engineer's Report, declaring its intention to levy the annual assessments for Fiscal Year 2021-2022. The City Clerk has given notice and set today as the time and place to conduct a public hearing on the matter.

The Engineer's Report prepared by Harris & Associates includes diagrams of the assessment areas, a description and cost estimates of the operations and maintenance services to be provided, a description of the property to be benefited, and the amount of the assessment to each individual property. The services performed within and funded by the District include the operation, servicing and maintenance of the District's streets and street lighting improvements at the locations described in the Engineer's Report. The proposed assessments per Zone for Fiscal Year 2021-2022 are shown in Table 1 below:

Table 1

ZONE 1 – CAPITAL VILLAGE					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessments</u>	<u>Lighting Assessments</u>	<u>Total FY 21/22 Assessments</u>
No Alley					
COM	15	32.078	\$ 105,188	\$ 4,693	\$ 109,881
PARK	3	6.93	5,810	839	6,649
SFR-H	6		1,118	161	1,279
SFR-M*	163		37,962	5,584	43,546
VAC	0		0	0	0
Alley/Aisle					
SFR-H	216		54,128	9,225	63,353
SFR-L	151		52,975	8,029	62,004
SFR-M	248		77,672	13,080	90,752
TOTAL					\$ 377,464
ZONE 4 – SUNDANCE					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessments</u>	<u>Lighting Assessments</u>	<u>Total FY 21/22 Assessments</u>
Vacant	1	11.82	\$1,230	\$185	\$ 1,415
ZONE 5 – ANTHOLOGY AT ANATOLIA					
	<u>Parcels</u>	<u>Acres</u>	<u>Street Assessments</u>	<u>Lighting Assessments</u>	<u>Total FY 21/22 Assessments</u>
SFR	118		\$ 35,092	\$ 2,286	\$ 37,378
SFR = Single Family Residential SFR-H = Single Family Residential – High Density SFR-M = Single Family Residential – Medium Density SFR-L = Single Family Residential – Low Density					

The Fiscal Year 2021-2022 total assessments for the existing zones of benefit are as follows:

Zone 1 – Total Estimated Assessments:	\$ 377,464
Zone 4 – Total Estimated Assessments:	\$ 1,415
Zone 5 – Total Estimated Assessments:	\$ 37,378
TOTAL	\$ 416,257

The funds will be used to pay for routine maintenance and operations costs, recover district administration costs, and build up reserves for the slurry seal, and the eventual overlay and other replacement costs.

In order to proceed with the levy of assessments, it is appropriate for the Council to conduct the public hearing and adopt the Resolution, Attachment 2, which approves the Annual Engineer's Report and authorizes the levy and collection of assessments for Fiscal Year 2021-2022.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund.

ATTACHMENTS

1. Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments, Declaring Its Intention to Levy the Annual Assessments and Preliminarily Approving the Engineer's Report
2. Resolution Amending and/or Approving the Annual Engineer's Report and Ordering the Levy and Collection of Assessments
3. Engineer's Annual Levy Report
4. Preliminary Assessment Roll

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS, DECLARING ITS INTENTION TO LEVY THE ANNUAL ASSESSMENTS AND PRELIMINARILY APPROVING THE ENGINEER'S REPORT FOR THE RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2021-2022

WHEREAS, the City Council by previous action and resolutions formed the Rancho Cordova Road Maintenance Assessment District (hereafter referred to as the "District") pursuant to the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703 (hereafter referred to as the "Act"); for the purposes of levying annual assessments upon benefiting properties within the District for the maintenance, operation and servicing of streets, street lights and facilities related thereto; and

WHEREAS, in May of 2006, an Engineer's Report (hereafter referred to as the "Formation Report") was prepared, filed and subsequently approved by the City Council in connection with the District and the levy of said assessments, pursuant to Section 54716 of said Act; and

WHEREAS, on June 19, 2006, the City Council conducted property owner protest proceedings relating to the improvements and services described in the Formation Report and the levy and collection of annual assessments and an annual assessment rate inflator formula related thereto in accordance with the provisions of the California Constitution Article XIIID; and

WHEREAS, the City Council has retained Harris & Associates as the Engineer of Work for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report (hereafter referred to as the "Engineer's Report" or the "Report") with the City Clerk; and

WHEREAS, the Engineer of Work has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, the Engineer's Report, which describes the assessments against the parcels of land within the District for the fiscal year commencing July 1, 2021 and ending June 30, 2022 to pay for the maintenance, operation and servicing of streets, street lights and facilities related thereto; and

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and, the City Council may approve the Report, as filed, or it may modify the Report and approve it as modified; and

WHEREAS, the City Clerk has given proper notice that a public hearing on these matters is to be held by the City Council on Monday, June 21, 2021. at 5:30 p.m., or as soon thereafter as feasible. In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and

social distancing recommendations for the containment of COVID-19. A notice of the public hearing was published for two successive weeks, in a newspaper of general circulation, before the date of the hearing, and by posting such notice on the official bulletin board customarily used by the City Clerk for the posting of notices.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS:

1. The above recitals are all true and correct.
2. The Report as presented, consists of the following:
 - a. A Description of Improvements.
 - b. A Description of the District.
 - c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
 - d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
 - e. The District boundaries.
 - f. The Preliminary Assessment Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2021-2022.
3. The proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIID.
4. The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.
5. The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Report.
6. The City Council hereby declares its intention to seek the annual levy of the District assessments for Fiscal Year 2021-2022, pursuant to the Act, over and including the land within the District boundaries to pay the costs of the maintenance, operation and servicing of streets, street lights, facilities related thereto and other improvements, as more fully described in the Report.
7. The boundaries of the District are described in the Report and include the parcels within the District at the time of the Resolution of Intention as identified on the Sacramento County Assessor's Secured Roll and the Assessor's Parcel Maps.
8. The proposed assessments for Fiscal Year 2021-2022 do not exceed the maximum assessment approved through the property owner protest proceedings during the formation of the District.

9. The City Clerk has given proper notice of the time and place of the public hearing regarding these matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL
ENGINEER'S REPORT AND ORDERING THE LEVY AND COLLECTION OF
ASSESSMENTS WITHIN THE RANCHO CORDOVA ROAD MAINTENANCE
ASSESSMENT DISTRICT FOR FISCAL YEAR 2021-2022**

WHEREAS, the City Council has, by previous Resolution, declared its intention to levy assessments within the Rancho Cordova Road Maintenance Assessment District (hereafter referred to as the "District"); and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council, an Engineer's Report (hereafter referred to as the "Engineer's Report" or the "Report"), on file with the City Clerk, that describes the assessments against the parcels of land within the District for the fiscal year commencing July 1, 2021 and ending June 30, 2022 to pay for the maintenance, operation and servicing of streets, street lights and facilities related thereto; and

WHEREAS, the City Council has carefully examined and reviewed the Engineer's Report as presented (or amended), and is satisfied with the items and documents as set forth therein, and finds that the levy of assessments has been spread in accordance with the special benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said the Report; and

WHEREAS, the City Council and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Article XIII D of the California State Constitution; and

WHEREAS, upon reasonable written notice by Sacramento County of any claim or challenge, the City of Rancho Cordova agrees to defend with counsel of its choice, indemnify and hold harmless Sacramento County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Rancho Cordova; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2021 and ending June 30, 2022, to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities located within the District; and

WHEREAS, it is the City's intention to conduct a public hearing concerning the levy of assessments for the District; and

WHEREAS, the City Clerk has given proper notice that a public hearing on these matters is to be held by the City Council on Monday, June 21, 2021, at 5:30 p.m., or as soon thereafter as feasible. In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. A notice of the public hearing was published for two successive weeks, in a newspaper of general circulation, before the date of the hearing, and by posting such notice on the official bulletin board customarily used by the City Clerk for the posting of notices.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS:

1. Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered any oral and written statements, protests and communications made or filed by interested persons regarding these matters.
2. The City Council finds the proposed assessments for Fiscal Year 2021-2022 are consistent with the assessment methodology and rates approved through the balloting proceedings.
3. That the Engineer's Report is hereby approved (as amended) and is ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:
 - a) The land and eligible parcels within the boundaries of the District will receive a particular and distinct benefit over and above general benefits conferred on real property located in the District or to the public at large from the operation, maintenance and servicing of the improvements and appurtenant facilities identified in the Engineer's Report (hereinafter referred to as "Special Benefit"); and
 - b) The District includes the lands and parcels receiving such Special Benefit; and
 - c) The net amount to be assessed upon the lands within the District is in accordance and apportioned by a formula and method which fairly distributes the net amount among eligible parcels in proportion to the special benefit to be received by each parcel from the improvements and services for the fiscal year commencing July 1, 2021 and ending June 30, 2022.
4. The Engineer's Report and assessment as presented to the City Council and on file in the office of the City Clerk comply with the applicable provisions of the California State Constitution Article XIID and are hereby confirmed as filed.
5. The maintenance, operation and servicing of the improvements shall be performed pursuant to the provisions of the *Benefit Assessment Act of 1982, Title 5, Division 2, Part 1, Chapter 6.4 of the Government Code of the State of California Commencing with section 54703* (hereafter referred to as the "Act"). The City Council hereby orders the proposed

improvements to be made, which improvements are briefly described as the ongoing maintenance, operation of street improvements and appurtenant facilities, street lighting and appurtenance facilities related thereto located within the District boundaries, the City of Rancho Cordova, and the jurisdiction of the City Council. A more detailed description of the improvements is contained within the Engineer's Report.

6. The County Auditor of Sacramento County shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to the provisions provided in the Act. After collection by the County, the net amount of the levy shall be paid to the Treasurer of the City of Rancho Cordova.

7. The adoption of this Resolution constitutes the District levy for the fiscal year commencing July 1, 2021 and ending June 30, 2022.

8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described above in recital 5.

9. Harris & Associates is hereby designated to file the levy with the County Auditor/Controller on behalf of the City. The City Clerk is directed to deliver a certified copy of this adopted Resolution to Harris & Associates within two weeks of adoption via either e-mail to alison.bouley@weareharris.com or US Mail to: Harris & Associates, 22 Executive Park, Suite 200, Irvine, CA 92614 Attn: Alison Bouley.

10. That the above recitals are all true and correct. The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, any modification to and final confirmation of the Report.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 21st day of June, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk



CITY OF RANCHO CORDOVA

ENGINEER'S REPORT

ROAD MAINTENANCE ASSESSMENT DISTRICT

FISCAL YEAR 2021-22

SACRAMENTO COUNTY, CALIFORNIA

Public Hearing date

June 21, 2021

PREPARED BY



Harris & Associates

ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates

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ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



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ENGINEER'S CERTIFICATION

Statement of Assessment Engineer

AGENCY: THE CITY OF RANCHO CORDOVA

PROJECT: ROAD MAINTENANCE ASSESSMENT DISTRICT

TO: THE CITY COUNCIL OF THE
CITY OF RANCHO CORDOVA
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2021-22

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Road Maintenance Assessment District of the City of Rancho Cordova to provide road maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2021-22.

Pursuant to the provisions of the Benefit Assessment Act of 1982 ("Act"), Article 4, Chapter 6.4 of the State of California Government Code, and in accordance with the City of Rancho Cordova's Resolution being adopted by the City Council for:

ROAD MAINTENANCE ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Alison Bouley, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following five (5) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



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PART III

Cost Estimate: The estimated cost to be funded by the District for the operation, servicing and maintenance of the improvements for Fiscal Year 2021-22, including incidental costs and expenses in connection therewith.

PART IV

Method of Apportionment: The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.

PART V

Cost of Living Adjustments: Each year, the Road Maintenance Assessment District increases cost estimations based on the annual change in the Construction Cost Index (CCI) as presented by Engineering News Record (ENR) Magazine. Part IV shows the adjusted Maximum Assessment Rates.

Appendices

Appendix A – Boundary Maps

Appendix B – Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.



Harris & Associates



Alison Bouley, P.E., Assessment Engineer
R.C.E. No. C61383
Engineer of Work
County of Sacramento
State of California



PART I – OVERVIEW

The Benefit Assessment Act of 1982 (hereinafter referred to as the "1982 Act") permits the establishment of assessment districts by cities for the purpose of levying assessments to provide certain public improvements that provide a special benefit to parcels. This includes the maintenance and operation of streets and street lighting services.

Annual assessments through the District will fund the operation, servicing and maintenance of the District's streets and street lighting improvements, as described herein, for Fiscal Year 2021-22, including incidental costs and expenses in connection therewith.

This Engineer's Report provides the formula to be used to apportion the costs of providing these services and the methodology used to levy the assessments to the parcels within the District to fund the costs.

Formation Overview

The City Council, pursuant to the 1982 Act, and in accordance with Article XIID of the California Constitution ("Article XIID"); and the Proposition 218 Omnibus Implementation Act, commencing with Section 53750 of the California Government Code (the "Implementation Act"), did on May 31, 2006, adopt Resolution 64-2006 initiating proceedings for the formation of the District.

On June 19, 2006, pursuant to the 1982 Act and Article XIID, the City Council conducted a noticed public hearing to consider public testimonies, comments and written protests regarding the formation of the District and the levy of assessments. At the public hearing, property owner protest ballots received were tabulated and a majority protest did not exist for the proposed maximum assessments and the annual inflationary adjustment factor presented and described herein. The City Council adopted Resolution 93-2006, which approved the Engineer's Report, ordered the formation of the District, and approved the levy and collection of assessments.



PART II – PLANS AND SPECIFICATIONS

DESCRIPTION OF DISTRICT BOUNDARIES

The District consists of three noncontiguous zones: Zone 1, Zone 4, and Zone 5. Reference is made to the boundary maps shown in Part E of the Engineer's Report.

Zone 1

The location of Zone 1 and the "Capital Village" development is generally described as:

- Disk Drive and Data Drive as the northern boundary;
- Six hundred feet south on International Drive as the southern boundary;
- Zinfandel Drive as the westerly boundary; and
- Prospect Drive as the easterly boundary

Zone 4

The location of Zone 4 and the "Sundance" development, which consist of approximately 11.44 gross acres, is generally located in the southwest corner of Douglas Road and Sunrise Boulevard.

Zone 5

The location of Zone 5 and the "Anthology at Anatolia" development is generally described as:

- Douglas Road as the northern boundary
- Herodian Drive as the southern boundary
- The extension of Anatolia Drive as the approximate westerly boundary

The property owners of the proposed Zones 2 and 3 of the District withdrew their properties prior to the formation of the District.

DESCRIPTION OF DISTRICT FACILITIES

The District facilities, which have been constructed within each zone, and those which may be subsequently constructed to be serviced and maintained by the District are generally described below.

Street and Appurtenant Facilities

Improvements include but are not limited to: sidewalks, curb and gutter, curb ramps, pavement, marking and striping, street furniture, traffic signs, hardscape, street monumentation, traffic signals, traffic signal interconnect and appurtenant facilities as required in public rights-of-way and dedicated easements within the boundaries of said District.

ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



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Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements or appurtenant facilities including the replacement thereof, together with cleaning, sandblasting, and painting of the improvements to remove or cover graffiti.

Operating and servicing includes the furnishing of electric energy for the operation of traffic signals and controllers, together with the administration of all aspects of the maintenance within the District.

Lighting and Appurtenant Facilities

Improvements include but are not limited to: poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities including replacement thereof, together with the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Engineer and are by reference herein made a part of this report.

ITEM 10.2.**Engineer's Report****Road Maintenance Assessment District****City of Rancho Cordova****Fiscal Year 2021-22****ATTACHMENT 3****Harris & Associates**

PART III – COST ESTIMATE

The City's budget for the operation, maintenance and servicing of streets and street lighting details the estimated costs for Fiscal Year 2021-22 as available at the time of preparation of this report, and includes reserves, engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Funds raised by the assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments or maintenance may be deferred to reduce the overall annual cost, which in turn would reduce the assessment, as the City Council deems appropriate annually.

The budget has been developed using the unit costs shown below for Fiscal Year 2021-22. Any balance or deficit remaining on July 1 must be carried over to the next Fiscal Year. The budget also includes a Capital Reserve Requirement in order to cover any unexpected expenditures within the district for it's facilities and improvements within the normal useful life.

Annualized Unit Costs for Maintenance

Street Maintenance	Base Year Unit Costs	Current Year Unit Costs
Streets (Local / Arterial)		
Slurry Seal - per square foot	\$ 0.60	\$ 0.45
Overlay - per square foot	\$ 3.00	\$ 2.25
Alley/Aisle		
Slab Replacement - per square foot	\$ 9.00	\$ 15.00
Other Improvements		
Curb & Gutter Replacement - per linear foot	\$ 10.00	\$ 70.00
Sidewalk Replacement - per square foot	\$ 21.00	\$ 18.00
Annual Traffic Signal Maint - each	\$ 4,500.00	\$ 5,600.00

Annualized Unit Costs for Street Lighting

Street Light Maintenance	Base Year Unit Costs	Current Year Unit Costs
Single Fixture Annual Maint - each	\$ 150.00	\$ 75.00
Double Fixture Annual Maint - each	\$ 225.00	\$ 112.50
Single Fixture Capital Replacement - each	\$ 2,500.00	\$ 3,375.00
Double Fixture Capital Replacement - each	\$ 3,000.00	\$ 4,050.00

ITEM 10.2.**Engineer's Report****Road Maintenance Assessment District****City of Rancho Cordova****Fiscal Year 2021-22****ATTACHMENT 3****Harris & Associates**

The following assumptions were used in developing the estimated costs:

The pavement unit cost above also includes the cost of re-marking and re-stripping the roadway after pavement maintenance is complete.

Current year unit costs are based on recent bids received. Some of the original unit costs were for new construction only and the current year unit costs reflect the full replacement effort.

ZONE 1 – CAPITAL VILLAGE

**Street Maintenance
Fiscal Year 2021-22 Estimated Cost**

Description	Unit Quantity (SF)	Maintenance Cost	Capital Cost	Total Amount
<u>Annualized Street Maintenance Costs</u>				
Aisles and Alleys	264,047	\$0	\$101,292	\$101,292
Collector and Residential Streets	558,272	26,917	139,050	165,967
Disk Drive / Data Drive	107,931	4,857	26,286	31,143
Prospect Park Drive	69,576	3,131	16,763	19,894
Zinfandel Drive	102,989	4,635	23,774	28,409
International Drive	221,924	9,987	52,449	62,436
Sub-Total	1,324,739			\$409,140
Traffic Signal Maintenance (5 Signals)				28,000
Measure A & Gas Tax Contribution for General Benefit				(84,941)
Sub-Total				\$352,200
Capital Reserve Requirement				\$113,484
Administration Expenses				30,525
Projected (Surplus) / Deficit July 1				(111,092)
Interest Earnings				(51,263)
Capital Expenditures				-
Annual Update of Pavement Management System				1,000
Total Estimated Cost				\$334,853
Maximum Allowable Assessment				\$572,961

* Quantities were estimated using the typical street sections and the lengths of the streets for the development as shown on the tentative subdivision map. Collector streets include Tower Park Drive (formerly Road A), Bridgeway Drive (formerly Road B) and Atherstone (formerly Road C).

ITEM 10.2.*Engineer's Report**Road Maintenance Assessment District**City of Rancho Cordova**Fiscal Year 2021-22***ATTACHMENT 3****Harris & Associates****ZONE 1 – CAPITAL VILLAGE**

**Street Light Maintenance
Fiscal Year 2021-22 Estimated Cost**

Lighting Benefit Area 1

Description	Quantity	Amount
<u>Annualized Maintenance</u>		
Single Fixture Street Lights	192	\$14,400
Double Fixture Street Lights	104	11,700
Sub-Total		\$26,100
<u>Annualized Capital Replacement (75 years)</u>		
Single Fixture Street Lights	192	\$8,640
Double Fixture Street Lights	104	5,616
Sub-Total		\$14,256
City Contribution for General Benefit		(4,745)
Sub-Total		\$35,611
Capital Reserve Requirement		18,113
Administration Expenses		2,875
Projected (Surplus) / Deficit July 1		(17,731)
Capital Expenditures		-
Total Lighting Area 1 Estimated Costs		\$38,868
Maximum Allowable Assessment		\$93,508

Lighting Benefit Area 2

Description	Quantity	Amount
<u>Annualized Maintenance</u>		
Double Fixture Street Lights	12	\$1,350
Double Fixture Street Lights	16	1,800
Sub-Total		\$3,150
<u>Annualized Capital Replacement (75 years)</u>		
Double Fixture Street Lights	12	\$648
Double Fixture Street Lights	16	864
Sub-Total		\$1,512
City Contribution for General Benefit		(1,332)
Sub-Total		\$3,330
Capital Reserve Requirement		2,014
Administration Expenses		370
Projected (Surplus) / Deficit July 1		(1,972)
Capital Expenditures		-
Total Lighting Area 2 Estimated Cost		\$3,742
Maximum Allowable Assessment		\$10,829

For a description of Benefit Areas see Part IV of this report.

ITEM 10.2.*Engineer's Report**Road Maintenance Assessment District**City of Rancho Cordova**Fiscal Year 2021-22***ATTACHMENT 3****Harris & Associates****ZONE 4 – SUNDANCE**

**Street Maintenance
Fiscal Year 2021-22 Estimated Cost**

Description	Amount
Annualized Street Maintenance - Sunrise Blvd	\$6,538
Traffic Signal Maintenance (0.25 Signals)	417
Measure A & Gas Tax Contribution for General Benefit	(7,315)
Sub-Total	(\$359)
Capital Reserve Requirement	\$1,181
Administration Expenses	1,315
Projected (Surplus) / Deficit July 1	(1,156)
Capital Expenditures	-
Annual Update of Pavement Management System	250
Total Estimated Cost	\$1,230
Maximum Allowable Assessment	\$2,643

**Street Light Maintenance
Fiscal Year 2021-22 Estimated Cost**

Description	Quantity	Amount
Annualized Maintenance - Single Fixture Street Lights	3.11	\$234
Annualized Capital Replacement - Single Fixture Street Lights	3.11	140
City Contribution for General Benefit		(292)
Sub-Total		\$82
Capital Reserve Requirement		\$108
Administration Expenses		101
Projected (Surplus) / Deficit July 1		(106)
Capital Expenditures		-
Total Street Light Estimated Cost		\$185
Maximum Allowable Assessment		\$205

ITEM 10.2.*Engineer's Report**Road Maintenance Assessment District**City of Rancho Cordova**Fiscal Year 2021-22***ATTACHMENT 3****Harris & Associates****ZONE 5 – ANTHOLOGY AT ANATOLIA**

**Street Maintenance
Fiscal Year 2021-22 Estimated Cost**

Description	Amount
<u>Annualized Street Maintenance Costs</u>	
Arterial Streets - Herodian Drive	\$4,704
Local Streets	28,112
Sub-Total	\$32,816
Traffic Signal Maintenance (0.5 Signals)	2,800
Measure A & Gas Tax Contribution for General Benefit	(3,752)
Sub-Total	\$31,864
Capital Reserve Requirement	\$11,152
Administration Expenses	2,793
Projected (Surplus) / Deficit July 1	(10,917)
Capital Expenditures	-
Annual Update of Pavement Management System	200
Total Estimated Cost	\$35,092
Maximum Allowable Assessment	\$69,700

**Street Light Maintenance
Fiscal Year 2021-22 Estimated Cost**

Description	Quantity	Amount
Annualized Maintenance - Single Fixture Street Lights	16.42	\$1,231
Annualized Capital Replacement - Single Fixture Street Lights	16.42	\$739
City Contribution for General Benefit		(240)
Sub-Total		\$1,730
Capital Reserve Requirement		\$1,005
Administration Expenses		534
Projected (Surplus) / Deficit July 1		(984)
Capital Expenditures		-
Total Street Light Estimated Cost		\$2,286
Maximum Allowable Assessment		\$5,784



PART IV - METHOD OF APPORTIONMENT

INTRODUCTION

The Benefit Assessment Act of 1982 (hereinafter referred to as the "1982 Act") permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and operation costs of streets and street lighting services.

"Streets" as defined herein is based on the definitions provided by the Office of the Controller for the State of California in the Guidelines Relating to Gas Tax Expenditures published by the Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the Office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road costs, the State Controller has developed "Street Purpose Definitions and Guidelines" based on the Manual of Uniform Highway Accounting and Financial Management Procedures developed by the American Association of State Highway Officials. "Streets", as it relates to this District, is defined as the operation or maintenance of facilities within the right-of-way used for street or road purposes.

The 1982 Act requires that maintenance assessments be levied according to benefit. Section 54711 provides that the "amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service". Additionally, Section 54715(c) of the 1982 Act permits the designation of zones of benefit within any individual assessment district "on a parcel, class of improvement to property, or use of property basis, or a combination thereof". Thus, the 1982 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Proposition 218, which added Article XIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties which benefit from the improvements be assessed.

This report establishes the formula to be used to distribute the costs of providing the services described in this report to the benefiting parcels within the City.

ITEM 10.2.

*Engineer's Report
Road Maintenance Assessment District
City of Rancho Cordova
Fiscal Year 2021-22*

ATTACHMENT 3



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BENEFIT ANALYSIS

Proper maintenance and operation of the street improvements and street lights, together with other public improvements, provide special benefit to adjacent properties by providing access, security, safety, and community character and vitality.

A. Street Maintenance

1. **Special Benefit** - The operation, maintenance and servicing of improvements within the street right-of-way along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing: 1) improved ingress and egress from such lots, 2) improved aesthetics, 3) improved local access for emergency vehicles, and 4) improved drainage.
2. **General Benefit** - The City recognizes that a portion of the maintenance, operation and servicing of those Street Improvements that are a part of the City's arterial roadways provide a general benefit to the public at large.

The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be maintained. Therefore, 50% of the street maintenance for arterial roadways is considered to be of general benefit.

3. **Special Benefit Area** - All parcels within the District receive a special benefit from the proposed street maintenance and improvements.

B. Street Lighting

1. **Special Benefit** - The operation, maintenance and servicing of lighting along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing illumination resulting in: 1) improved security of such lots or parcels, 2) improved ingress and egress from such lots or parcels by illuminating access after sunset, and 3) improved nighttime visibility for the local access of emergency vehicles. All parcels within the District receive special benefit from the street maintenance and improvements.
2. **General Benefit** - The City recognizes that a portion of the maintenance, operation and servicing of those Street Lighting Improvements that are a part of the City's arterial lighting improvements provide a general benefit to the public at large, which equates to the higher level of lighting required on arterial roads.

The general benefits associated with arterial lighting are attributable to the higher level of lighting required for an arterial roadway. That higher level of lighting provides a measure of safety for the

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additional width of the street. There are also general benefits associated with higher wattage lights at intersections for safety lighting.

The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be lit by the street lighting system. Therefore, 50% of the street lighting maintenance for arterial roadways is considered to be of general benefit.

3. Special Benefit Area

a. Zone 1 – Capital Village

Lighting Area 1 encompasses all parcels in the residential area of the development as well as the commercial property on the south side of International Drive and will be assessed for street lighting maintenance costs associated with the residential area.

Lighting Area 2 encompasses the commercial property on the north side of International Drive and will be assessed for the street lighting maintenance for those streetlights directly adjacent to the property.

b. Zones 4 and 5

There are no special benefit areas designated within Zone 4 and 5.

C. Special Benefit Methodology

To establish the benefit to the individual parcels within the District, a Benefit Unit system is proposed. Each parcel of land is assigned Benefit Units in proportion to the estimated benefit the parcel receives relative to the other parcels within the District from the improvements. Street Benefit Units (SBU) or Light Benefit Units (LBU) are established by considering both a dwelling unit equivalency of a property and the benefits provided, as discussed above.

Basic Formula:

$$(\text{Equivalent Dwelling Units}) \times (\text{SBU or LBU Benefit Factor}) = \text{Benefit Units}$$

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different types of land uses, thereby allowing a uniform method of assessment.

The number of EDU's to be assigned to each parcel shall be calculated as follows:



The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as 1.00 Equivalent Dwelling Unit (EDU). Parcels with other land uses receive varying levels of benefit based on parcel usage and size. Equivalency factors have been developed to indicate the amount of benefit received relative to the single-family parcel. All land uses are converted to EDU's in the manner described below.

Benefit Factors are assigned to properties when the special benefit received differs between similar land use types.

1. Zone 1 – Capital Village EDU Methodology

Single Family Residential (SFR) - The high-density SFR (SFR-H) parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). High-density SFR parcels have been chosen as this basic unit and are those parcels zoned as single family residential and are shown on the map on page 29 of this Report. These units parcels are assessed 1.0 EDU.

Medium-density SFR (**SFR-M**) parcels are those parcels zoned as single family residential and are shown on page 29 this Report. The average size of these buildings is 25% larger than the high-density buildings, therefore these medium-density SFR parcels are assessed 1.25 EDU's.

Low-density SFR (**SFR-L**) parcels are those parcels zoned as single family residential and are shown on page 29 of this Report. The average size of these buildings is 40% larger than the high-density buildings, therefore these low-density SFR parcels are assessed 1.40 EDU's.

Commercial (COM) - Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area (2,472 sq ft) within the development, which equates to 17.6 EDUs per acre.

Vacant/Parks (VAC/PARK) - Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (2,472 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 4.5 EDU's per acre or any portion thereof.



Exempt (EXE) - Exempt from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also exempted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

2. Zone 1 – Capital Village Benefit Factors

Street Benefit Factor (SBF)

- **Local Streets** - All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.0.
- **Alleys/Aisles** - All parcels that have access via an alley or aisle receive an additional benefit for the maintenance of these alleys and aisles. The maintenance costs for alleys/aisles make up approximately 25% of the total street maintenance costs within the Street Area. Therefore, parcels in this category will be assigned a benefit factor of 1.345. See the following table for the calculation of this factor.

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ZONE 1 - CAPITAL VILLAGE

Street Area - SBF for Alley/Aisle Benefit

(based on original Engineer's Report dated June 19, 2006)

Alley/Aisle Maintenance Cost	\$53,399		
All Local Street Maintenance	\$323,821		
	<u>\$377,220</u>		
Alley/Aisle EDUs	737.400		
All Local Street EDUs	807.168		
	<u>1544.568</u>		
Alley/Aisle Cost per EDU	\$53,399 / 737.4	=	\$72.42
Local Street Costs to all EDUs	\$323,821 / 1,544.6	=	<u>\$209.65</u>
			\$282.07
Alley/Aisle Cost Factor	\$282.07 / \$209.65	=	1.345
SBF - Alley/Aisle = 1.345			

Street Benefit Assessment Formula:

EDU x SBF = Street Benefit Units (SBU)

Lighting Benefit Factor (LBF)

- **Local Lighting** - A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.00.
- **Alley/Aisle Lighting** - Parcels that have standard street lighting on alleys or aisles that also have Local Lighting receive an additional benefit for the lighting in these alleys and aisles. The maintenance costs for alley/aisle lighting make up more than 50% of the total lighting costs within Lighting Area 1. (There are no alleys or aisles in Lighting Area 2, therefore those costs are not included in these calculations.) Therefore, parcels in this category will be assigned a benefit factor of 1.587. See the table below for the calculation of this factor.

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Alley/Aisle Maintenance Cost	\$18,333		
All Other Lights	\$43,235		
	<u>\$61,569</u>		
Alley/Aisle EDUs	733.7		
All other EDUs	281.5		
	<u>1,015.2</u>		
Alley/Aisle Cost per EDU	\$18,333 / 733.65	=	\$24.99
Other Costs to all EDUs	\$43,235 / 1015.16	=	<u>\$42.59</u>
			\$67.58
Alley/Aisle Cost Factor	\$67.58 / \$42.59	=	1.587

$$\text{LBF - Alley/Aisle} = \boxed{1.587}$$

(1) According to page 18 of the original Engineer's Report dated June 19, 2006, there are no alleys or aisles in Lighting Area 2.

Lighting Benefit Assessment Formula:

EDU x LBF = Lighting Benefit Units (LBU)

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The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

Street Benefit Summary					Light Benefit Summary				
No Alley/Aisle Benefit					No Alley/Aisle Benefit				
Land Use	Parcels	Acres	EDU	SBU	Land Use	Parcels	Acres	EDU	LBU
COM	15	32.078	564.571	564.571	COM	15	32.078	564.571	564.571
EXE	59	5.097	0.000	0.000	EXE	59	5.097	0.000	0.000
PARK	3	6.93	31.185	31.185	PARK	3	6.93	31.185	31.185
SFR-H	6	0.249	6.000	6.000	SFR-H	6	0.249	6.000	6.000
SFR-M*	163	10.16	203.750	203.750	SFR-M*	166	10.16	207.500	207.500
VAC	0	0	0.000	0.000	VAC	0	0	0.000	0.000
Sub-Totals	246	54.514	805.506	805.506	Sub-Totals	249	54.514	809.256	809.256
Alley/Aisle Benefit					Alley/Aisle Benefit				
Land Use	Parcels	Acres	EDU	SBU	Land Use	Parcels	Acres	EDU	LBU
SFR-H	216		216.000	290.520	SFR-H	216		216.000	342.792
SFR-L	151		211.400	284.333	SFR-L	151		211.400	335.522
SFR-M*	248		310.000	416.888	SFR-M*	245		306.250	486.080
Sub-Totals	615		737.400	991.741	Sub-Totals	612		733.650	1,164.394
District Totals	861	54.514	1,542.906	1,797.247	District Totals	861	54.514	1,542.906	1,973.650

* The SFR-M alley/aisle parcel count differs between the street benefit and the lighting benefit. This is due to Lots 508, 509, and 510 receiving the alley/aisle benefit for street maintenance but not the alley/aisle benefit from the lighting maintenance. These lots and their adjacent alleys have no street lighting.

3. Zone 1 – Capital Village Assessment Rate Calculation

The Fiscal Year 2021-22 actual and maximum assessment rates* are calculated as follows:

	2021/22 Estimated Cost	Benefit Units		2021/22 Applied Assessment Rate	2021/22 Maximum Assessment Rate*
Street Assessment:	\$334,853 /	1,797.247 SBU	=	\$186.31 per SBU	\$318.80
Lighting Area 1 Assessment	\$38,868 /	1,444.455 LBU	=	\$26.92 per LBU	\$64.74
Lighting Area 2 Assessment	\$3,742 /	529.195 LBU	=	\$7.07 per LBU	\$20.46

* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI), as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. See Part V

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of this Report for details regarding the increase to the Fiscal Year 2021-22 maximum assessment rates.

The table below provides sample calculations for various types of parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

**Fiscal Year 2021-22 Assessment - Sample Calculations
Zone 1 – Capital Village**

Land Use	Zone Area	Acres	Benefit Factor	EDU	SBU	LBU	Street Asmt	Lighting Asmt	Total Asmt
No Alley/Aisle Benefit									
COM	2	1.5	17.60 /Acre	26.400	26.400	26.400	\$4,918.70	\$186.65	\$5,105.35
SFR-H	1		1.00 /Parcel	1.000	1.000	1.000	\$186.31	\$26.92	\$213.23
SFR-M*	1		1.25 /Parcel	1.250	1.250	1.250	\$232.89	\$33.65	\$266.54
SFR-L	1		1.40 /Parcel	1.400	1.400	1.400	\$260.84	\$37.69	\$298.53
VAC/PARK	1	1.5	4.50 /Acre	6.750	6.750	6.750	\$1,257.62	\$181.71	\$1,439.33
Land Use	Zone Area	Acres	Benefit Factor	EDU	SBU	LBU	Street Asmt	Lighting Asmt	Total Asmt
Alley/Aisle Benefit									
					EDU X 1.345	EDU X 1.587			
SFR-H	1		1.00 /Parcel	1.000	1.345	1.587	\$250.59	\$42.72	\$293.31
SFR-M*	1		1.25 /Parcel	1.250	1.681	1.984	\$313.24	\$53.40	\$366.64
SFR-L	1		1.40 /Parcel	1.400	1.883	2.222	\$350.83	\$59.81	\$410.64

* The SFR-M alley/aisle parcel count differs between the street benefit and the lighting benefit. This is due to Lots 508, 509, and 510 receiving the alley/aisle benefit for street maintenance but not the alley/aisle benefit from the lighting maintenance. These lots and their adjacent alleys have no street lighting.

4. Zone 4 – Sundance EDU Methodology

Single Family Residential (SFR) - The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM) - Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 11.70 EDUs per acre.

Vacant/Parks (VAC/PARK) - Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant



property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (3,725 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.925 EDU's per acre or any portion thereof.

Exempt (EXE) - Exempt from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also exempted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

5. Zone 4 – Sundance Benefit Factors

Street Benefit Factor (SBF)

- **Local Streets** - All parcels are considered to have a local street benefit. Within the Sundance development area the local streets are private and will be maintained by the owners. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.0.

Street Benefit Assessment Formula:

$$\text{EDU} \times \text{SBF} = \text{Street Benefit Units (SBU)}$$

Lighting Benefit Factor (LBF)

- **Local Lighting** - A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:

$$\text{EDU} \times \text{LBF} = \text{Lighting Benefit Units (LBU)}$$

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The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone for Fiscal Year 2021-22.

Street Benefit Summary				Light Benefit Summary			
Land use	Parcels	EDU	SBU	Land use	Parcels	EDU	LBU
VACANT	1	34.574	34.574	VACANT	1	34.574	34.574
Totals	1	34.574	34.574	Totals	1	34.574	34.574

6. Zone 4 – Sundance Assessment Rate Calculation

The Fiscal Year 2021-22 actual and maximum assessment rates are calculated as follows:

	FY 2021/22 Estimated Cost	Benefit Units		FY 2021/22 Applied Assessment Rate	FY 2021/22 Maximum Assessment Rate ⁽¹⁾⁽²⁾
Street Assessment	\$ 1,230.12 /	34.574 SBU	=	\$ 35.58 per SBU	\$ 76.46
Lighting Assessment	\$ 185.48 /	34.574 LBU	=	\$ 5.36 per LBU	\$ 5.93

- 1) The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI), as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. See Part V of this Report for details regarding the increase to the Fiscal Year 2021-22 maximum assessment rates.
- 2) The terms of a development agreement, dated May 15, 2006, between the City and the Developer limit Zone 4's (Sundance) combined annual assessment rate to \$300 per single family residential parcel or single family residential parcel equivalent, which amount shall be adjusted annually by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI).

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

**Fiscal Year 2021-22 Assessment - Sample Calculations
Zone 4 - Sundance**

Land Use	Acres	Benefit Factor	Benefit Units	Street Asmt	Lighting Asmt	Total Asmt
SFR		1.00 /Parcel	1.000	\$35.58	\$5.36	\$40.94
COM	1.5	11.70 /Acre	17.550	\$624.42	\$94.15	\$718.57
VAC/PARK	1.5	2.925 /Acre	4.388	\$156.10	\$23.54	\$179.64



7. Zone 5 – Anthology At Anatolia EDU Methodology

Single Family Residential (SFR) - The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM) - Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 9.0 EDUs per acre.

Vacant/Parks (VAC/PARK) - Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (4,835 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.25 EDU's per acre or any portion thereof.

Exempt (EXE) - Exempt from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also exempted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

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8. Zone 5 – Anthology At Anatolia EDU Methodology

Street Benefit Factor (SBF)

- **Local Streets** - All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.00.

Street Benefit Assessment Formula:

EDU x SBF = Street Benefit Units (SBU)

Lighting Benefit Factor (SBF)

- **Local Lighting** - A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:

EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

Street Benefit Summary			
Landuse	Parcels	EDU	SBU
EXE	3	0	0
SFR	118	118	118
Totals	121	118	118

Light Benefit Summary			
Landuse	Parcels	EDU	LBU
EXE	3	0	0
SFR	118	118	118
Totals	121	118	118

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9. Zone 5 – Anthology At Anatolia Assessment Rate Calculation

The Fiscal Year 2021-22 actual and maximum assessment rates* are calculated as follows:

	2021/22 Estimated Cost	Benefit Units	2021/22 Applied Assessment Rate	2021/22 Maximum Assessment Rate*
Street Assessment	\$35,092 /	118.000 SBU = \$	297.39 per SBU	\$590.68
Lighting Assessment	2,286 /	118.000 LBU = \$	19.37 per LBU	\$49.02

* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index, as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. See Part V of this Report for details regarding the increase to the Fiscal Year 2021-22 maximum assessment rates.

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

Fiscal Year 2021-22 Assessment - Sample Calculations Zone 5 – Anthology at Anatolia

Land Use	Acres	Benefit Factor	Benefit Units	Street Asmt	Lighting Asmt	Total Asmt
SFR		1.00 /Parcel	1.000	\$297.39	\$19.37	\$316.76
COM	1.5	9.00 /Acre	13.500	\$4,014.78	\$261.49	\$4,276.27
VAC/PARK	1.5	2.250 /Acre	3.375	\$1,003.70	\$65.37	\$1,069.07

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PART V – COST OF LIVING ADJUSTMENTS

The property owner balloting that established the District's maximum assessment rates included an annual inflator formula. The purpose of establishing the inflator formula was to provide for a reasonable inflationary adjustment to the annual maximum charges without requiring periodic noticing and balloting procedures that would add additional costs to the District. The law implementing Constitution Article XIID clarifies that an increase in a maximum rate, implemented through a voter-approved inflator formula, is not considered an increase that is subject to additional property owner consideration.

Each year, the District's maximum assessment rates may be increased by the annual percentage change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) as determined by the City Council. The District's estimated maintenance costs shall also be increased annually by the same percentage increase to the maximum assessment rates.

The annual increase is calculated using the percentage difference in the ENR CCI between December and December of the previous year. The base year maximum rates and estimated costs were set at the formation of the District, these maximum rates and estimated costs shall continue to be adjusted annually. The percentage increase in the ENR CCI from December 2019 to December 2020 was 2.15%.

The ENR CCI factors and percentage increases to the District's maximum assessment rates are shown below.

Fiscal Year	CCI	Increase
2006/07	7647	N/A
2007/08	7888	3.15%
2008/09	8089	2.55%
2009/10	8551	5.71%
2010/11	8641	1.053%
2011/12	8952	3.60%
2012/13	9172	2.46%
2013/14	9412	2.62%
2014/15	9668	2.72%
2015/16	9936	2.77%
2016/17	10135	2.00%
2017/18	10530	3.90%
2018/19	10870	3.23%
2019/20	11186	2.90%
2020/21	11381	1.75%
2021/22	11626	2.15%

ENR Magazine issued a revision to the December 2015 Cost index (changing from 10135 to 10152). The change was captured in the FY 2017/18.

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		FY20-21 Maximum Rate	FY21-22 Maximum Rate	Maximum Rate Variance
Zone 1				
Street Assessment:	per SBU	\$312.08	\$318.80	\$6.72
Lighting Area 1 Assessment	per LBU	\$63.37	\$64.74	\$1.37
Lighting Area 2 Assessment	per LBU	\$20.03	\$20.46	\$0.43
Zone 4				
Street Assessment:	per SBU	\$74.85	\$76.46	\$1.61
Lighting Assessment:	per LBU	\$5.80	\$5.93	\$0.13
Zone 5				
Street Assessment:	per SBU	\$578.23	\$590.68	\$12.45
Lighting Assessment:	per LBU	\$47.98	\$49.02	\$1.04

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APPENDIX A – BOUNDARY MAPS

The boundary maps, as shown on the following pages, provide the exterior boundaries of the each Zone within the District, and are incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Sacramento for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

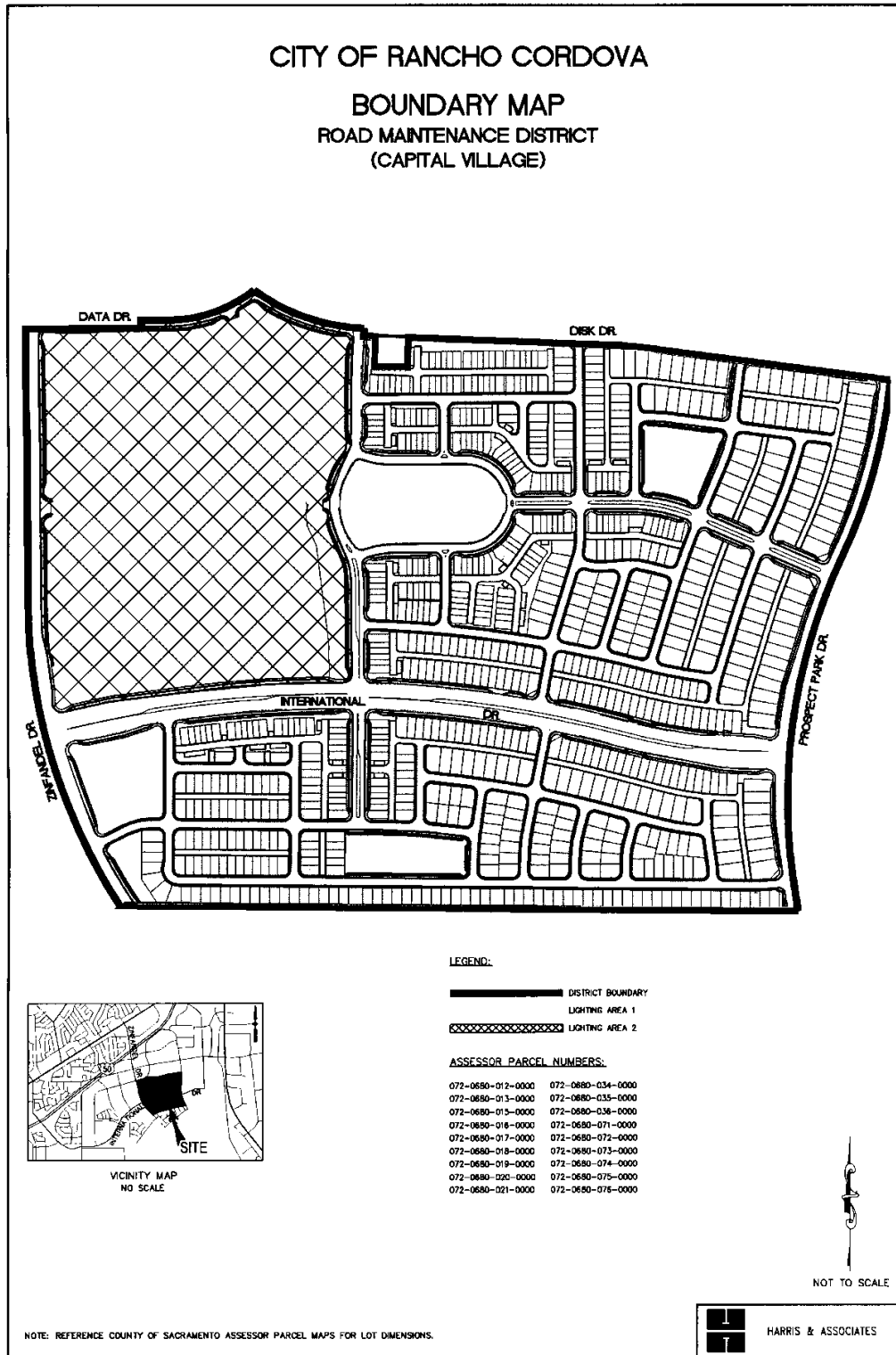
Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates

BOUNDARY MAP – ZONE 1 CAPITAL VILLAGE



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

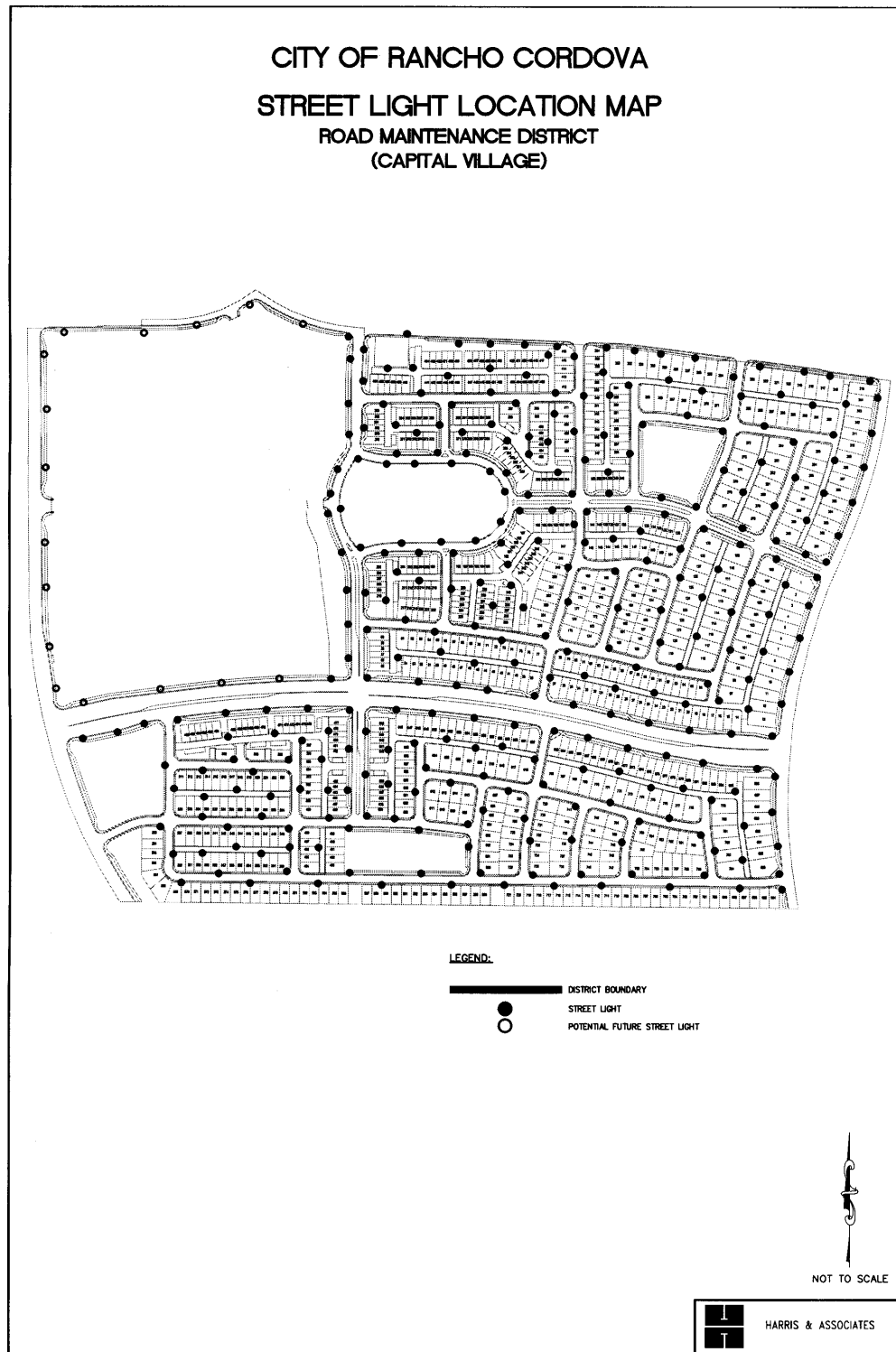
City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

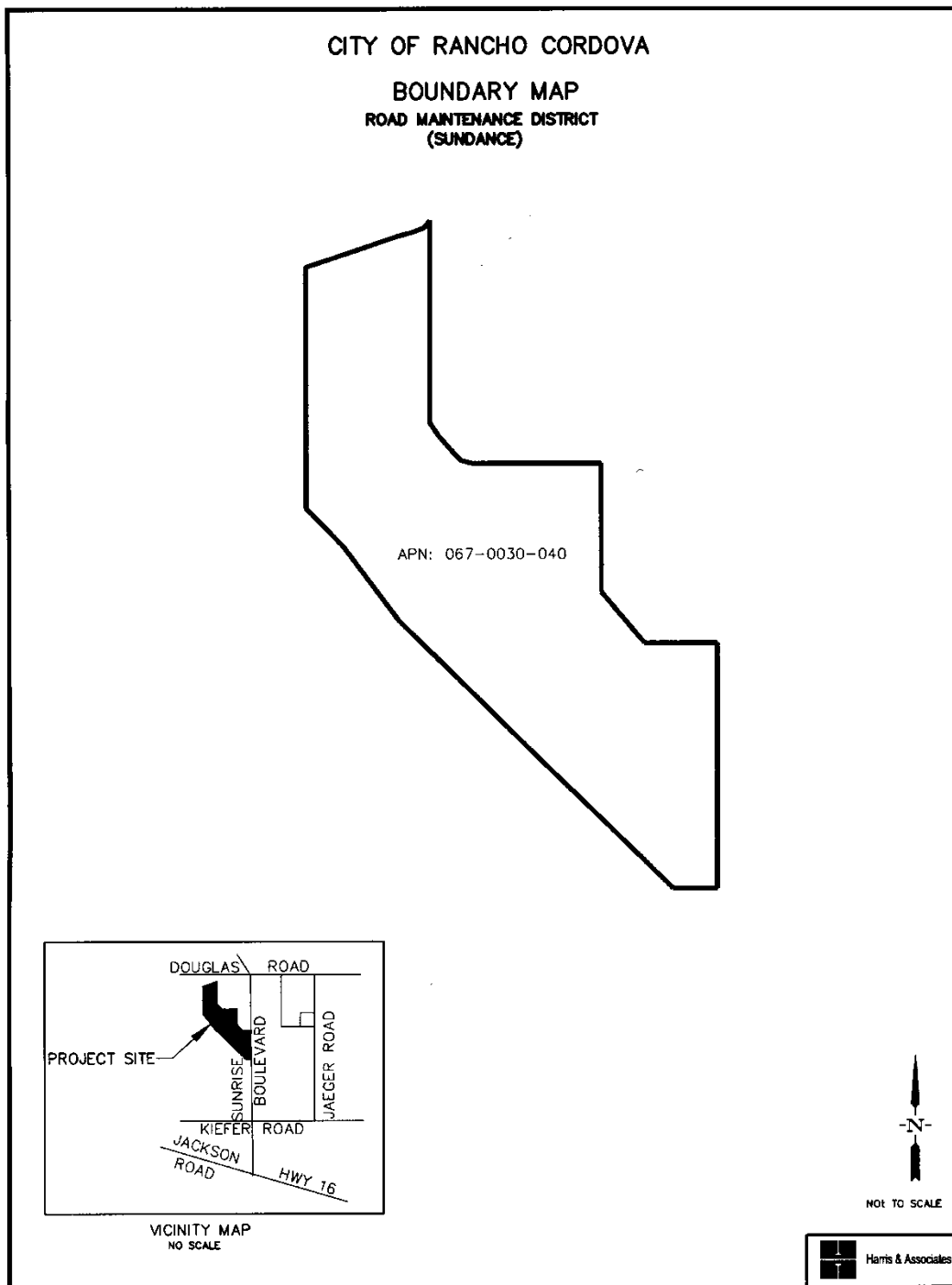
Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates

BOUNDARY MAP – ZONE 4 SUNDANCE



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

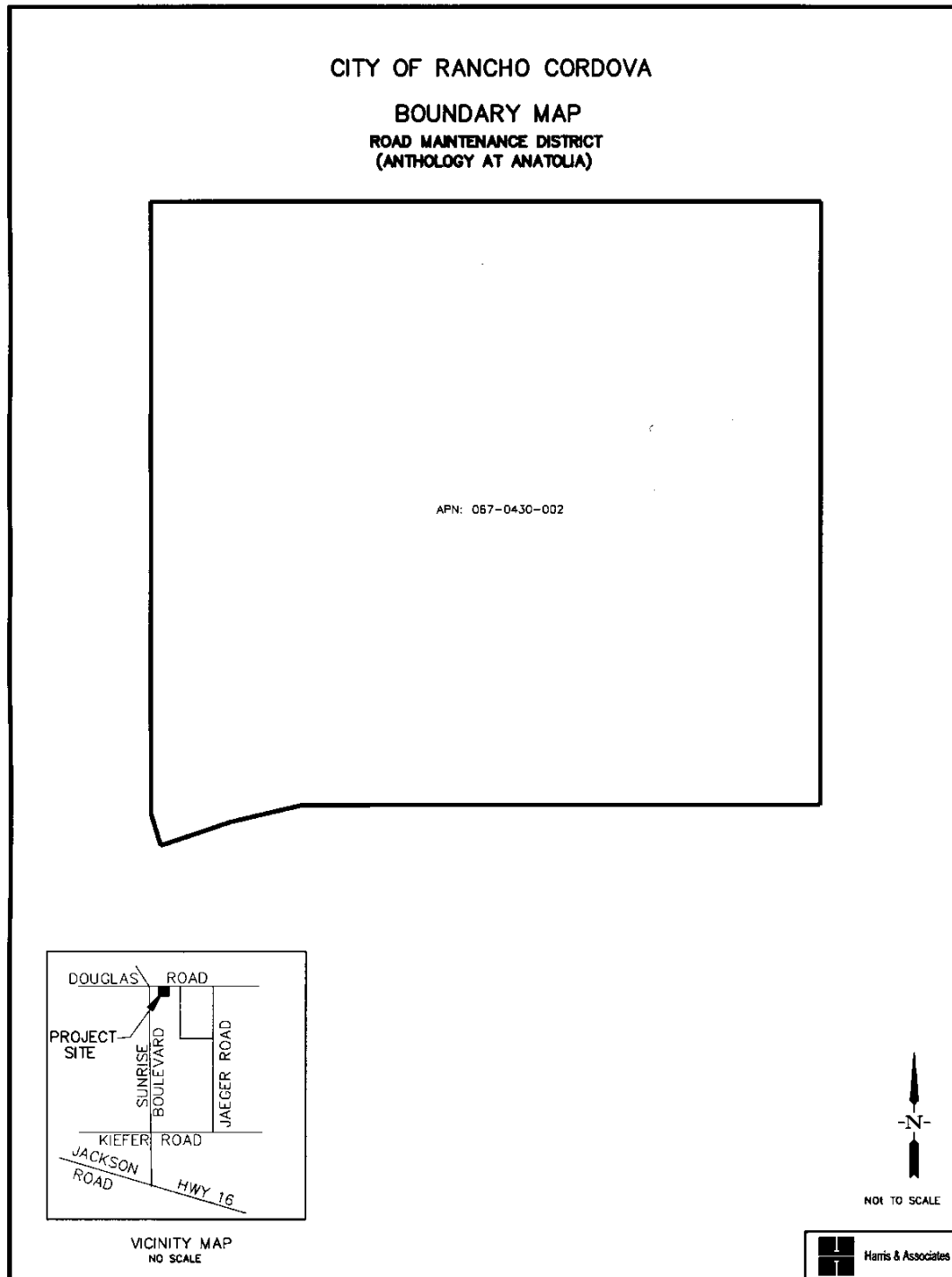
Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates

BOUNDARY MAP – ZONE 5 ANTHOLOGY AT ANATOLIA



ITEM 10.2.

Engineer's Report

Road Maintenance Assessment District

City of Rancho Cordova

Fiscal Year 2021-22

ATTACHMENT 3



Harris & Associates

APPENDIX B – ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Sacramento County secured property tax roll for the year in which this Report is prepared and reflective of the Assessor's parcel maps.

The total proposed assessment for Fiscal Year 2021-22 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Sacramento County Assessor's Office, are contained in the Assessment Roll on file in the Office of the City Clerk of the City of Rancho Cordova, which is incorporated herein by reference.

At the conclusion of the public hearing for the District and the proposed assessments, approval of the Report (as submitted or as modified) confirms the method of apportionment and the assessments to be levied against each eligible parcel and thereby constitutes the approval levy and collection of assessments for Fiscal Year 2021-22. The listing of parcels and the amount of assessments to be levied shall be submitted to the County Auditor/Controller and included on the Fiscal Year 2021-22 County tax roll for each parcel.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current Fiscal Year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the charge amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.



CITY OF RANCHO CORDOVA

PRELIMINARY ASSESSMENT ROLL

ROAD MAINTENANCE ASSESSMENT DISTRICT

FISCAL YEAR 2021-22

SACRAMENTO COUNTY, CALIFORNIA

June 21, 2021

PREPARED BY



Harris & Associates

22 Executive Park, Suite 200

Irvine, CA 92614

949-655-3900

www.weareharris.com

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
067-0030-040-0000	4		VAC	34.574	34.574	34.574	\$2,848.55	\$1,230.14	\$185.32	\$1,415.46
067-0920-001-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-002-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-003-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-004-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-005-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-006-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-007-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-008-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-009-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-010-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-011-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-012-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-013-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-014-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-015-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-016-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-017-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-018-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-019-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-020-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-021-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-022-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-023-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-024-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-025-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-026-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-027-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-028-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-029-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-030-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-031-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-032-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-033-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
067-0920-034-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-035-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-036-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-037-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-038-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-039-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-040-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-041-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-042-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-043-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-044-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-045-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-046-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-047-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-048-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-049-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-050-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-051-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-052-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-053-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-054-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-055-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-056-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-057-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-058-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-059-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-060-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-061-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-062-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-063-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-064-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-065-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-066-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-067-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
067-0920-068-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-069-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-070-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-071-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-072-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-073-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-074-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-075-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-076-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-077-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-078-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-079-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-080-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-081-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-082-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-083-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-084-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-085-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-086-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-087-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-088-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-089-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-090-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-091-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-092-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-093-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-094-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-095-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-096-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-097-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-098-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-099-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-100-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-101-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
067-0920-102-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-103-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-104-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-105-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-106-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-107-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-108-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-109-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-110-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-111-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-112-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-113-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-114-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-115-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-116-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-117-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
067-0920-118-0000	5		SFR	1.000	1.000	1.000	\$639.70	\$297.39	\$19.37	\$316.76
072-0680-072-0000	1	2	COM	91.344	91.344	91.344	30,989.37	17,018.30	\$645.80	17,664.10
072-0680-075-0000	1	1	COM	35.376	35.376	35.376	13,568.11	\$6,590.90	\$951.97	\$7,542.87
072-2970-001-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-002-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-003-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-004-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-005-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-006-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-007-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-008-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-009-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-010-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-011-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-012-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-013-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-014-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-015-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2970-016-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-017-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-024-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-025-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-026-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-027-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-028-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-029-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-030-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-031-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-032-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-033-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-034-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-035-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-036-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-037-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-038-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-039-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-040-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-053-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-054-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-055-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-056-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-057-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-058-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-059-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-060-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-061-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-062-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2970-063-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-064-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-065-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-066-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-067-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2970-068-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-069-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-070-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-071-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-072-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-073-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-074-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-075-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-076-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-077-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-078-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-079-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-080-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-081-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-082-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-083-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-084-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-085-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-086-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-087-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-088-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-089-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-090-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-091-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-092-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-093-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-094-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-095-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-096-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-097-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-098-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-099-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-100-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-101-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2970-102-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-103-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-104-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-105-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-106-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-107-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-108-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-109-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-110-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-111-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-112-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-113-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-114-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-115-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-146-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-147-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-148-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-149-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-150-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-151-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-152-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-153-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-154-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-155-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-156-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-157-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-158-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-159-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-160-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-161-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-162-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-163-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-164-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-165-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2970-166-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-2970-201-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-202-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-203-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-204-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-205-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-206-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-207-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-208-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-209-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-210-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-211-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-212-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-213-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-214-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-215-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-216-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-217-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-218-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-219-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-220-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-221-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-222-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-223-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-224-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-225-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-226-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-227-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-228-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-229-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-230-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-231-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-232-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-233-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2970-234-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-235-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-236-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-237-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-238-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-239-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-240-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-241-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-242-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2970-243-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2970-244-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2970-245-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2970-246-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2970-247-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2970-248-0000	1	1	SFR-H	1.000	1.000	1.000	\$383.54	\$186.31	\$26.91	\$213.22
072-2980-001-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-002-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-003-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-004-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-005-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-006-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-007-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-008-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-009-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-010-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-011-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-012-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-013-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-017-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-018-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-019-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-020-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-021-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-022-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2980-023-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-024-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-025-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-026-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-027-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-028-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-029-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-030-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-031-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-032-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-033-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-034-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-035-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-036-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-037-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-038-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-039-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-040-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-041-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-042-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-043-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-044-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-045-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-046-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-047-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-048-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-049-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-050-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-051-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-052-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-053-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-054-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-055-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-056-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2980-057-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-058-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-059-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-060-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-061-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-062-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-063-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-064-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-065-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-066-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-067-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-068-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-069-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-070-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-071-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-072-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-073-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-074-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-075-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-076-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-077-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-078-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-079-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-080-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-081-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-082-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-083-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-084-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-085-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-086-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-087-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-088-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-089-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2980-092-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2980-093-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2980-094-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-001-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-002-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-003-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-004-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-005-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-006-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-007-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-008-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-009-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-010-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-011-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-012-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-013-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-014-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-015-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-016-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-019-0000	1	1	PARK	16.065	16.065	16.065	\$6,161.57	\$2,993.07	\$432.31	\$3,425.38
072-2990-020-0000	1	1	PARK	7.650	7.650	7.650	\$2,934.08	\$1,425.27	\$205.86	\$1,631.13
072-2990-024-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-025-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-026-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-027-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-028-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-029-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-030-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-031-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-032-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-033-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-2990-042-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-043-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-044-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-045-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2990-046-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-047-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-050-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-051-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-096-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-097-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-098-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-099-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-106-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-107-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-108-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-109-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-110-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-111-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-176-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-177-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-178-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-179-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-202-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-203-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-204-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-205-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-206-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-207-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-209-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-210-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-211-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-212-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-213-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-214-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-215-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-216-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-217-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-220-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2990-221-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-222-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-223-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-224-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-225-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-226-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-227-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-228-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-229-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-230-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-231-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-232-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-233-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-234-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-235-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-236-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-237-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-238-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-239-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-240-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-241-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-242-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-243-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-244-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-245-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-246-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-247-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-248-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-249-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-250-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-251-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-254-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-255-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-256-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2990-257-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-258-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-259-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-260-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-261-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-262-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-263-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-264-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-265-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-266-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-267-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-268-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-269-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-270-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-271-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-272-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-273-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-274-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-275-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-276-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-277-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-278-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-279-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-280-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-281-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-282-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-283-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-284-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-285-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-286-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-287-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-2990-288-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-289-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-290-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-2990-291-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-292-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-293-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-294-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-295-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-296-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-297-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-298-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-299-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-300-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-301-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-302-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-303-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-304-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-305-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-306-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-307-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-308-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-2990-309-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3000-001-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-002-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-003-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-004-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-005-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-006-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-007-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-008-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-009-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-010-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-011-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-012-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-013-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-014-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-015-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3000-016-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-017-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-018-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-019-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-020-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-021-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-022-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-023-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-024-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-025-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-026-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-027-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-028-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-029-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-030-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-031-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-032-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-033-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-034-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-035-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-036-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-037-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-038-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-039-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-040-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-041-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-042-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-043-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-044-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-045-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-046-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-047-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-048-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-049-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3000-050-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-051-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3000-052-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3010-001-0000	1	2	COM	200.288	200.288	200.288	67,949.70	37,315.66	\$1,416.04	38,731.70
072-3010-002-0000	1	2	COM	15.646	15.646	15.646	\$5,308.06	\$2,915.01	\$110.62	\$3,025.63
072-3010-003-0000	1	2	COM	18.656	18.656	18.656	\$6,329.23	\$3,475.80	\$131.90	\$3,607.70
072-3010-004-0000	1	2	COM	17.459	17.459	17.459	\$5,923.14	\$3,252.79	\$123.44	\$3,376.23
072-3010-005-0000	1	2	COM	16.174	16.174	16.174	\$5,487.19	\$3,013.38	\$114.35	\$3,127.73
072-3010-006-0000	1	2	COM	13.534	13.534	13.534	\$4,591.55	\$2,521.52	\$95.69	\$2,617.21
072-3010-007-0000	1	2	COM	14.080	14.080	14.080	\$4,776.78	\$2,623.24	\$99.55	\$2,722.79
072-3010-008-0000	1	2	COM	28.864	28.864	28.864	\$9,792.40	\$5,377.65	\$204.07	\$5,581.72
072-3010-009-0000	1	2	COM	26.752	26.752	26.752	\$9,075.89	\$4,984.17	\$189.14	\$5,173.31
072-3010-010-0000	1	2	COM	20.240	20.240	20.240	\$6,866.62	\$3,770.91	\$143.10	\$3,914.01
072-3010-011-0000	1	2	COM	31.680	31.680	31.680	10,747.75	\$5,902.30	\$223.98	\$6,126.28
072-3010-012-0000	1	2	COM	27.808	27.808	27.808	\$9,434.14	\$5,180.91	\$196.60	\$5,377.51
072-3010-013-0000	1	2	COM	6.670	6.670	6.670	\$2,262.87	\$1,242.69	\$47.16	\$1,289.85
072-3230-001-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-002-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-003-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-004-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-005-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-006-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-007-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-008-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-009-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-010-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-011-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-012-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-013-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-014-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-015-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-016-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-017-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-018-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3230-019-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-020-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-021-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-022-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-023-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-024-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-027-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-028-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-029-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3230-030-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-031-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-032-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-033-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-034-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-035-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-036-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-037-0000	1	1	SFR-M	1.250	1.681	1.250	\$616.83	\$313.19	\$33.64	\$346.83
072-3230-038-0000	1	1	SFR-M	1.250	1.681	1.250	\$616.83	\$313.19	\$33.64	\$346.83
072-3230-040-0000	1	1	SFR-M	1.250	1.681	1.250	\$616.83	\$313.19	\$33.64	\$346.83
072-3230-042-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-043-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-044-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-045-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-046-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-047-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-048-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-049-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-050-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-051-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-052-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-053-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3230-054-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-001-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-002-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3240-003-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-004-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-005-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-006-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-007-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-008-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-009-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-010-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-011-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-012-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-013-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-014-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-015-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-016-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-017-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-018-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-019-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-020-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-021-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-022-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-023-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-024-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-025-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-028-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-029-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-030-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-031-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-032-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-033-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3240-035-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-036-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-037-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-038-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-039-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3240-040-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-041-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-042-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-043-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-044-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-045-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-046-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-047-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-048-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-049-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-050-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-051-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-054-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-055-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-056-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-057-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-058-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3240-059-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-060-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-061-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-062-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3240-063-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-064-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-065-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-066-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3240-067-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-001-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-002-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-003-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-005-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-006-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-007-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-008-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-009-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3250-010-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-011-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-012-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-014-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-015-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-016-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-017-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-018-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-019-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-020-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-021-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-022-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-023-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-024-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-025-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-026-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-032-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-033-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-034-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-035-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-038-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-039-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3250-041-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-042-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-043-0000	1	1	SFR-H	1.000	1.345	1.587	\$531.53	\$250.59	\$42.71	\$293.30
072-3250-044-0000	1	1	PARK	7.470	7.470	7.470	\$2,865.05	\$1,391.74	\$201.02	\$1,592.76
072-3250-045-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-046-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-047-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-048-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-049-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-050-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-051-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-052-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3250-053-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-054-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-055-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-056-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-057-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-058-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-059-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-060-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-061-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-062-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-063-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-064-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-065-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3250-066-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-001-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-002-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-003-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-004-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-005-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-006-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-007-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-008-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-009-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-010-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-011-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-012-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-013-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-014-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-015-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-016-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-017-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-018-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-019-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-020-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3260-021-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-022-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-023-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-024-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-025-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-026-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-027-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-028-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-029-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-030-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-031-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-032-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-033-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-034-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-035-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-036-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-037-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-038-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-039-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-040-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-041-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-042-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-043-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-044-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-045-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-046-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3260-047-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-048-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-049-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-050-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-051-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-052-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-053-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-054-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3260-055-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-056-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-057-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-058-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-059-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-060-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-061-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-062-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-063-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-064-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-065-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-066-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3260-067-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3290-001-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-002-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-003-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-004-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-005-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-006-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-007-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-008-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-009-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-010-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-011-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-012-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-013-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-014-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-015-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-016-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-017-0000	1	1	SFR-M	1.250	1.681	1.984	\$664.34	\$313.19	\$53.39	\$366.58
072-3290-019-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-020-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-021-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-022-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3290-023-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-024-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-025-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-026-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-027-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-028-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-029-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-030-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-031-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-032-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-033-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-034-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3290-035-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-001-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-002-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-003-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-007-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-008-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-009-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-010-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-011-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-012-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-013-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-014-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-015-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-016-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-017-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-018-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-019-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-020-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-021-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-022-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-023-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-024-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3300-025-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-026-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-027-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-028-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-029-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-030-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-031-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-032-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-033-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-034-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-035-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-036-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-037-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-038-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-039-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-040-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-041-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-042-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-043-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-044-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-045-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-046-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-047-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-048-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-049-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-050-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-051-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-052-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-053-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-054-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-055-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-056-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-057-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
072-3300-058-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61

PRELIMINARY ASSESSMENT ROLL

APN	ZONE	AREA	LANDUSE	EDU	SBU	LBU	TOTAL MAX ASMT	ACTUAL		
								STREET ASMT	LIGHT ASMT	TOTAL ASMT
072-3300-059-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-060-0000	1	1	SFR-L	1.400	1.883	2.222	\$744.15	\$350.82	\$59.79	\$410.61
072-3300-062-0000	1	1	SFR-M	1.250	1.250	1.250	\$479.43	\$232.89	\$33.64	\$266.53
								\$371,168.78	\$45,083.48	\$416,252.26

MEMORANDUM

ITEM 10.3.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Associate Planner



SUBJECT: 9847 OLD PLACERVILLE ROAD - PROJECT NO. DD10036 - TENTATIVE PARCEL MAP

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Igor Musiyets	RFE Engineering, Inc.
9847 Old Placerville Road	2260 Douglas Boulevard, Suite 160
Sacramento, CA 95827	Roseville, CA 95661

PROJECT:	9847 Old Placerville Road Tentative Parcel Map (TPM)
FILE:	DD10036
LOCATION:	9847 Old Placerville Road
APN:	068-0454-022-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Adopt the Resolution approving the Tentative Parcel Map.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the applicant's request to subdivide an existing 24,432 SF (0.56 acres) parcel into three parcels for the sale, lease, or finance of individual parcels. No physical improvements are proposed with this request.

PROJECT BACKGROUND

The City of Rancho Cordova received an application requesting a Tentative Parcel Map to divide the existing 0.56-acre parcel into three new parcels for individual sale, lease, or financing at 9847 Old Placerville Road. The current parcel includes two existing residential homes with separate utility services and access. **See Figures 1, 2, & 3** for existing conditions. The existing property is zoned Residential (RD-5) and is part of the Countryside/Lincoln Village Planning Area within the City's General Plan.

Figure 1: Project Location



Figure 2: Aerial of Property

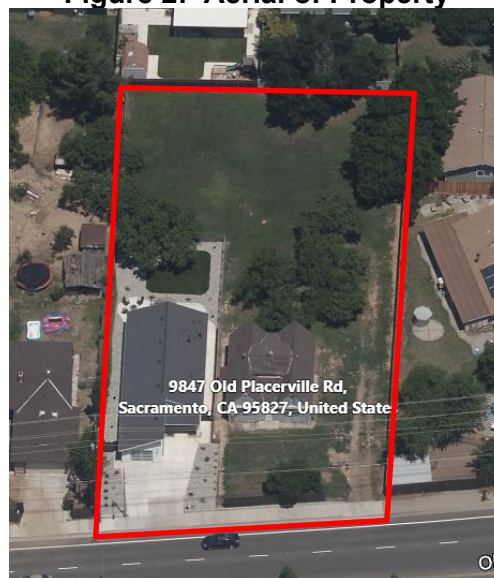


Figure 3: Existing Street View



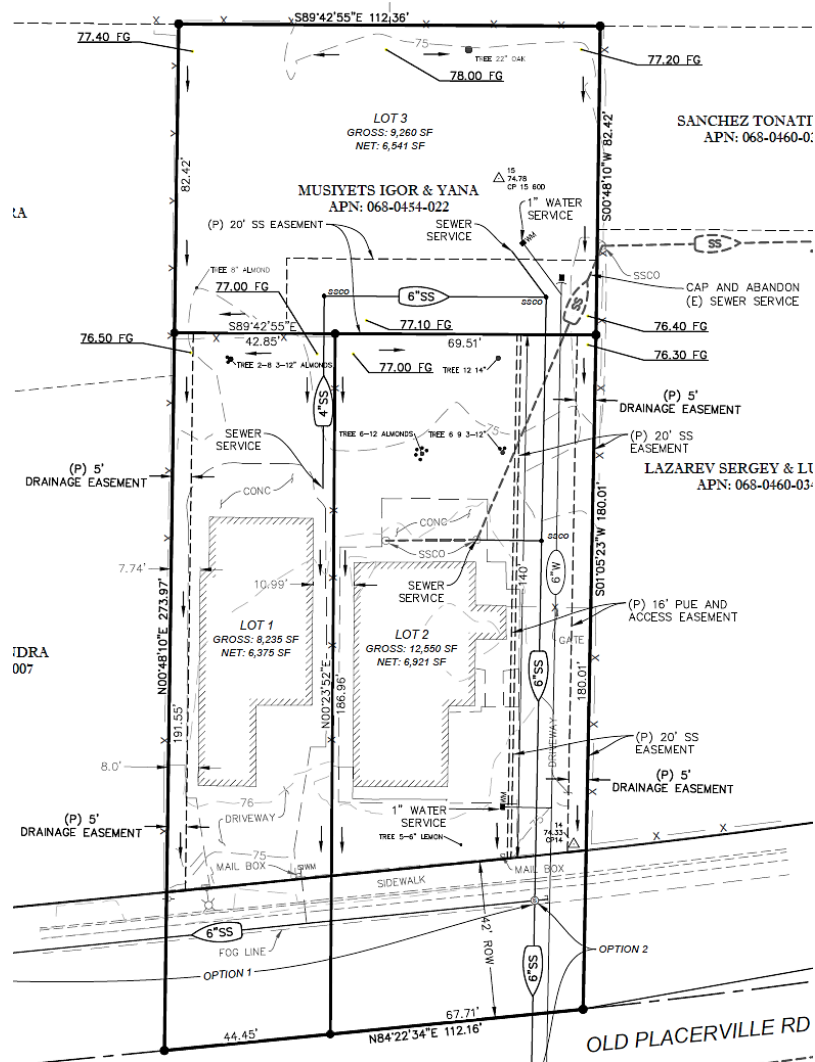
PROPOSED TENTATIVE PARCEL MAP

As previously mentioned, the Applicant is requesting to divide the existing parcel into three individual parcels. The proposed lot sizes can be seen below and the Tentative Parcel Map can be seen in **Figure 4**.

The proposed parcels are shown in **Figure 4; Proposed Parcel Map** and will include:

- Lot 1: 0.189 acres (8,235 SF) currently with an existing single-family home on-site.
- Lot 2: 0.288 acres (12,550 SF) currently with an existing single-family home on-site.
- Lot 3: 0.212 acres (9,260 SF) currently undeveloped

Figure 4: Proposed Parcel Map



REQUIRED PERMITS AND REGULATORY BASIS

According to the Subdivision Map Act and Municipal Code, a residential parcel may be subdivided into multiple separate lots with a Subdivision Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning Code
4. General Plan

ANALYSIS

The applicant is requesting approval of a Parcel Map to divide a partially developed 0.56-acre parcel into 3 new parcels. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located within the Countryside/Lincoln Village Planning Area. This Planning Area is almost entirely developed and includes primarily residential development. The proposed project will not modify the use of the property and will only be creating an additional parcel. No physical modifications are proposed as part of this application.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
9847 Old Placerville (Project Site)	(2) Single-Family Home	Countryside/Lincoln Village Planning Area	Residential (RD-5)
North	Single-Family Home	Countryside/Lincoln Village Planning Area	Residential (RD-5)
East	Single-Family Home	Countryside/Lincoln Village Planning Area	Residential (RD-5)
South	Public Right-of-Way	Sacramento County Jurisdiction	Sacramento County Jurisdiction
West	Single-Family Home	Countryside/Lincoln Village Planning Area	Residential (RD-5)

Zoning Code: The project site is zoned Residential (RD-5). This zoning designation consists of primarily single-family homes with a maximum density of 5.0 dwelling units per acre. The parcel currently includes two (2) single family homes on-site. Each structure is provided with its own utilities and access for on-site parking and entry.

The proposed Lot 3 in the rear of the property would share a common driveway with the proposed Lot 2 on the property. The shared driveway includes a 16-foot Public Utility Easement (PUE) and Access Easement between both properties. No physical improvements are included with this parcel split. Any changes to this map must be reviewed by staff for consistency and comparability.

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

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if it makes any of the findings specified below. In the case of the proposed parcel map, none of the findings were made. The following evidence supports the map request:

1. ***Finding:*** *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the City of Rancho Cordova General Plan. This project site is located within the Countryside/Lincoln Village Planning Area which is almost entirely developed and primarily residential development. Within residential neighborhoods, the goal of the area is to improve the property values and maintenance, while encouraging home ownership for a full range of income levels. This project will split the lot

into three lots with the two existing homes on separate lots and the third lot available for future development. This project is consistent with the intent of the Planning Area. No physical improvements are proposed as part of this map.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the General Plan designation of Countryside/Lincoln Village Planning Area and zoning development standards for a RD-5 zone. This project is not part of any specific plan, and no physical improvements are proposed with this application.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to split into three separate parcels. The two parcels with existing homes on-site are meeting the minimum required setbacks and development standards required for an RD-5 zoning designation. Lot 3 will have adequate access to utilities and to the property through a proposed 16' public utility easement and access easement connected through Lot 2 and to Old Placerville Road. Each lot will have its own utility connection. There are no minimum lot size requirements within the RD-5 development standards.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The overall project site is 0.56 acres in size. The project proposes 3 lots of sufficient size for a single-family home. The RD-5 zoning designation within the City's Zoning Code does not provide minimum lot requirements for lots within that zone. The average size of 5 lots on 1 acre would be approximately 8,712 SF each. The proposed lots are similar if not larger than this average.

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

Evidence: The proposed project is surrounded by developed land and does not involve any physical improvements or changes in use at this time. The site already partially developed and has two single-family homes on-site. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA).

6. *Finding: That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The division of one parcel into three new parcels authorizes for the existing homes to be placed on an individual lots and Lot 3 would be available for sale, lease or finance. The proposed Parcel Map does not include any physical change and will not disturb any previously undisturbed area. No public health problems will result from approval of the parcel map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds*

that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The design of the subdivision will not create conflict with any existing easements or use of the property. The design proposes additional Public Utility Easements for the rear lot as well as an access easement to ensure the property has adequate access to the public right-of-way.

FISCAL IMPACT

Staff anticipates that this project will result in additional revenues created from the potential sale of the new parcels and through property taxes collected for each new parcel.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15315 (Minor Land Division). The property is in an urbanized area zoned for residential use. The division of one lot into three parcels is in conformance with the General Plan and Rancho Cordova Zoning Code and no variances or exceptions are required. All services and access to the proposed parcels are available and no additional modifications or improvements are requested as part of this project.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15315 “Minor Land Division” and adopt the Resolution approving the Tentative Parcel Map for 9847 Old Placerville Road DD10036, subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).”

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Tentative Parcel Map
3. Exhibit B to the Resolution – Conditions of Approval
4. 500’ Radius Map and Labels.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE 9847 OLD PLACERVILLE ROAD TENTATIVE PARCEL MAP, PROJECT NO. DD10036

WHEREAS, RFE Engineering, Inc. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a tentative parcel map for 9847 Old Placerville Road (Assessor's Parcel Number: 068-0454-022-0000); and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes that the Council approve the 9847 Old Placerville Road Tentative Parcel Map (attached hereto as Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as Exhibit B):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15315 (Minor Land Division). The property is in an urbanized area zoned for residential use. The division of one lot into three parcels is in conformance with the General Plan and Rancho Cordova Zoning Code and no variances or exceptions are required. All services and access to the proposed parcels are available and no additional modifications or improvements are requested as part of this project.

- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if any of the findings are found. In the case of the proposed map, none of the findings exist. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the City of Rancho Cordova General Plan. This project site is located within the Countryside/Lincoln Village Planning Area which is almost entirely developed and primarily residential development. Within residential neighborhoods, the goal of the area is to improve the property values and maintenance, while encouraging home ownership for a full range of income levels. This project will split the lot into three lots with the two existing homes on separate lots and the third lot available for future development.

This project is consistent with the intent of the Planning Area. No physical improvements are proposed as part of this map.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the General Plan designation of Countryside/Lincoln Village Planning Area and zoning development standards for a RD-5 zone. This project is not part of any specific plan and no physical improvements are proposed with this application.

3. *Finding: That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to split into three separate parcels. The two parcels with existing homes on-site are meeting the minimum required setbacks and development standards required for an RD-5 zoning designation. Lot 3 will have adequate access to utilities and to the property through a proposed 16' public utility easement and access easement connected through Lot 2 and to Old Placerville Road. Each lot will have its own utility connection. There are no minimum lot size requirements within the RD-5 development standards.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

Evidence: The overall project site is 0.56 acres in size. The project proposes 3 lots of sufficient size for a single-family home. The RD-5 zoning designation within the City's Zoning Code does not provide minimum lot requirements for lots within that zone. The average size of 5 lots on 1 acre would be approximately 8,712 SF each. The proposed lots are similar if not larger than this average.

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

Evidence: The proposed project is surrounded by developed land and does not involve any physical improvements or changes in use at this time. The site already partially developed and has two single-family homes on-site. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA).

6. *Finding: That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The division of one parcel into three new parcels authorizes for the existing homes to be placed on an individual lots and Lot 3 would be available for sale, lease or finance. The proposed Parcel Map does not include any physical change and will not disturb any previously undisturbed area. No public health problems will result from approval of the parcel map.

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

Evidence: The design of the subdivision will not create conflict with any existing easements or use of the property. The design proposes additional Public Utility Easements for the rear lot as well as an access easement to ensure the property has adequate access to the public right-of-way.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by the following vote:

AYES:

NOES:

ABSENT:

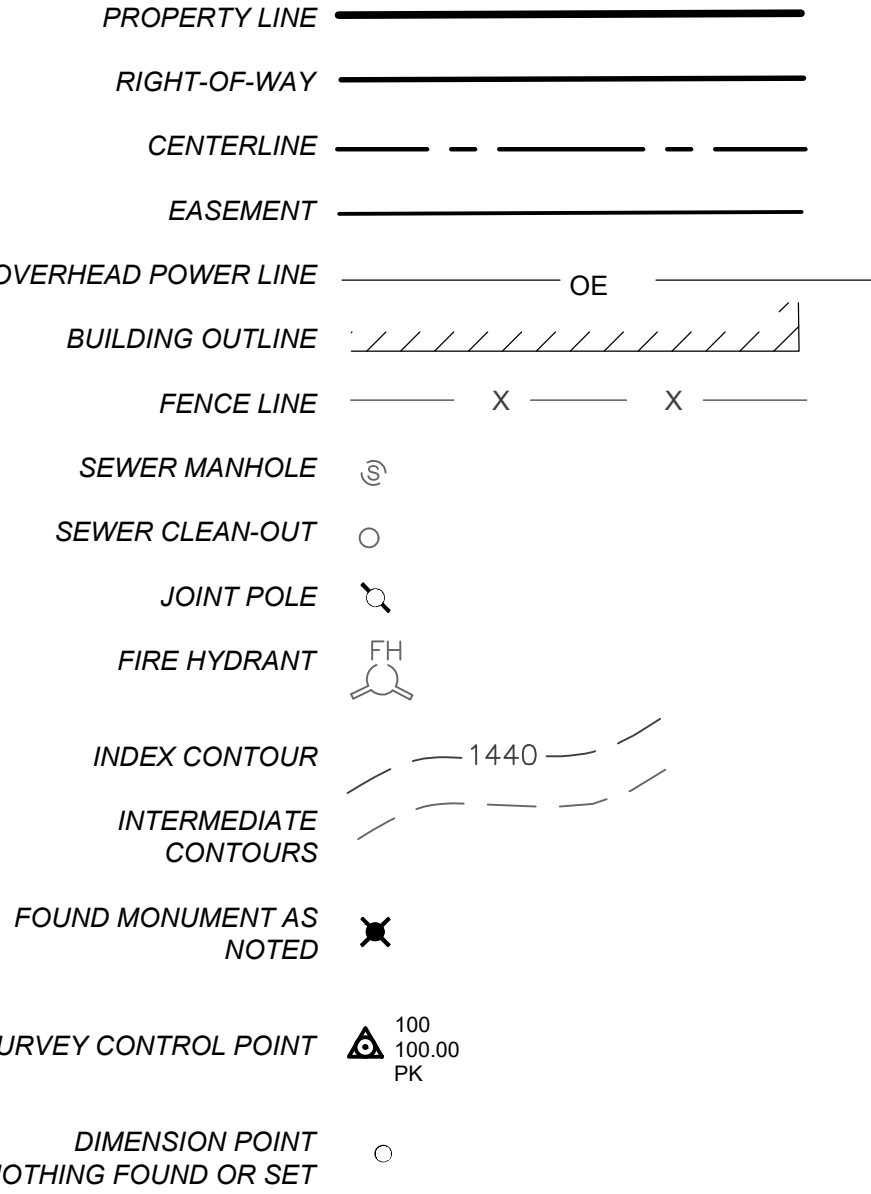
ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacey Leitner, CMC
City Clerk

LEGEND:

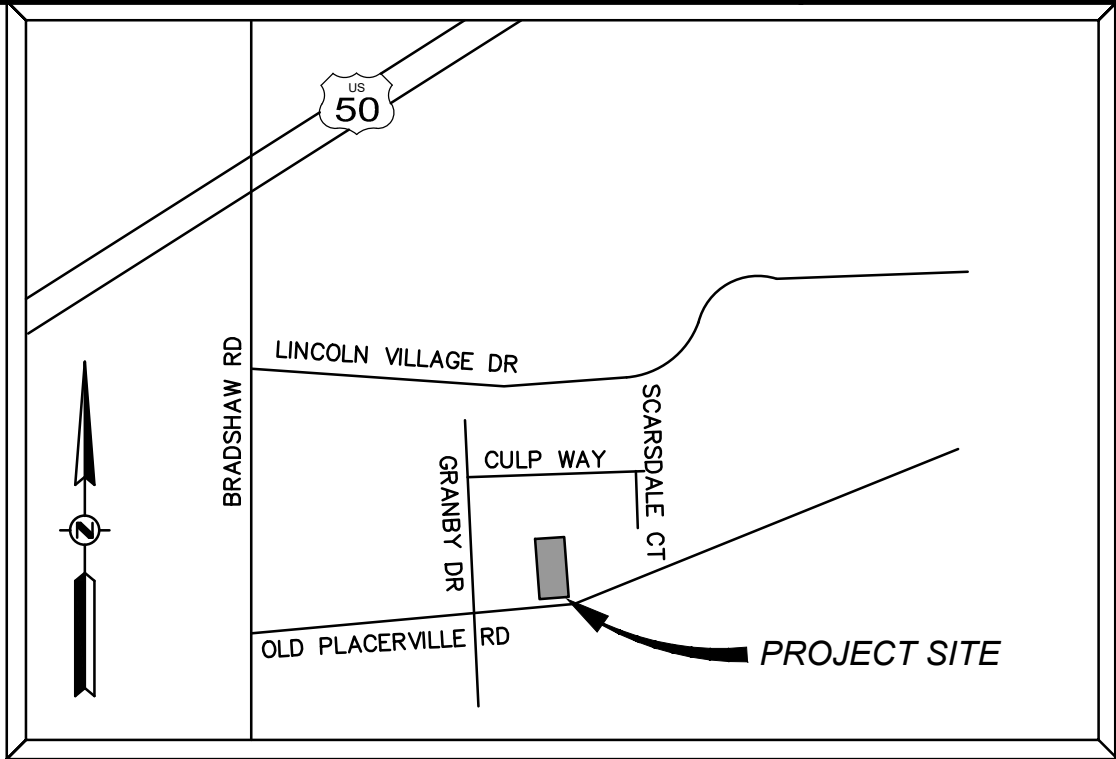


ABBREVIATIONS:

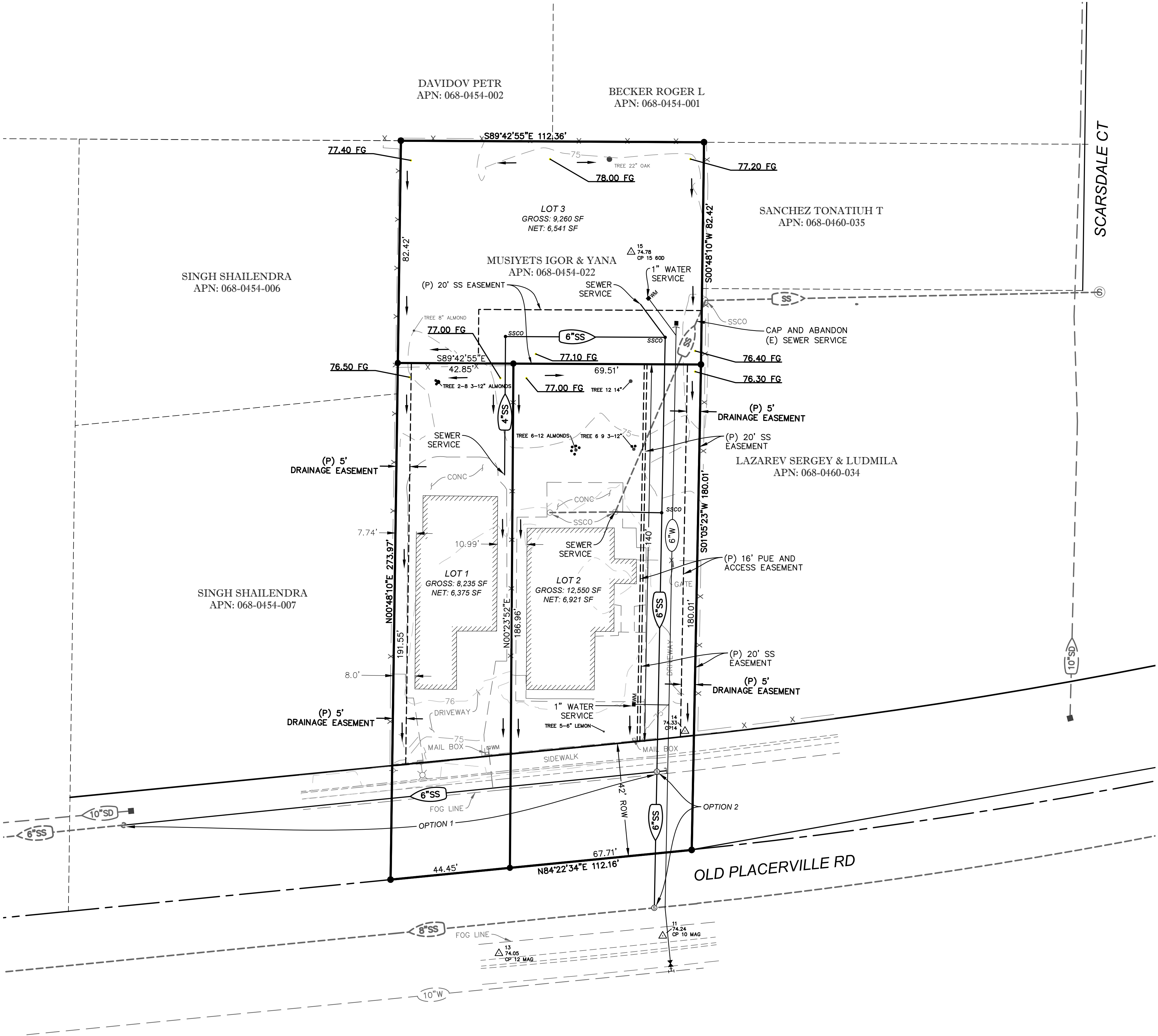
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
SMUD	SACRAMENTO MUTUAL UTILITY DISTRICT
ORSC	OFFICIAL RECORDS OF SACRAMENTO COUNTY
APN	ASSESSOR PARCEL NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM

TENTATIVE PARCEL MAP

APN: 068-0454-022
9847 OLD PLACERVILLE ROAD
RANCHO CORDOVA, CA 95827
SACRAMENTO COUNTY, STATE OF CALIFORNIA
APRIL 2021 SCALE 1"=20'
RFE ENGINEERING INC.



VICINITY MAP
NOT TO SCALE



BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE COUNTY OF SACRAMENTO BENCHMARK NO. 22-96, WHICH IS A 2" BRASS DISC STAMPED "SAC CO DEPT OF PUBLIC WORKS BM 22-96" LOCATED IN THE NORTHWEST CORNER OF A SIGNAL STANDARD BASE AT THE NORTHEAST CORNER OF BRADSHAW ROAD AND GOETHE ROAD.

ELEVATION = 68.64 (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OLD PLACERVILLE ROAD AS SHOWN ON THAT CERTAIN PLAT MAP ENTITLED "JORDAN ESTATES UNIT NO. 2", FILED FOR RECORD IN BOOK 116 OF MAPS, AT PAGE 14, AND WAS ESTABLISHED BY FOUND RECORD MONUMENTS AS SHOWN HEREON.

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X WHICH IS AN AREA OF MINIMAL FLOOD HAZARD.
FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: (06067C0215H)
DATED: (AUGUST 16, 2012)

UTILITY NOTE:

ONLY SURFACE UTILITIES HAVE BEEN SHOWN PER THIS SURVEY.
UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED OR RESEARCHED AND ARE NOT SHOWN HEREON.



RFE ENGINEERING, INC

Civil Engineers • Planners • Surveyors

2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEEngineering.com

UTILITY	COMPANY & CONTACT		PHONE
GAS	PG&E	---	(916) 386-5469
ELECTRIC	SMUD	---	(916) 732-6367
TELEPHONE	AT&T	---	(213) 633-3122
WATER	CAL AM WATER	AUDIE FOSTER	(888)237-1333
SEWER	SACRAMENTO AREA SEWER DISTRICT	JIM EDWARDS	(916) 876-6294
PLANNING	CITY OF RANCHO CORDOVA	NICHOLAS SOSA	(916) 851-8753
USA	-----	-----	(800) 227-2600
FIRE	SACRAMENTO METRO FIRE DEPT.	AMY NYGREN	(916) 859-4312
CABLE TV	COMCAST COMMUNICATIONS	---	(916) 830-6722

ITEM 10.3
FINAL - Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide a parcel (APN 068-0454-022-0000) into three (3) parcels, as described in the City Council staff report dated June 21, 2021 and Tentative Parcel Map (Exhibit A) with the conditions herein, for project number DD10036.	Project Description	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.	General	On-Going	Planning	
3.	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. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	Applicant shall be responsible for all damage to City streets associated and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works	
6.	If any trees are to be removed, a tree removal permit is required from the Public Works Department and trees shall be replaced or	Tree Removal	On-Going	Public Works	

ITEM 10.3
FINAL - Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date & Signature)</u>
	mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.				
7.	The Tentative Parcel Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration	Three years, Commencing with the Date of Approval.	Planning/ Public Works	
8.	SMUD has existing overhead 12kV and 69kV facilities along Old Placerville Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No.95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Existing Facilities	On-Going	SMUD	
9.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal of Facilities	On-Going	SMUD	
10.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	SMUD Easements	On-Going	SMUD	
Prior to Recordation of the Parcel Map					
11.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devise and dry utilities as shown on the tentative map.	Utility Easements	Prior to Recordation of the Parcel Map	Public Works	
12.	The final Parcel Map shall grant an access easement across Lot 2 for the benefit of Lot 3, for ingress and egress.	Access Easement	Prior to Recordation of Parcel Map	Public Works	
13.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenance adjacent	Utility Easement	Prior to Recordation of	SMUD	

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	to all public street rights-of-ways.		Final Map		
14.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Ingress and Egress Easements	Prior to Recordation of Final Map	SMUD	
Prior to Approval of Improvement Plans					
15.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works	
16.	Show the design for a fire access roadway of not less than 16-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire access	Prior to Approval of Improvement Plans	Fire	
17.	Show the design for an approved fire apparatus turnaround. Fire apparatus turnaround shall conform to Sacramento Metro Fire Districts Fire Prevention Standard #3. Fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus Turnaround	Prior to Approval of Improvement Plans	Fire	
18.	Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be	Fire Lanes	Prior to Approval of Improvement Plans	Fire	

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	required on private roads.				
19.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Access Roadway	Prior to Approval of Improvement Plans	Fire	
20.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-stie storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.	Fire Hydrants	Prior to Approval of Improvement Plans	Fire	
21.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire access Agreement shall be recorded with the Public Records Office having jurisdiction.	Fire Access Agreement	Prior to Approval of Improvement Plans	Fire	
22.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the	Fire Access Roadway Maintenance Agreement	Prior to Approval of Improvement Plans	Fire	

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	roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage and striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.				
23.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District	
24.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District	
25.	Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.	Sewer Easements	Prior to Approval of Improvement Plans	SASD	
26.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Dedicated Smud Easement	Prior to Approval of Improvement Plans	SMUD	

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
27.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-construction-services	SMUD siting requirements	Prior to Approval of Improvement Plans	SMUD	
Prior to Issuance of Building Permit					
28.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All on and off-site civile improvements • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City standards. • Utility laterals • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint. • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department. • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Compete installation to the satisfaction of the City prior to occupancy	Improvement Plans	Prior to Approval of Building Permits	Public Works	
29.	SINGLE LOT SIDEWALK REPAIR: Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged or deficient sidewalk along property frontage to the satisfaction of The Public Works Department. Please contact the Public Works Department at (916) 851-8713 to arrange for a site meeting and mark out of damaged or deficient sidewalk.	Sidewalk Repair	Prior to Issuance of Building Permit	Public Works	

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		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	Sidewalk panels shall be replaced to the nearest joint prior to occupancy.				
30.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Grading Plans	Prior to Issuance of Building Permit	Public Works	
31.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permit	Fire	
32.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings built on a private fire access road.	Certificate of Release	Prior to Issuance of Building Permit	Fire	
33.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Building Locations	Prior to Issuance of Building Permit	SMUD	
34.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Issuance of Building Permit	SMUD	
Prior to Final Inspection					
35.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Water Conservation	Prior to Final Building Inspection	Public Works	

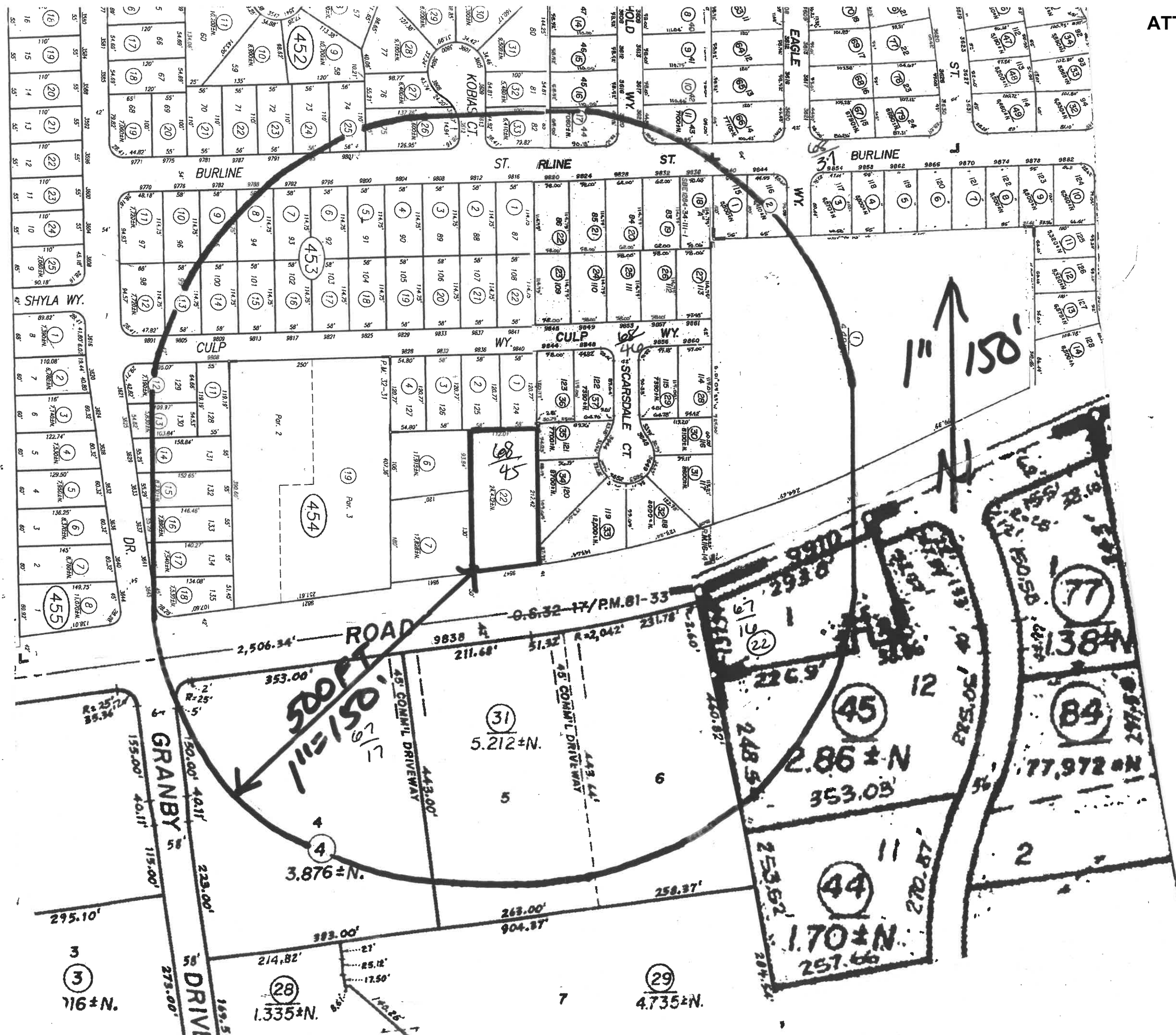
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36.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address Numbers	Prior to Final Building Inspection	Fire	
37.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof Coverings	Prior to Final Building Inspection	Fire	
38.	The owner must contact Permit Services Unit at permitservices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to issuance of building permits.	Sewer Impact Fees	Prior to Final Building Permit	SASD	

ADVISORY

- The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.
- It is highly recommended that specific requirements for your project be addressed with the Fire District during the Planning Stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways shall be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide clarification on specific requirements or to enquire about an Alternative Method Request.



068-0454-022
IGOR/YANA MUSIYETS
9847 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0453-021
ALEXEY YARYGIN
9837 CULP WAY
SACRAMENTO CA 95827

067-0170-031
OCCUPANT
9838 OLD PLACERVILLE RD
SACRAMENTO CA 95827

067-0170-004
SCHOOLS INSURANCE AUTHORITY
PO BOX 276710
SACRAMENTO CA 95827

068-0370-002
HOWARD R REINHART
PO BOX 6986
INCLINE VILLAGE NV 89450

068-0452-025
JOHN FRANCIS/CHONG YE GABRIEL
9801 BURLINE ST
SACRAMENTO CA 95827

068-0452-032
SATWANT S/JASBIR K BAL
2626 HOLLAND ST
SAN MATEO CA 94403

068-0453-001
JERRY A/SHARON M BREWER
9816 BURLINE ST
SACRAMENTO CA 95827

068-0453-004
KENNETH W & MARILYN K FILES TRUST
950 FERN FLAT RD
APTOS CA 95003

068-0453-006
CANDIDO/EULALIA GARCIA
1743 SHADDOX AVE
MODESTO CA 95358

068-0454-022
RESIDENT
9845 OLD PLACERVILLE RD
SACRAMENTO CA 95827

067-0160-022
GARY M/GENEVIEVE F LISHER
9910 OLD PLACERVILLE RD
SACRAMENTO CA 95827

067-0170-031
OCCUPANT
9838 OLD PLACERVILLE RD STE A
SACRAMENTO CA 95827

067-0170-004
OCCUPANT
9800 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0370-002
RESIDENT
9844 BURLINE ST
SACRAMENTO CA 95827

068-0452-026
DAWN M STOWELL 2020 TRUST
3612 KOBIAS CT
SACRAMENTO CA 95827

068-0452-032
RESIDENT
3609 KOBIAS CT
SACRAMENTO CA 95827

068-0453-002
SONG H KIM
9812 BURLINE ST
SACRAMENTO CA 95827

068-0453-004
RESIDENT
9804 BURLINE ST
SACRAMENTO CA 95827

068-0453-006
RESIDENT
9796 BURLINE ST
SACRAMENTO CA 95827

068-0454-022
RESIDENT
9847 OLD PLACERVILLE RD
SACRAMENTO CA 95827

067-0160-045/0170-031
BOYD STATE SACRAMENTO LLC
1 N WACKER DR #4025
CHICAGO IL 60606

067-0170-031
OCCUPANT
9838 OLD PLACERVILLE RD STE B
SACRAMENTO CA 95827

068-0370-001
RAISA GOTISAN
9840 BURLINE ST
SACRAMENTO CA 95827

068-0452-024
PATRICIA A BLAGBURN
9795 BURLINE ST
SACRAMENTO CA 95827

068-0452-027
ANTONIO JACINTO PEREZ/MARIBEL D
GARCIA
3608 KOBIAS CT
SACRAMENTO CA 95827

068-0452-033
VIKTOR N ZHEZHERYA
3613 KOBIAS CT
SACRAMENTO CA 95827

068-0453-003
SUSAN J FORD
9808 BURLINE ST
SACRAMENTO CA 95827

068-0453-005
ALICE MUNTEANU
9800 BURLINE ST
SACRAMENTO CA 95827

068-0453-007
TRACEY BROWN
9792 BURLINE ST
SACRAMENTO CA 95827

068-0453-008
ANGELA EVELYN HILLIARD TRUST 2017
9788 BURLINE ST
SACRAMENTO CA 95827

068-0453-012
CHRISTINE L PETTIS
2220 22ND ST
SACRAMENTO CA 95818

068-0453-013
RESIDENT
9805 CULP WAY
SACRAMENTO CA 95827

068-0453-016
DANNY LEE & JACQUELINE I RADCLIFF
MARITAL TRUST
5135 IPSWICH CT
NEWARK CA 94560

068-0453-018
SEAN/JAMI FERGUSON
9825 CULP WAY
SACRAMENTO CA 95827

068-0453-022
KEITH R STURMAN
9841 CULP WAY
SACRAMENTO CA 95827

068-0454-003
ARTUR POPOV
9832 CULP WAY
SACRAMENTO CA 95827

068-0454-006,007
SHAIENDRA SINGH
9482 MISTY RIVER WAY
ELK GROVE CA 95624

068-0454-012
RICHARDS TRUST
5919 DEER RUN CT
ROCKLIN CA 95765

068-0454-014
DYLAN ZHU
2067 SWENSEN CT
SAN JOSE CA 95131

068-0453-009
BRUCE R/CYNTHIA T LOMPERSKI
9782 BURLINE ST
SACRAMENTO CA 95827

068-0453-012
RESIDENT
9801 CULP WAY
SACRAMENTO CA 95827

068-0453-014
DEBRA A MILLER
9809 CULP WAY
SACRAMENTO CA 95827

068-0453-016
RESIDENT
9817 CULP WAY
SACRAMENTO CA 95827

068-0453-019
GUILLERMO ESTRADA
9829 CULP WAY
SACRAMENTO CA 95827

068-0454-001
ROGER L BECKER
9840 CULP WAY
SACRAMENTO CA 95827

068-0454-004
ROBERT D & VALERIE J M BOHLING
REVOCABLE TRUST
9828 CULP WAY
SACRAMENTO CA 95827

068-0454-007
RESIDENT
9841 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0454-012
RESIDENT
3621 GRANBY DR
SACRAMENTO CA 95827

068-0454-014
RESIDENT
3629 GRANBY DR
SACRAMENTO CA 95827

068-0453-010
RACQUEL A VINA
9776 BURLINE ST
SACRAMENTO CA 95827

068-0453-013
SARAH M KING
PO BOX 348625
SACRAMENTO CA 95834

068-0453-015
VIKTORIA/SERGEY POLYAKOVA
9813 CULP WAY
SACRAMENTO CA 95827

068-0453-017
DOUGLAS A JOHNSON
9821 CULP WAY
SACRAMENTO CA 95827

068-0453-020
NINA DAYA
9833 CULP WAY
SACRAMENTO CA 95827

068-0454-002
PETR DAVIDOV
9836 CULP WAY
SACRAMENTO CA 95827

068-0454-006
RESIDENT
9841 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0454-011
CHARLES D VO
9808 CULP WAY
SACRAMENTO CA 95827

068-0454-013
PAVEL SHURAYEV
3625 GRANBY DR
SACRAMENTO CA 95827

068-0454-015
JAMES R/CHRISTINE FERGUSON
3633 GRANBY DR
SACRAMENTO CA 95827

068-0454-016
SERGIO HORACIO/RUTH MARINA
ROMERO
3637 GRANBY DR
SACRAMENTO CA 95827

068-0454-019
CHURCH OF JESUS CHRIST LDS
50 E N TEMPLE 22ND FL
SALT LAKE CITY UT 84150

068-0460-001
OCCUPANT
9877 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0460-016
MARK H/NINA L HULST
3616 KRANHOLD WAY
SACRAMENTO CA 95827

068-0460-018
RESIDENT
9836 BURLINE ST
SACRAMENTO CA 95827

068-0460-021
NONA M NOROYAN
9824 BURLINE ST
SACRAMENTO CA 95827

068-0460-023
ANDRES A/LUZ A FUERTES
9845 CULP WAY
SACRAMENTO CA 95827

068-0460-026
VENIAMINE SUPRIUNYUK
9857 CULP WAY
SACRAMENTO CA 95827

068-0460-028
VALENTINA/NIKOLAY KONOVALOVA
9860 CULP WAY
SACRAMENTO CA 95827

068-0460-030
YUN LIU FREEMAN
3645 SCARSDALE CT
SACRAMENTO CA 95827

068-0454-017
CHARLES V/KAREN L CLEMONS
3641 GRANBY DR
SACRAMENTO CA 95827

068-0454-019
RESIDENT
9821 OLD PLACERVILLE RD
SACRAMENTO CA 95827

068-0460-011
TEODORO & MARGARITA PACHECO
FAMILY TRUST
1036 PARKSIDE DR
VACAVILLE CA 95688

068-0460-017
STEPHAN H KRAUS
3620 KRANHOLD WAY
SACRAMENTO CA 95827

068-0460-019
JOSEPHINE LOCSIN/BYRON STOCKTON
9832 BURLINE ST
SACRAMENTO CA 95827

068-0460-022
DALE M/GEORGIA J LEE
9820 BURLINE ST
SACRAMENTO CA 95827

068-0460-024
SUZANNE GEORGE
9849 CULP WAY
SACRAMENTO CA 95827

068-0460-027
NICKSAM PROPERTIES LLC
1500 W EL CAMINO AVE #344
SACRAMENTO CA 95833

068-0460-029
DONALD R/ALINA O WEIDMAN
3293 OSELOT WAY
RANCHO CORDOVA CA 95670

068-0460-031
KUSICH DECEDENTS TRUST
137 RIVERSIDE AVE
ROSEVILLE CA 95678

068-0454-018
DAVID/TONJA JOHNSON
3645 GRANBY DR
SACRAMENTO CA 95827

068-0460-001
GRACE MISSIONARY BAPTIST CHURCH OF
SACRAMENTO
PO BOX 7354
SACRAMENTO CA 95827

068-0460-011
RESIDENT
3621 KRANHOLD WAY
SACRAMENTO CA 95827

068-0460-018
CALIFORNIA-AMERICAN WATER
COMPANY
PO BOX 5627
CHERRY HILL NJ 8034

068-0460-020
WILLIAM R/GLENDA L CRAIN
9828 BURLINE ST
SACRAMENTO CA 95827

068-0460-022
RESIDENT
9820 BURLINE ST
SACRAMENTO CA 95827

068-0460-025
NARINE S SAHAKYAN
9853 CULP WAY
SACRAMENTO CA 95827

068-0460-027
RESIDENT
9861 CULP WAY
SACRAMENTO CA 95827

068-0460-029
RESIDENT
9856 CULP WAY
SACRAMENTO CA 95827

068-0460-031
RESIDENT
3649 SCARSDALE CT
SACRAMENTO CA 95827

068-0460-032
DEAN L HARRISON
PO BOX 1654
ORANGEVALE CA 95662

068-0460-034
GENEVIEVE BARBER
3648 SCARSDALE CT
SACRAMENTO CA 95827

068-0460-037
PHILLIP & KATHY HONIG REVOCABLE
LIVING TRUST
9848 CULP WAY
SACRAMENTO CA 95827

068-0460-032
RESIDENT
3653 SCARSDALE CT
SACRAMENTO CA 95827

068-0460-035
TONATIUH T SANCHEZ
3644 SCARSDALE CT
SACRAMENTO CA 95827

068-0460-033
SERGEY/LYUDMILA LAZAREV
3652 SCARSDALE CT
SACRAMENTO CA 95827

068-0460-036
MICHAEL AXTON FAMILY TRUST
9844 CULP WAY
SACRAMENTO CA 95827

ITEM 10.3.

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SACRAMENTO CITY UNIFIED SCHOOL
DISTRICT
5735 47TH AVE (SCHOOL MAILBOX 806)
SACRAMENTO CA 95824

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

CA AMERICAN WATER COMPANY
4701 BELOIT DR
SACRAMENTO CA 95838

ATTACHMENT 4

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

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

MEMORANDUM



ITEM 10.4.

DATE: June 21, 2021
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **AN ORDINANCE ADOPTING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR MONTELENA VILLAGES 1,2,4,6, 8, AND VACANT PARCELS IN VILLAGES 9 AND 10 TO EXTEND THE TERM OF THE DEVELOPMENT AGREEMENT**

RECOMMENDATION

Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading at the next regular City Council meeting. Approval of the Ordinance would Amend and Restate the previously adopted Development Agreement, including any applicable prior amendments, for the Montelena Development project. The effective date of the Amended and Restated Development Agreement is the effective date of the Ordinance and the term is 10 years.

BACKGROUND

The City entered into a Development Agreement (DA) for the entire Montelena Development project in 2006. Over time, there have been various changes in ownership of the Montelena projects, which has been broken down into ten (10) villages. Most recently, an amendment to extend the term of the DA was approved by the City Council for Villages 3, 5 and 7. At that time, ownership for the other villages had not come forward to be included in the extension. The DA was set to expire on May 3rd for the remaining villages. Staff was contacted by a represented for the remaining villages a few days prior to the expiration date of the existing DA. Extending the existing DA was not possible due to timing. Therefore, this action would restate the previous DA, including the First, Second and Third Amendments. The effective date of the Amended and Restated Development Agreement is the effective date of the Ordinance and the term is 10 years.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT
FOR THE MONTELENA VILLAGES 1, 2, 4, 6, 8 AND
VACANT PARCELS IN VILLAGES 9 AND 10**

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

Section 1. Recitals.

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, *et seq.*, of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties.

B. On April 3, 2006, the City and CP Sunridge, LLC entered into a Development Agreement for the Montelena Project, consisting of 251.9 acres of low-density residential development. (Ordinance Number 10-2006). The Montelena Project is located south of Douglas Road and west of Rancho Cordova Parkway (hereinafter known as the "Property"). The Montelena Project remains undeveloped.

C. The Montelena Project is within the Sunrise Douglas Community Plan and the SunRidge Specific Plan ("SDCP/SRSP") area. The SDCP/SRSP was approved by the County of Sacramento ("County") in July 2002. The County also prepared and certified an Environmental Impact Report ("EIR") (State Clearinghouse Number 97022055) for the SDCP/SRSP. In July 2003, the City of Rancho Cordova incorporated an area that included the SDCP and SRSP. In response to litigation involving the SDCP/SRSP EIR, the City subsequently rescinded approval of the SDCP/SRSP. On November 7, 2012, the City certified a partially Revised EIR for the SDCP/SRSP, however, at that time the City, determined to carry out the projects within the SDCP/SRSP area without re-approving the SDCP/SRSP.

D. On February 21, 2006, the City approved an Initial Study and a Mitigated Negative Declaration ("MND") for the Tentative Subdivision Map of the Montelena Project, pursuant to the California Environmental Quality Act ("CEQA"). In the Initial Study and MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR

and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 10-2006, which adopted the Development Agreement, are still accurate and relevant to the Amendment.

E. On November 19, 2007, the City approved an amendment to the Agreement ("First Amendment") to clarify that the terms and provisions of the Agreement were not applicable to the fifty (50) acre wetland preserve area established within the Property. (City Ordinance 25-2007.) The First Amendment did not result in any direct physical change to the environment, or any reasonably foreseeable indirect physical change in the environment, thus, no additional environmental review was conducted at that time.

F. Montelena Douglas, LLC was assigned all of the interest of CP Sunridge, LLC in the Agreement in 2008 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated February 14, 2008, and recorded on February 15, 2008 in the Official Records of Sacramento County at Book 20080215, Page 0899.

G. On June 18, 2012, City and Montelena Douglas, LLC subsequently entered into the "Second Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 6, 2012, in the Official Records of Sacramento County, at Book 20120906, Page 1316 (the "Second Amendment") to memorialize a change in the Project Approvals that City had approved for the Property.

H. The Second Amendment changed the land use designations in Villages 4 and 5 of the Project, encompassing approximately 45.3 acres of the 251.9-acre Project, by removing 85 single-family homes (reducing the total from 875 to 790), and then adding 14.2 acres of commercial use, a 1.6 acre park, and a 2.4 acre fire station site.

I. On August 19, 2013, City and Montelena Douglas LLC subsequently entered into the "Third Amendment to Development Agreement by and between the City of Rancho Cordova and Montelena Douglas LLC relative to Montelena" that was recorded on September 23, 2013, in the Official Records of Sacramento County at Book 20130923 at Page 0396 (the "Third Amendment") to memorialize changes and modifications to the obligations of the Landowner to pay certain fees for park renovations and improvements, revise park dedication obligations, and to provide for the installation of a pedestrian bridge at the Property. The Agreement, as amended by the First Amendment, the Second Amendment, and the Third Amendment, are hereinafter collectively referred to as the "Amended Development Agreement."

J. MDRE Development LLC ("Landowner") was assigned all of the interest of Montelena Douglas, LLC in Villages 3, 5 and 7 in 2021 by virtue of that certain "Assignment and Assumption Agreement Relative to Montelena" dated January 4, 2021 and recorded on January 12, 2021 in the Official Records of Sacramento County at Book 20210112, Page 0882 (the "Assignment").

K. On February 16, 2021, the City and 2021 MDRE Development LLC subsequently entered in the "Fourth Amendment to Development Agreement by and between the City of Rancho Cordova and MDRE Development LLC relative to Montelena Villages 3, 5, and 7" to extend its term an additional ten (10) years with an expiration date of May 3, 2031.

L. Pursuant to Government Code section 65868, City and Landowner now desire to Amend and Restate the Amended Development Agreement with the effective date being the effective date of this Adopting Ordinance and extend for a period of ten (10) years (until _____, 2021), and Restate the previously adopted Development Agreement for Villages 1, 2, 4, 6, 8, and vacant parcel in Villages 9 and 10, as more fully set forth in this Amendment. The Amended and Restated Development Agreement will not have a significant adverse impact on the environment. The Amended and Restated Development Agreement will not result in any direct physical change to the environment, or any reasonably foreseeable indirect physical change in the environment. The action by the City Council would extend the term of the Agreement for Villages 1, 2, 4, 6, 8, and vacant parcel in Villages 9 and 10 an additional ten (10) years from the effective date of this Ordinance. Additionally, it will Restate the previous Development Agreement that was adopted for these villages that has since expired. Any potential environment impacts for the Montelena project were previously analyzed in an EIR for the SunRidge Specific Plan and a supplemental MND for changes to the zoning of various properties within the Montelena project area.

M. On June 21, 2021, the City Council, as the legislative body for purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing.

Section 2: Findings.

Therefore, on the basis of: (a) the foregoing recitals, which are hereby incorporated herein; (b) the City of Rancho Cordova's General Plan and General Plan EIR; (c) the SDCP/SRSP EIR; (d) the Montelena MND; the City Council finds and determines that:

A. The Amended and Restated Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) The Project remains low-density residential and consistent with the General Plan and Zoning; (b) the Project is consistent with the fiscal policies of the General Plan with respect to provisions of infrastructure and public services; and, (c) the Amended Development Agreement would extend the term of the Agreement an additional ten (10) years from the effective date of this Ordinance and Restate the previous Development Agreement that was adopted for these villages that has since expired..

B. The Amended and Restated Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Amendment and Amended Development Agreement will extend the term of the Agreement Amended and Restate a Development Agreement that would continue to implement land use guidelines set forth in the General Plan and help fund infrastructure and parks needed to serve new development.

C. The Amended and Restated Development Agreement will not be detrimental to the health, safety and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.

D. The Amended and Restated Development Agreement will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.

E. The Amended and Restated Development Agreement is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5 and has been processed consistent with all the procedural requirements thereof.

Section 3: Approval of Amended and Restated Development Agreement.

The City Council hereby approves the Amended and Restated Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City Manager to sign the amended Development Agreement after the effective date of this Ordinance.

Section 4: Recordation

Within ten (10) days after the Amended and Restated Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

Section 5: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance be enforced.

Section 6: Publication and Effective Date.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

**AMENDED AND RESTATED DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF RANCHO CORDOVA AND MONTELENA DOUGLAS, LLC, CHRYSANTHY RD. INV., LLC
AND PREMIER CHRYSANTHY, LLC FOR VILLAGES 1, 2, 4, 6, 8, AND VACANT PARCELS IN
VILLAGES 9 AND 10.**

**DEVELOPMENT AGREEMENT
RELATIVE TO MONTELENA**

This Development Agreement ("Agreement" or "Development Agreement") is entered into as of this ____ day of ____, 2021, by and between City OF RANCHO CORDOVA, a municipal corporation ("City"), Montelena Douglas, LLC ("Landowner"), Chrysanthy RD. INV., LLC ("Landowner"), and Premier Chrysanthy, LLC ("Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

A. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, California Government Code section 65864, *et seq.* (the "Development Agreement Statute") and Rancho Cordova Municipal Code chapter 23.158, authorize the City and any person having a legal or equitable interest in real property to enter into a Development Agreement, establishing certain development rights in the Property which is the subject of the development project application.

B. Property. Landowner owns in fee title that certain _____ parcel located in City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A-1 and Exhibit A-2 attached hereto (the "Property" or "Developer's Property"), which is the subject of this Development Agreement.

C. Public Hearing and Approval of this Agreement. On _____, 2021, City Council of City of Rancho Cordova, serving as City's planning agency for purposes of Development Agreement review pursuant to Government Code section 65867 and Rancho Cordova Municipal Code chapter 23.158, held a public hearing to consider this Development Agreement. Following the hearing, the City Council introduced City of Rancho Cordova Ordinance No. XX-2021 approving this Agreement. City approved Ordinance No. XX-2021 on _____, 2021.

D. Environmental Review. On February 21, 2006, City Council certified as adequate and complete, the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND and are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by City Council concurrently with this Agreement.

E. Project Approvals. The following land use approvals (together the "Project Approvals") have been granted for the Property, which entitlements are the subject of this Agreement.

1.1. The Sunridge Specific Plan adopted by County, as adopted by City on July 1, 2003, by City Resolution No. 06-2003 (the "Specific Plan");

1.2. The MND. The Mitigation Measures in both the Environmental Impact Report ("EIR") and the MND are incorporated into the Project and into the terms and conditions of this Agreement.

1.3. The Rezoning of the Property, approved by City on April 3, 2006, by City Ordinance No. 09-2006;

1.4. The Sunrise Douglas Community Plan approved by the Sacramento County Board of Supervisors on July 17, 2002, and adopted by City Resolution No. 2002-0900;

1.5. The Large Lot Tentative Subdivision Map for the Project (attached hereto as Exhibit B approved by City on April 3, 2006, by City Resolution No. 26-2006;

1.6. The Small Lot Tentative Subdivision Map for the Project (attached hereto as Exhibit C approved by City on April 3, 2006, by City Resolution No. 26-2006;

1.7. The Rezoning of Villages 4 and 5 approved by City on April 16, 2012, by City Ordinance No. 07-2012;

1.8. The Rezoning of Villages 4 and 5 approved by City on August 19, 2013 by City Ordinance No. 23-2013

1.9. This Development Agreement, as adopted by City Ordinance No. XX-2021 (the "Adopting Ordinance"), on June 21, 2021.

F. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map approved for the Property will comply with the provisions of Government Code 66473.7.

G. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as required herein to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowner recognize and agree that, but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

H. Development Agreement Ordinance. City and Landowner have taken all actions mandated by, and fulfilled all requirements set forth in, Rancho Cordova Municipal Code chapter 23.158, the Development Agreement Ordinance of the City of Rancho Cordova.

I. Consistency with General and Specific Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, in City Ordinance No. XX-2021, City found that this Development Agreement satisfies Government Code section 65867.5, and this Agreement is consistent with the requirements of the General Plan.

J. Development Agreement Exhibits. All exhibits associated with the following Development Agreement and Amendments are incorporated herein in full:

J.1 Development Agreement By and Between City of Rancho Cordova and CP Sunridge, LLC dated April 3, 2006; Exhibits A-1 through G.

J.2 First Amendment to Development Agreement By and Between City of Rancho Cordova and CP Sunridge, LLC dated November 19, 2007; Exhibits A-1 and A-2.

J.3 Second Amendment to Development Agreement By and Between City of Rancho Cordova and Montelena Douglas, LLC dated June 18, 2012; Exhibits A-1, A-2, B, B-1, C, C-1, D-1, D-2, E, H, I.

J.4 Third Amendment to Development Agreement By and Between City of Rancho Cordova and Montelena Douglas, LLC dated August 19, 2013; Exhibits 1 through 4.

AGREEMENT

1. **Incorporation of Recitals.** The Preamble, the Recitals and all defined terms set forth herein, and all exhibits attached hereto, are hereby incorporated into this Development Agreement as if set forth herein in full.
2. **Description of Property.** The property, which is the subject of this Development Agreement, is described in Exhibit A-1 and depicted in Exhibit A-2 attached hereto ("Property").
3. **Additional Project Approvals.** The City and Landowner acknowledge and agree that the Additional Project Approvals described above have been granted for the Property and vested for the term of the Development Agreement.
4. **Relationship of City and Landowner.** It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Developer. Neither Party is an agent of the other Party. City and Developer renounce the existence of any form of joint venture or partnership between them. Nothing contained in this Agreement, or in any document executed in connection with this Agreement, may be construed as making City and Developer joint venturers or partners.
5. **Effective Date and Term.**

5.1 Effective Date. The effective date of this Agreement ("Effective Date") is the effective date of the Adopting Ordinance.

5.2 Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of ten (10) years (until_____, 2031), unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

5.3 Automatic Termination Upon Completion and Sale of Residential Lot. This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Project Approvals for residential use, upon completion of construction and issuance by City of a final occupancy permit for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good-faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that all improvements, which are required to serve the lot, as determined by City, have been accepted by City. Termination of this Agreement for any such residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

6. Use of Property.

6.1. Right to Develop. Landowner shall have the vested right to develop the Project in accordance with the terms and conditions of this Agreement, the Project Approvals, and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. Landowner's vested right to develop the Property shall be subject to subsequent approvals; provided however, except as provided in Section 6.3, that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses, or reduce the density and intensity of development, or limit the rate or timing of development set forth in this Agreement, so long as Landowner is not in default under this Agreement.

6.2. Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location and maintenance of on-site and off-site improvements, location of public utilities and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals and any amendments to this Agreement or the Project Approvals. City acknowledges that the Project Approvals provide for the land uses and approximate acreages for the Property as set forth in the Exhibits referenced in J.1 through J.3 of this Agreement.

6.3. Moratorium, Quotas, Restrictions or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that, except as otherwise provided in this Agreement, this Agreement

shall vest the Project Approvals against subsequent City resolutions, ordinances and initiatives that directly or indirectly limit the rate, timing, sequencing of development, or prevent or conflict with the permitted uses, density and intensity of uses as set forth in the Project Approvals; provided however, Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted on a uniformly applied, City-wide or area-wide basis, and directly concerns a public health or safety issue, in which case City shall treat Landowner in a uniform, equitable and proportionate manner with all properties, public and private, which are impacted by that public health or safety issue.

6.4. Additional Conditions.

6.4.1. New Park Development Obligation. City and Landowner agree that Landowner's obligation to dedicate land for new parks and open space shall be satisfied by Landowner's dedication of 15.4+ net acres of park land within the Project, set forth more specifically in the Third Amendment exhibits (the "Dedicated Land"). The Dedicated Land consists of 10.8 acres for a community park (Park Site A) and two neighborhood parks consisting of a total of 4.6 acres (Park Sites B and C).

Landowner shall pay a park development impact fee for each single-family residential parcel or residential parcel equivalent on the Property to mitigate the costs for the Cordova Recreation and Park District and the City to design, construct and install park improvements (the "Park Development Impact Fee"). The Park Development Impact Fee will be paid prior to issuance of each residential building permit within the Project.

The amount of the Park Development Impact Fee will depend on which parks the Landowner constructs.

Prior to the recordation of the first final small lot subdivision map on any portion of the Property, the Landowner, in its sole discretion, shall decide, whether it will construct: (1) none of the three parks; (2) the two neighborhood parks (Park Sites B and C), but not the community park (Park Site A); or (3) both neighborhood parks and the community park (all three parks), as shown in the Third Amendment exhibits.

For any parks the Landowner decides to construct, its obligation is to design, construct and install park facility improvements (i.e., "turnkey parks") consistent with (i) the "Park Development Agreement" being negotiated between the Landowner and the Cordova Recreation and Park District, and (ii) then applicable City standards. The Landowner shall inform the City of its decision about which parks it will construct in writing prior to the approval of the first final small lot subdivision map on any portion of the Property such that the City may reflect that decision in approval documents and/or subdivision improvement agreements for final small lot subdivision maps on the Property. The Landowner's decision shall be a one-time decision which shall fix the Park Development Impact Fee for all residential units in the Project.

If the Landowner decides to construct none of the three parks, the Park Development Impact Fee will be \$10,460 for each single-family residential parcel or residential parcel equivalent.

If the Landowner decides to construct the two neighborhood parks (Park Sites B and C), but not the community park (Park Site A), the Park Development Impact Fee will be \$8,079 for each single-family residential parcel or residential parcel equivalent.

If the Landowner decides to construct both neighborhood parks and the community park (all three parks), the Park Development Impact Fee will be \$2,215 for each single-family residential parcel or residential parcel equivalent.

Regardless of the Landowner's decision about which parks to construct, the Park Development Impact Fee shall be adjusted on March 1, 2014 and annually thereafter no later than March 15th by the method provided in City Ordinance No. 24-2004 as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S. cities with the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for the previous January, however the March 2014 adjustment factor shall be computed by dividing the "mean" index for January 2013.

The Park Development Impact Fee shall not include the cost of park street frontage improvements at parks. If and when the City amends the Citywide Park Improvement Fee, the Landowner and City agree to explore adjustments to the Park Development Impact Fee. Under no circumstances shall the Landowner be required to pay any new Citywide Park Improvement Fee in addition to the Park Development Impact Fee as set forth in the Third Amendment. City further agrees and acknowledges that the 15.4 acres of park land dedication being provided at the Project pursuant to the Third Amendment will satisfy the park land dedication requirements of Resolution No. 28-2005.

- 6.4.2. Timing of Dedications and Improvements of Parks.** Prior to the recordation of any residential small lot final subdivision map in the Project which contains a portion of the Dedicated Land, but not prior to construction of model homes, Landowners shall irrevocably offer for dedication to the Cordova Recreation and Park District that portion of the Dedicated Land that is encompassed within such residential small lot final subdivision map, and either (a) enter into a park development agreement with the Cordova Recreation and Park District for the improvement of the applicable Park Site(s) within that portion of the Dedicated Land situated within said residential small lot final subdivision map if the Landowner has elected to construct park facility improvements under Section 6.4.1 above at any

Park Stie and pay the Park Development Impact Fee in the applicable amount, or (b) be required to only pay the applicable Park Development Impact Fee if the Landowner has elected pursuant to Section 6.4.1 not to construct improvements at any of the Park Sites.

6.4.3. In-fill Park and Open Space Renovation and Acquisition Fee. Landowner agrees that it shall pay City the total sum of One Thousand Dollars (\$1,000) for each residential parcel shown on the final maps for the Property (the "Park Renovation Fee"). Beginning January 1, 2014, the fee shall be adjusted annually on each January 1 based upon the percentage change in the United States Department of Labor Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-San Jose area between April and April of each year. This fee shall be paid to City no later than prior to issuance of the building permit for each residential parcel for the Property. It shall be used by City, at its sole discretion, to acquire, renovate, repair, improve or maintain parks or open space in that portion of the City outlined in the Development Agreement exhibits. This payment is made voluntarily by Landowner. It is in addition to all other existing park fees, and construction and dedication obligations, including without limitation any fees paid pursuant to California Government Code Section 66477 (the "Quimby Act"). Landowner agrees that it shall not claim any credit or right to reimbursement of any other existing park fees, and construction and dedication obligations, including Quimby Act fees, as a result of paying the Park Renovation Fee required under this Section 6.4.3. If and when the City reduces or eliminates the Park Renovation Fee on a Citywide basis (by adoption of a park tax, special sales tax or other measure), then the Park Renovation Fee under this Section 6.4.3 shall be automatically adjusted to correspond to the new Citywide funding mechanism, provided that the Landowner does not challenge or oppose the approval or implementation of the new Citywide funding mechanism.

6.4.4. Police Tax. Landowner and City agree that the Property shall be subject to the Police Tax enacted by City Ordinance No. 24-2006 pertaining to Police Tax Zone 30. Within 180 days following the date of the City Council's approval of the Second Amendment, City shall form a Police Services Community Facilities District (CFO) and Landowner shall support the inclusion of the Project in the CFO and cover Landowner's fair share costs of the CFO formation not to exceed \$7,000. City agrees that the new CFD will provide that on lands designated for all residential land use categories, the base year FY 2011/2012 Police Maximum Services Special Tax shall be Four Hundred Fifty Dollars (\$450) annually per residential unit or residential unit equivalent, and that the base year amount of the Police Maximum Services Special Tax per unit for all non-residential land use categories (except Recreational and Agricultural) shall be up to One Thousand Dollars (\$1,000) per acre annually as determined by the City. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel and there will be no undeveloped land tax imposed by the CFD. The new CFD shall further provide that on each July 1 commencing July 1, 2012, the base year Police Special Tax shall be escalated by the increase, if any, in the United States Department of Labor Consumer Price Index (CPI) for All Urban Consumers (1982-84 = 100) for the San Francisco-

Oakland-San Jose Area. The CPI used shall be as determined by the United States Department of Labor Bureau of Labor Statistics from April to April beginning with the period from April 2011 to April 2012. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. If the Consumer Price Index is discontinued, or revised, such other government index or computation with which it is replaced shall be used by the CFD in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised. The CFD shall specify that the Police Special Tax shall commence being payable annually following issuance of a building permit for each parcel subject to the Police Special Tax.

Within 60 days of the inclusion of the Property in the Police Services CFD, the City Council will rescind City Ordinance No. 24-2006 pertaining to Police Tax Zone 30. The Landowner acknowledges that no final small lot subdivision maps shall be submitted to the City for approval prior to the formation of the Police Services CFD. Landowner agrees that it will not vote to repeal or amend the Police Special Tax being imposed in the amounts set forth above, and that any such vote by Landowner would constitute an event of default under this Agreement. In the event of such a default by Landowner, then in addition to all other remedies available to City, Landowner shall be obligated to annually pay under this Agreement the difference between the amount of the Police Special Tax before the Landowner's vote to repeal or amend the tax, and the amount of the proposed Police Special Tax set forth above.

6.4.5. Road Maintenance Conditions. Landowner shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by Landowner.

6.4.6. New Supplemental Traffic Impact Fee. City and Landowner agree the Landowner shall pay a new supplemental traffic impact development fee to the City in the amount of Five Thousand Sixty Dollars (\$5,060) for each residential lot shown on the final small lot subdivision maps for the Property (the "Supplemental Traffic Impact Fee"). Landowner shall pay the Supplemental Traffic Impact Fee in the following increments: (i) Eight Hundred Sixty-five Dollars (\$865) for each residential lot at the time of recordation of a final subdivision map for the residential lot; and (ii) Four Thousand One Hundred Ninety-five Dollars (\$4,195) at the time of issuance of a building permit for a residential lot. Landowner's agreement to pay the Supplemental Traffic Impact Fee is conditioned upon the effectiveness of the Additional Project Approvals. If for any reason the additional Project Approvals are changed or rescinded in any manner without the Landowner's consent, then Landowner's obligation to pay the Supplemental Traffic Impact Fee shall automatically cease; provided, reciprocally, that if for any reason the amount of the Supplemental Traffic Impact Fee is challenged or overturned, Landowner's vested rights under the Second Amendment to develop the Property consistent with the Additional

Project Approvals shall, at City's sole discretion, cease and terminate. By agreeing to pay the Supplemental Traffic Impact Fee, City agrees that Landowner and the Property will have satisfied its obligation under the Conditions of Approval and Mitigation Monitoring Reporting Program for offsite traffic improvements and shall not be made subject to constructing or funding the construction of offsite roadway improvements other than those immediately adjacent to the Property, including Chrysanthy Boulevard, Rancho Cordova Parkway, and associated frontage improvements. City agrees that it will apply the Supplemental Traffic Impact fee to fund Rancho Cordova Parkway Interchange or the costs of other roadway improvements needed to improve access to U.S. Highway 50 from the Project area. The above Supplemental Traffic Impact Fee will not be subject to increase or decrease as a result of changes in any City traffic impact fees.

6.4.7. Rancho Cordova Parkway Left Turn Lane Pocket. City and Landowner agree the Landowner shall have the right to construct a left turn pocket on northbound Rancho Cordova Parkway in order to provide left turn access into the approximately 14.2 acre commercial parcel at the Property, as generally shown referred to in J.1. This right shall be vested for the duration of the Development Agreement.

6.4.8. Phasing Plan. Prior to approval of any final map, Developer shall provide a large lot phasing plan addressing sequencing and full build-out of major public infrastructure throughout the Montelena Project limits. The large lot phasing plan shall show all public facilities including, but not limited to, major roadways, bike trails, sewer, water, drainage, facilities, parks and other utilities, and the large lot phasing plan will be based on the City's Guiding Principles for Phasing of Transportation, Infrastructure and Utility Services to the satisfaction of the City's Public Works Department. The large lot phasing plan may be revised as needed during the development of the Project.

Prior to approval of any small lot final map for an individual phase, the Landowners shall prepare and submit to City a "small lot phasing plan" that addresses full build-out of all secondary streets and utility infrastructure. The small lot phasing plan will show the blocks of the small lot tentative map to be constructed and all roads, bike trails and other infrastructure required to serve the use of the proposed units within each block to the satisfaction of the City's Public Works Department. The small lot phasing plan will also be defined by the City's Guiding Principles for Phasing.

Prior to issuance of building permits (except permits for model homes) within an individual map phase, all streets and improvements shown on the small lot phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, landscaping and other infrastructure as necessary for adequate public access and use shall be fully constructed and accepted to the satisfaction of the City's Public Works Department.

At the discretion of the City's Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy in a phase. The structural street section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed. All other improvements shall be fully completed and accepted for maintenance prior to issuance of the first building permit in the applicable phase.

6.4.9. New Pedestrian Bridge. City and Landowner agree the Landowner shall have the obligation to install a new pedestrian bridge (the "Bridge") over the drainage canal located in the southwest corner of the park identified as Park Site A in the Third Amendment exhibits. The Bridge shall be a steel H-5 loading "Bow truss" design bridge with a ten foot wide wood deck travel lane for pedestrian use (as measured inside rail to inside rail). Plans and specifications for the Bridge shall be prepared by Landowner in substantial compliance with the design on the Pedestrian Bridge Design exhibit, and be approved by the City; such City approval will not to be unreasonably withheld, conditioned or delayed. The Bridge shall be installed when the park improvements are constructed at the park in Park Site A shown on the Park Site Dedications exhibit.

7. Applicable Rules, Regulations, Fees and Official Policies.

7.1. Rules Regarding Permitted Uses. Except as provided in this Agreement, City's ordinances, resolutions, rules, regulations and official policies governing the permitted uses of the Property, the density and intensity of use, the rate timing and sequencing of development, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land shall be those in force on the Effective Date of this Agreement. Except as provided in Section 8.2, this Agreement does not vest Landowner's rights to pay development impact fees, exactions and dedications, processing fees, inspection fees, plan checking fees or charges.

7.2. Rules Regarding Design and Construction. Unless otherwise expressly provided in this Agreement, all other ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project and to public improvements to be constructed by Landowner shall be those in force and effect at the time the applicable permit approval is granted.

7.3. Changes in State or Federal Law. This Agreement shall not preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.

7.4. Uniform Codes Applicable. Unless otherwise expressly provided in this Agreement, the Project shall be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits for the Project. If no permits are required for infrastructure improvements, such improvements will be constructed in accordance

with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the start of construction of such infrastructure.

8. Subsequently Enacted Fees, Dedications, Assessments and Taxes.

8.1. Processing Fees and Charges. Landowner shall pay those processing, inspection, and plan check fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

8.2. Development Impact Fees, Exactions and Dedications. Landowner shall pay all development impact fees, dedications of land, connection or mitigation fees, and exactions required by City to support in the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") authorized by City after the Effective Date so long as said Exactions otherwise comply with applicable law, and are either (i) required on a City-wide basis, or (ii) apply uniformly to all properties within City that are zoned consistent with the Project Approvals, or (iii) apply uniformly to all properties that are similarly situated, whether by geographic location or other distinguishing circumstances; provided, however that in recognition of the New Supplemental Traffic Impact Fee, Landowner shall not have to pay any new supplemental fees to pay for traffic improvements." Except as otherwise provided in this Agreement, Exactions required by City to be paid by Landowner that do not meet one of the preceding criteria, shall be the Exactions authorized as of the Effective Date. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided by Landowner or by a Community Facilities District (CFD) or other such financing mechanism acceptable to City, subject to and in accordance with the provisions thereof.

9. Community Facilities District.

9.1. Community Facilities District Formation - Financing. City acknowledges that Landowner may cause to be formed a Community Facilities District ("CFD") pursuant to the provisions of Section 53311 et seq. of the Government Code for the purpose of financing the acquisition or construction of a portion of the Improvements described in Section 8.2.

9.2. Issuance of Bonds. City and Landowner agree that, with the consent of Landowner, and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued in amounts sufficient to achieve the purposes of this Section.

9.3. Payment Prior to Issuance of Bonds. Nothing in this Agreement shall be construed to preclude the payment by an owner of any of the parcels to be included within the CFD of a cash amount equivalent to its proportionate share of costs for the Improvements, or any portion thereof, prior to the issuance of bonds.

9.4. Private Financing. Nothing in this Agreement shall be construed to limit Landowners option to install the Improvements through the use of private financing.

9.5. Acquisition and Payment. City agrees that it shall use its best efforts to allow and facilitate monthly acquisition of completed Improvements or completed portions thereof, and monthly payment of appropriate amounts for such Improvements to the person or entity constructing Improvements or portions thereof, provided City shall only be obligated to use CFD bond or tax proceeds for such acquisitions.

10A. Service District for Maintenance.

10A.1. Formation, Consent, Waiver and Special Benefit. Landowner must cooperate in formation or annexation to, one or more financing mechanism or assessment district for maintenance purposes, as chosen by City (herein the "Services District"), and consents herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described below. No residential building permit, excluding permits for model homes, shall be issued until the formation of, and inclusion of the Property in, the Services District. For purposes of Article XIID of the California Constitution, Landowner acknowledges hereby that all the services described herein to be provided by the Services District will provide a "special benefit" to the Property, as defined by said Article, and that the foregoing support and consent shall apply as to any claim that any portion of the services supported by the special tax does not provide special benefit to the Property. The Services District shall:

i. Provide City assured funding for the ongoing maintenance and operation of public facilities and all Improvements required herein or in the Project Approvals, whether such facilities and Improvements are located within or outside of the boundaries of the Project, including: public roads, public alleys and associated frontage improvements such as curb, gutter and sidewalks, intersection signals, and street signs; road special features (e.g. speed bumps, textured or painted surfaces, modified crosswalks, etc.); project monument signs; all public landscaping, including street frontage landscaping and road medians; streetlights within the Property and upon the Property frontages and statuary, fountains or ornamental structures.

ii. Cause to be established appropriate funding mechanisms, to the satisfaction of the Park District, to fund the ongoing maintenance of park facilities and improvements within the Project, and any other park improvements pursuant to the Project Approvals.

iii. Cause to be established appropriate funding mechanisms, as determined appropriate by City, in consultation with the Sacramento County Department of Water Resources, to fund the ongoing maintenance of drainage facilities within the Project consistent with the Project Approvals.

iv. Cause to be established appropriate funding mechanisms, as determined appropriate by City, to maintain all public open space areas within the Property, other than improved park sites, including without limitation, maintaining bike trails and conducting weed abatement and providing fire prevention to the satisfaction of the

Sacramento Metropolitan Fire District within such open space areas. Such fire prevention efforts may include flail mowing from adjacent private property lines into such open space areas and other such vegetation management efforts as deemed necessary by the Fire District.

v. Conduct, manage and finance any environmental mitigation monitoring required by the Project Approvals.

Landowner acknowledges that the total annual cost of the maintenance obligations in this Section 10.1 is not known as of the Effective Date, and will be determined in the future. The assessments listed herein shall be adjusted annually on each January 1, beginning on January 1, 2006, based upon the Consumer Price Index, consistent with Sections 6.4.3 and 6.4.4 of this Agreement.

10A.2. Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to City or Park District shall be excluded from any assessment to be imposed by the Services District.

10B. Improvement of On-Site Detention Basin. City and Landowner acknowledge that improvements to the on-site detention basin are required to meet the intent of the original approvals of the Montelena Project. Such improvements are conceptually depicted on Exhibit "I" attached hereto and incorporated herein by reference, and completion of such improvements shall be the obligation of the Landowner. City and Landowner agree that the final improvements for the on-site detention basin shall be designed so as to attempt to avoid triggering any requirement to obtain a Section 404 Permit from the U.S. Army Corps of Engineers, and further agree that should it be subsequently determined that the final improvements would require a Section 404 Permit, then the City and Landowner will meet and confer to revise the final improvements so as to redesign or eliminate any recreational or public access improvements that were a basis for the permit requirement. The Landowner will be responsible for permits required due to drainage improvements. The net holding capacity of the on-site detention basin in terms of water volume shall not be changed by the final improvements, and no amendments to the approved drainage master plan or further approvals by the City of Rancho Cordova or County of Sacramento shall be required. Outside the on-site detention basin along its bank edges shall be an approximately 12 ft. wide paved path with landscaping as depicted on Exhibit "I." Certain paths and other improvements as identified in Exhibit "I" will be funded by the Project's Park Development Impact Fee and be maintained by the new lighting and landscaping district or a new park maintenance district or Cordova Park and Recreation District. Construction of the final improvements to the on-site detention basin shall be included as part of the small lot phasing plans for Village 1 prepared and submitted to the City for approval pursuant to the provisions of Section 6.4.8

10B.1. Detention Basin Improvements. Third Amendment exhibits, incorporated by reference, identify improvements that Landowner will construct to the detention basin and its surrounding edge, and it is hereby agreed that they replace Exhibit "I" of the Second Amendment in its entirety. The trails and other landscaping improvements are conceptually shown on Exhibit 3. The construction of improvements within the detention basin are shown in Exhibit 4 and will satisfy the detention basin improvement obligation described in Section 10B of this Development Agreement. City agrees with Landowner that due to grading and the

hydrology of the detention basin trails will not be placed inside or routed through the detention basin.

10C. Affordable Housing Requirement Satisfaction. City and Landowner agree and acknowledge that the Project's affordable housing obligation will be fully satisfied by the Landowner's dedication to the City of the approximately two (2) acre parcel of land for the new fire station site at the Project identified in Recital "D" which will allow the City to subsequently exchange that two (2) acre parcel for a fire station site or other appropriate land at another location which can then be combined with other lands owned by the City and be better used for providing affordable housing. At the time the Final Large Lot Parcel Map for Villages four (4) and five (5) is recorded, Landowner shall dedicate to the City the new fire station site.

10D. Stormwater Drainage Maintenance District. City and Landowner agree and acknowledge that the Project's stormwater drainage system will need ongoing maintenance following its installation. Landowner agrees that prior to the recordation of the first final subdivision map at the Property, Landowner shall annex the Property into a new stormwater drainage maintenance district formed by the City for the purpose of providing a financial mechanism to fund the operation and maintenance of the Project's stormwater drainage system. If a new district has not been formed by the City prior to the time of recordation of the first final subdivision map at the Project, then Landowner may satisfy this obligation by annexing the Property into the County of Sacramento Stormwater Utility District, prior to the recordation of the first final subdivision map, pursuant to the Sacramento County Water Agency Code and comply with the Sacramento County Improvement Standards.

10E. Landscape Corridor Lots. City and Landowner agree that whenever Landowner records a final map for any of the Landscape Corridor Lots "H" through "T" as shown on the Tentative Map for the Property attached as Exhibit C to the Second Amendment, after all the improvements have been completed and accepted by the City the Landowner shall within thirty (30) days thereafter transfer ownership of said lots to the City and the City will accept ownership and maintenance responsibility for said lots from and after the date of transfer. City agrees to accept title to the Landscape Corridor lots subject to any public utility easements that may have been granted therein, including, but not limited to, easements granted to the Sacramento County Water Agency.

11. Amendment or Cancellation.

11.1 Modification Because of Conflict with State or Federal Laws. In the event that State or Federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by City, the parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state law or regulation. Any such amendment or suspension of the Agreement shall be approved by City Council in accordance with the Municipal Code and this Agreement.

11.2 Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the parties hereto and in accordance with the procedures of State law and the Municipal Code.

11.3 Insubstantial Amendments. Notwithstanding the provisions of the preceding Section 11.2, any amendments to this Agreement which do not relate to (a) the term of the Agreement as provided in Section 5.2; (b) the permitted uses of the Property as provided in Sections 6.2 and 7.1; (c) provisions for "significant" reservation or dedication of land; (d) the location and maintenance of on-site and off-site improvements; (e) the density or intensity of use of the Project; (f) the maximum height or size of proposed buildings or (g) monetary contributions by Landowner as provided in this Agreement shall not, except to the extent otherwise required by law, require notice or public hearing before either the Planning Commission or City Council before the parties may execute an amendment hereto. City's City Manager shall determine whether a reservation or dedication is "significant".

11.4 Amendment of Project Approvals. Any amendment of Project Approvals relating to: (a) the permitted use of the Property; (b) provision for reservation or dedication of land; (c) the density or intensity of use of the Project; (d) the maximum height or size of proposed buildings; (e) monetary contributions by Landowner; (f) the location and maintenance of on-site and off-site improvements; or (g) any other issue or subject not identified as an "insubstantial amendment" in Section 11.3 of this Agreement, shall require an amendment of this Agreement. Such amendment shall be limited to those provisions of this Agreement, which are implicated by the amendment of the Project Approval. Any other amendment of the Project Approval(s) shall not require amendment of this Agreement unless the amendment of the Project Approval(s) relates specifically to some provision of this Agreement.

11.5 Cancellation by Mutual Consent. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by the mutual consent of the parties or their successors in interest, in accordance with the provisions of the Municipal Code. Any fees paid pursuant to this Agreement prior to the date of cancellation shall be retained by City.

12. Term of Project Approvals. Pursuant to California Government Code Section 66452.6(a), the term of any parcel map or tentative subdivision map shall automatically be extended for the term of this Agreement.

13. Annual Review.

13.1 Review Date. The annual review date for this Agreement shall be approximately 12 months from the date the Agreement is entered into.

13.2 Initiation of Review. City's Planning Director shall initiate the annual review by giving to Landowner written notice that City intends to undertake such review. Within thirty (30) days of City's notice, Landowner shall provide evidence to the Planning Director to demonstrate good faith compliance with the Development Agreement. The burden of proof, by substantial evidence of compliance, is upon Landowner. City's failure to timely initiate the annual review is not deemed to be a waiver of the right to do so at a later date; accordingly, Landowner is not deemed to be in compliance with the Agreement by virtue of such failure to timely initiate review.

- 13.3 Staff Reports.** City shall deposit in the mail to Landowner a copy of all staff reports, and related Exhibits, concerning contract performance at least three (3) days prior to any annual review.
- 13.4 Costs.** Costs reasonably incurred by City in connection with the annual review shall be paid by Landowner in accordance with City's schedule of fees and billing rates in effect at the time of review.
- 13.5 Non-compliance with Agreement; Hearing.** If the Planning Director determines, on the basis of substantial evidence, that Landowner has not complied in good faith with the terms and conditions of the Agreement during the period under review, City Council, upon receipt of any report or recommendation from the Planning Commission, may initiate proceedings to modify or terminate the Agreement, at which time an administrative hearing shall be conducted, in accordance with the procedures of State law and Municipal Code Section 110-05. As part of that final determination, City Council may impose conditions that it considers necessary and appropriate to protect the interest of City.
- 13.6 Appeal of Determination.** The decision of City Council as to Landowner's compliance shall be final, and any Court action or proceeding to attack, review, set aside, void or annul any decision of the determination by the Council shall be commenced within thirty (30) days, as set forth in the Municipal Code (Section 115-39).
- 14. Default.** Subject to any applicable extension of time, failure by any party to perform any term or provision of this Agreement required to be performed by such party shall constitute an event of default ("Event of Default"). For purposes of this Agreement, a party claiming another party is in default shall be referred to as the "Complaining Party," and the party alleged to be in default shall be referred to as the "Party in Default." A Complaining Party shall not exercise any of its remedies as the result of such Event of Default unless such Complaining Party first gives notice to the Party in Default as provided in Section 14.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.
- 14.1 Procedure Regarding Defaults.**
- 14.1.1 Notice.** The Complaining Party shall give written notice of default to the Party in Default, specifying the default complained of by the Complaining Party. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default.
- 14.1.2 Cure.** The Party in Default shall diligently endeavor to cure, correct or remedy the matter complained of, provided such cure, correction or remedy shall be completed within the applicable time period set forth herein after receipt of written notice (or such additional time as may be deemed by the Complaining Party to be reasonably necessary to correct the matter).
- 14.1.3 Failure to Assert.** Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not

deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies.

14.1.4 Notice of Default. If an Event of Default occurs prior to exercising any remedies, the Complaining Party shall give the Party in Default written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, the Party in Default shall have such period to effect a cure prior to exercise of remedies by the Complaining Party. If the nature of the alleged default is such that it cannot, practicably be cured within such thirty (30) day period, the cure shall be deemed to have occurred within such thirty (30) day period if: (a) the cure shall be commenced at the earliest practicable date following receipt of the notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (in no event later than thirty (30) days after the curing party's receipt of the notice), the curing party provides written notice to the other party that the cure cannot practicably be completed within such thirty (30) day period; and (d) the cure is completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within ninety (90) days after the first notice of default is given.

14.1.5 Legal Proceedings. Subject to the foregoing, if the Party in Default fails to cure a default in accordance with the foregoing, the Complaining Party, at its option, may institute legal proceedings pursuant to this Agreement or, in the event of a material default, terminate this Agreement. Upon the occurrence of an Event of Default, the parties may pursue all other remedies at law or in equity, which are not otherwise provided for or prohibited by this Agreement, or in City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

14.1.6 Effect of Termination. If this Agreement is terminated following any Event of Default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

15. Estoppel Certificate. Either Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties; (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments; and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this

Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall execute and return such certificate within thirty (30) days following the receipt thereof, or such longer period as may reasonably be agreed to by the Parties. City Manager of City shall be authorized to execute any certificate requested by Landowner. Should the party receiving the request not execute and return such certificate within the applicable period, this shall not be deemed to be a default.

16. Mortgagee Protection; Certain Rights of Cure.

16.1 Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

16.2 Mortgagee Not Obligated. Notwithstanding the provisions of Section 16.1 above, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement.

16.3 Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Landowner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Landowner, any notice given to Landowner with respect to any claim by City that Landowner has committed an Event of Default. Each Mortgagee shall have the right during the same period available to Landowner to cure or remedy, or to commence to cure or remedy, the Event of Default claimed set forth in City's notice. City, through its City Manager, may extend the cure period provided in Section 14.1.2 for not more than an additional sixty (60) days upon request of Landowner or a Mortgagee.

17. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and

each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

- 18. Applicable Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of California.
- 19. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement.** Should any legal action be brought by either party for breach of this Agreement or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees, court costs, and such other costs as may be fixed by the Court.
- 20. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement.** If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement or the Project Approvals, the parties shall cooperate and appear in defending such action. Landowner shall bear its own costs of defense as a real party in interest in any such action, and Landowner shall reimburse City on an equal basis for all reasonable court costs and attorneys' fees expended by City in defense of any such action or other proceeding.
- 21. Transfers and Assignments.** From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit F and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner," with all rights and obligations related thereto, with respect to such conveyed property. Prior to recordation of this Agreement, any proposed assignment of this Agreement by Landowner shall be subject to the prior written consent of City Manager on behalf of City and the form of such assignment shall be subject to the approval of City Attorney, neither of which shall be unreasonably withheld.
- 22. Agreement Runs with the Land.** Except as otherwise provided for in Section 15 of this Agreement, all of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitude and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder, or with respect to any owned property; (a) is for the benefit of such properties and is a burden upon such properties; (b) runs with such properties; and (c) is binding upon each party and each successive owner during its ownership of such properties or

any portion thereof, and shall be a benefit to and a burden upon each party and its property hereunder and each other person succeeding to an interest in such properties.

23. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

24. Indemnification. Landowner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by Landowner, or any actions or inactions of Landowner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Property and the Project, provided that Landowner shall have no indemnification obligation with respect to the gross negligence or willful misconduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been dedicated to and accepted by City or another public entity (except as provided in an improvement agreement or maintenance bond).

25. Insurance.

25.1 Public Liability and Property Damage Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain in effect a policy of comprehensive general liability insurance with a per-occurrence combined single limit of not less than one million (\$1,000,000) dollars and a deductible of not more than ten thousand (\$10,000.00) dollars per claim. The policy so maintained by Landowner shall name City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

25.2 Workers' Compensation Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain Workers' Compensation insurance for all persons employed by Landowner for work at the Project site. Landowner shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Landowner agrees to indemnify City for any damage resulting from Landowner's failure to maintain any such insurance.

25.3 Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Landowner shall furnish City satisfactory evidence of the insurance required in Sections 25.1 and 25.2 and evidence that the carrier is required to give City at least fifteen (15) days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to Landowner performing work on the Project.

- 26. Excuse for Nonperformance.** Landowner and City shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sum of money under the applicable provisions hereof, in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, flood, explosion, action of the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental, civil, military or naval authority, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Party claiming the extension of time to perform. The Party claiming such extension shall send written notice of the claimed extension to the other Party within thirty (30) days from the commencement of the cause entitling the Party to the extension.
- 27. Third Party Beneficiaries.** This Agreement is made and entered into for the sole protection and benefit of Landowner and, City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.
- 28. Notices.** All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to City shall be addressed as follows:

CITY OF RANCHO CORDOVA
Planning Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Notice required to be given to Landowner shall be addressed as follows:

Montelena Douglas, LLC
Attn: Charles Somers
5241 Arnold Avenue
McClellan, CA 95652

Chrysanthy Rd. Inv., LLC
Attn: Charles Somers
5241 Arnold Avenue
McClellan, CA 95652

Premier Chrysanthy LLC
Attn: Kevin Ystrup
8483 Douglas Plaza Drive, Suite 110
Granite Bay, CA 95746

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

- 29. Form of Agreement; Recordation; Exhibits.** Except when this Agreement is automatically terminated due to the expiration of the Term of the Agreement or the provisions of Section 5.3 (Automatic Termination Upon Completion and Sale of Residential Lot), City shall cause this Agreement, any amendment hereto and any other termination of any parts or provisions hereof, to be recorded, at Landowner's expense, with the county Recorder within ten (10) days of the effective date thereof. Any amendment or termination of this Agreement to be recorded that affects less than all of the Property shall describe the portion thereof that is the subject of such amendment or termination. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement consists of 18 pages and 9 Exhibits, which constitute the entire understanding and agreement of the parties.
- 30. Further Assurances.** The Parties agree to execute such additional instruments and to undertake such actions as may be necessary to effectuate the intent of this Agreement.
- 31. City Cooperation.** City agrees to cooperate with Landowner in securing all permits which may be required by City. In the event state or federal laws or regulations enacted after the Effective Date, or action of any governmental jurisdiction, prevent delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such State and Federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to extend to the other its prompt and reasonable cooperation in so modifying this Agreement or approved plans.

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Fourth Amendment in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. XX-2021, adopted by the Council of the City on this ____ day of _____ 2021, and Landowner has caused this Fourth Amendment to be executed.

SIGNATURES ON FOLLOWING PAGE

ITEM 10.4.

**ATTACHMENT 2
Exhibit A to the Ordinance**

"CITY"
City of Rancho Cordova

"LANDOWNER"
Montelena Douglas, LLC

By: _____

Name: Cyrus Abhar

Title: City Manager

Date: _____, 2021

By: _____

Name: Charles Somers

Title: President

Date: _____, 2021

"LANDOWNER"
Chrysanthy RD. INV., LLC

By: _____

Name: Charles Somers

Title: Managing Member

Date: _____, 2021

"LANDOWNER"
Premier Chrysanthy, LLC

By: _____

Name: Kevin Yttrup

Title: Managing Member

Date: _____, 2021

ATTEST:

Stacy Leitner, City Clerk

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

Date: _____, 2021

Page 625 of 1458

EXHIBIT LIST

J.1

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Diagram of the Property
Exhibit B:	Montelena Large Lot Tentative Subdivision Map
Exhibit C:	Montelena Small Lot Tentative Subdivision Map
Exhibit D-1:	Land Use Map for the Property
Exhibit D-2:	Land Use Table
Exhibit E:	Diagram of Park Land Dedication
Exhibit F:	Form of Assignment
Exhibit G:	Infill Park and Open Space Map

J.2

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Diagram of the Property

J.3

Exhibit A-1:	Legal Description of the Property
Exhibit A-2:	Diagram of the Property
Exhibit B:	Montelena Large Lot Tentative Subdivision Map
Exhibit C:	Montelena Small Lot Tentative Subdivision Map
Exhibit D-1:	Land Use Map for the Property
Exhibit D-2:	Land Use Table
Exhibit E:	Diagram of Park Land Dedication
Exhibit H:	Rancho Cordova Parkway Left Turn Lane Pocket
Exhibit I:	Montelena Recreation Amenities Concept Diagram

J.4

Exhibit 1:	Park Site Dedications
Exhibit 2:	Pedestrian Bridge Design
Exhibit 3:	Montelena Recreation Amenities Concept Diagram
Exhibit 4:	Conceptual Detention Basin Improvements

3788470.1

ITEM 10.4.

Exhibit A to the Ordinance

**J.1 Development Agreement By and Between City of Rancho Cordova and CP
Sunridge LLC dated April 3, 2006; Exhibits A-1 through G**

EXHIBIT A-1

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

1467.001
02/01/05
PJ

EXHIBIT "A-1"

DESCRIPTION OF
MONTELENA DEVELOPMENT AGREEMENT

All that certain real property situate within Fractional Section 8 and Section 17, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, being further described as follows:

Beginning at a found Three-Quarter inch (3/4") iron pipe marking the closing corner of said Fractional Section 8; thence from said POINT OF BEGINNING, along the East line of said Fractional Section 8, South 00°44'24" East a distance of 1741.58 feet to the Northeast corner of said Section 17; thence along the East line of said Northeast One-Quarter of Section 17, South 00°44'04" East a distance of 1549.20 feet to the Southeast corner of Parcel "B" of the certain Parcel Map filed for record in Book 31 of Parcel Maps, at Page 37, Sacramento County Records; thence leaving said East line of the Northeast One-Quarter of Section 17 along the South line of said Parcel "B", South 89°51'16" West a distance of 1000.03 feet to the Southwest corner of said Parcel "B"; thence along the West line of Parcel "C" of said parcel map, South 00°44'04" East a distance of 1097.70 feet to the South line of said Northeast One-Quarter of Section 17; thence along said South line of the Northeast One-Quarter of Section 17, South 89°45'38" West a distance of 1750.15 feet to an angle point on the Easterly line of Anatolia as shown on that certain final map entitled "Subdivision No. 01-.0385.0 Large Lot Map of Anatolia" filed for record in Book 316 of Maps, at Page 8, Sacramento County Records; thence along said Easterly line of said map for the following two (2) courses and distances:

1. North 00°43'51" West a distance of 2644.73 feet; and
2. North 00°43'50" West a distance of 1746.24 feet to a point on the South line of Rancho Rio de los Americanos;

thence along said South line of Rancho Rio de los Americanos for the following two (2) courses and distances:

1. South 89°37'42" East a distance of 802.94 feet; and
2. North 89°37'47" East a distance of 1946.87 feet to the Point of Beginning.

Containing 251.654 acres of land, more or less.

See Exhibit "A-2", plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

1467.001
02/01/05
PJ

This description is for a development agreement only and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.



Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

Date: 2/2/06



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-2
DIAGRAM OF THE PROPERTY

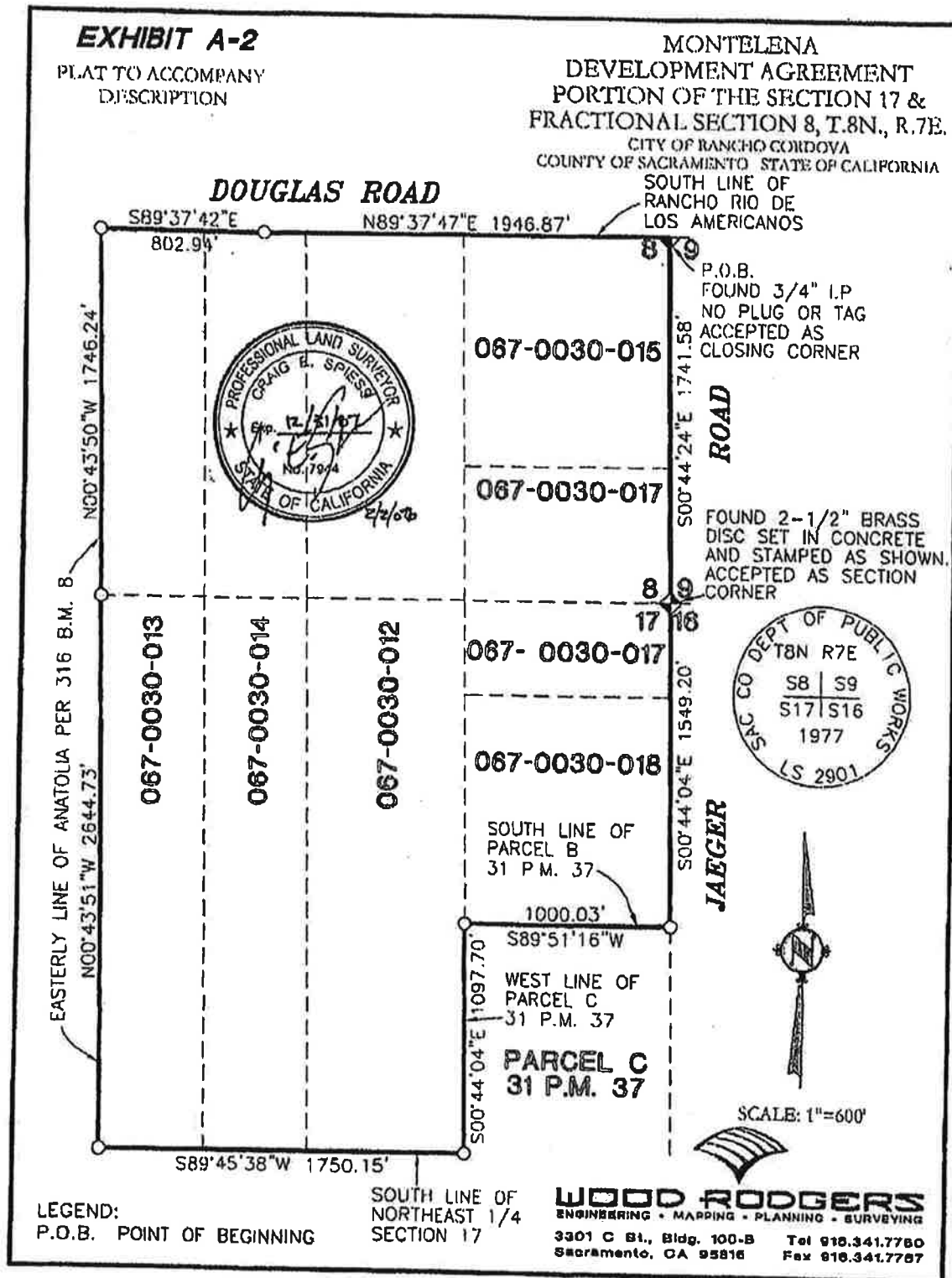
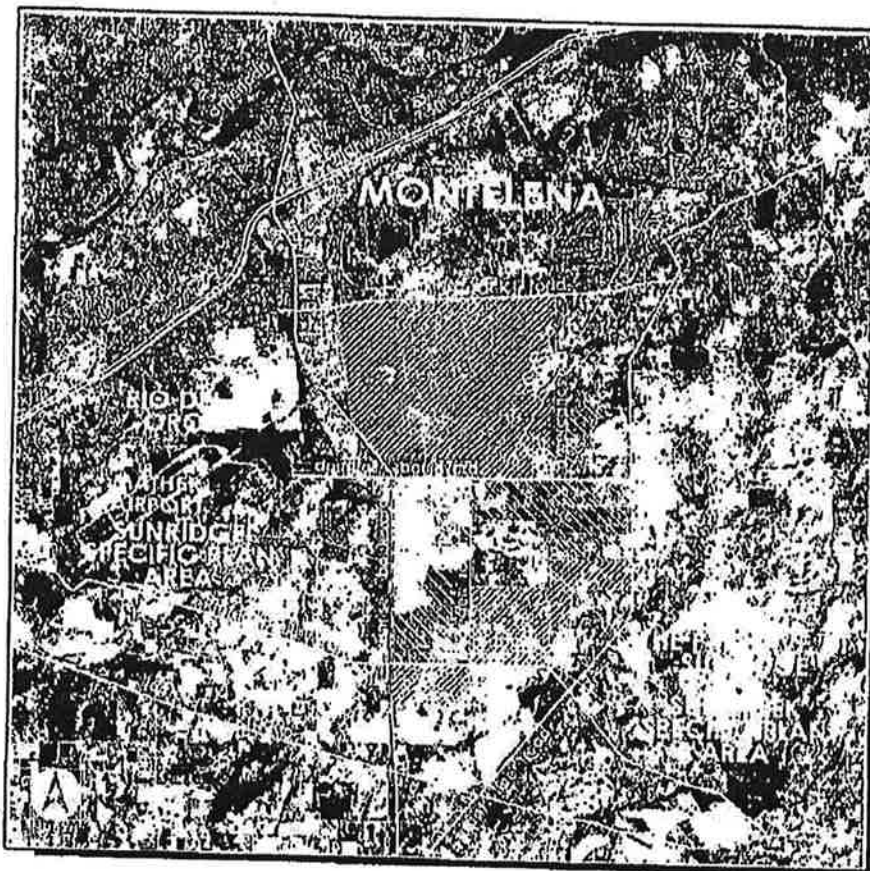


EXHIBIT A-2 LOCATION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2006



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 O STREET, SUITE 100-8, SACRAMENTO, CA 95816
PHONE: (916) 241-7760 FAX: (916) 241-7767

EXHIBIT B

MONTELENA LARGE LOT TENTATIVE SUBDIVISION MAP

JANUARY 31, 2006



EXHIBIT C

MONTELENA SMALL LOT TENTATIVE SUBDIVISION MAP

MONTELENA

CITY OF RANCHO CORDOVA, CALIFORNIA

JANUARY 31, 2006

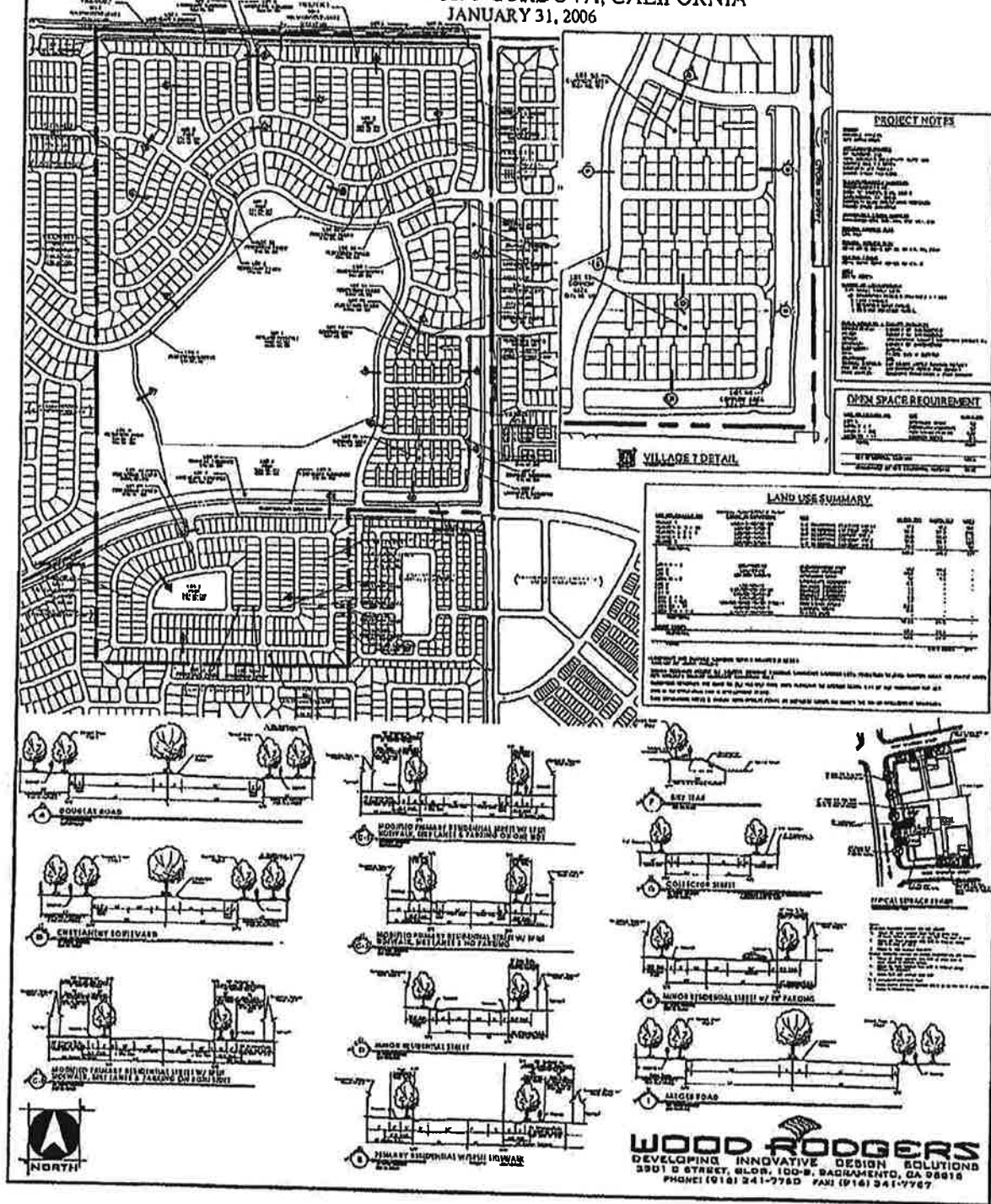


EXHIBIT D-1

LAND USE MAP FOR THE PROPERTY

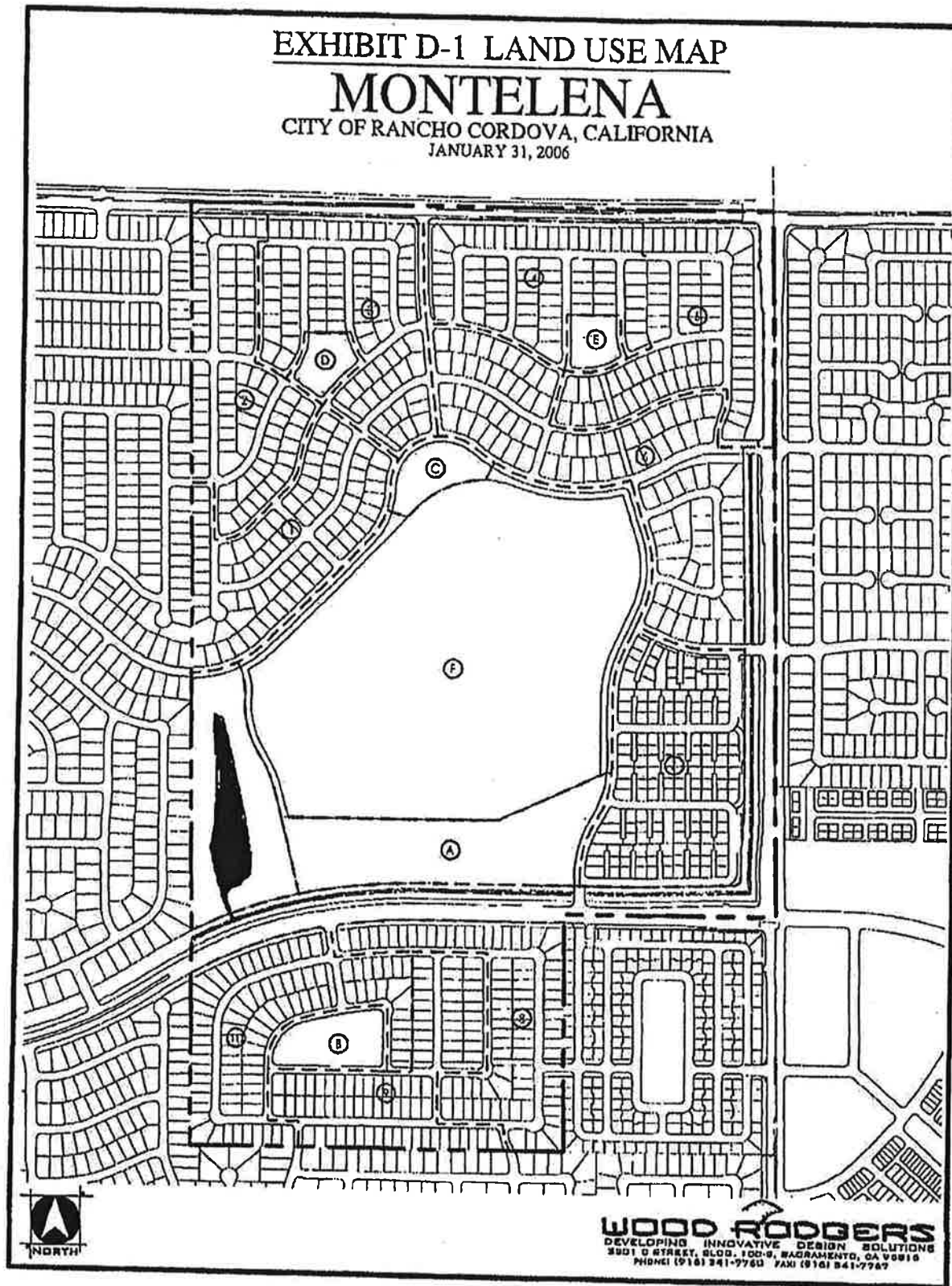


EXHIBIT D-2
LAND USE TABLE

EXHIBIT D-2 LAND USE TABLE

MONTELENA
CITY OF RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2006

LOT NO./VILLAGE NO.	GENERAL PLAN/SPECIFIC PLAN/ ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 7	LDR/RD-10/RD-10	S-F RESIDENTIAL (CLUSTER LOTS)	17.1	17.1	162
VILLAGES 8, 9 & 10	LDR/RD-7/RD-7	S-F RESIDENTIAL (45X100' TYP.)	36.3	37.3	230
VILLAGES 1, 2 & 3	LDR/RD-7/RD-7	S-F RESIDENTIAL (55X85' TYP.)	41.0	42.0	243
VILLAGES 4 & 5	LDR/RD-7/RD-7	S-F RESIDENTIAL (50X105' TYP.)	24.3	26.7	139
VILLAGE 6	LDR/RD-5/RD-5	S-F RESIDENTIAL (60X105' TYP.)	22.1	22.1	95
SUBTOTAL			140.8	145.2	879
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	18.1	20.2	-
LOT F	LDR/OS/O	WETLAND PRESERVE	50.0	54.5	-
LOT G	LDR/RD-5/RD-5	DETENTION BASIN	9.5	9.6	-
LOTS H - T		LANDSCAPE CORRIDOR*	6.5	-	-
LOT U	LDR/OS/O	DRAINAGE CORRIDOR*	1.4	-	-
LOT V	LDR/RD-10/RD-10	DRAINAGE CORRIDOR*	3.1	-	-
LOT W	LDR/RD-5/RD-5	DRAINAGE CORRIDOR*	2.9	-	-
LOTS X & Y	LDR/OS/O	PEDESTRAIN/BIKEWAY	2.7	-	-
LOTS Z - QQ	LDR/RD-5/RD-5/RD-7/RD-7	PEDESTRAIN PASEO	2.02	-	-
LOTS RR - TT	LDR/RD-7/RD-7	COMMON AREAS	0.8	-	-
LOTS 7-A - 7-Z	LDR/RD-10/RD-10	PRIVATE DRIVE	-	-	-
SUBTOTAL			97.02	84.3	
MAJOR ROADS			22.4	22.4	
SUBTOTAL			22.4	22.4	
TOTAL				251.9 ACRES	879

* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS.

GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRAIN PASEOS, COMMON AREAS AND PRIVATE DRIVES. NET ACREAGES EXCLUDE LANDSCAPE CORRIDORS ONLY.

SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456 1(A) OF THE SUBDIVISION MAP ACT.

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

THIS APPLICATION SEEKS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE EXHIBIT, TO MODIFY THE RD-10 DEVELOPMENT STANDARDS.

note: see land use plan on previous page for detailed information

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
2881 S STREET, SUITE 100-8, SACRAMENTO, CA 95816
PHONE: (916) 241-7765 FAX: (916) 241-7767

EXHIBIT E
DIAGRAM OF PARK LAND DEDICATION



EXHIBIT F

FORM OF ASSIGNMENT

OFFICIAL BUSINESS

Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

(SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE)

ASSIGNMENT AND ASSUMPTION AGREEMENT
RELATIVE TO MONTELENA

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this _____ day of _____, 200_, by and between _____, a _____ (hereinafter "Developer"), and _____, a _____ (hereinafter "Assignee").

RECITALS

1. On _____, 200_, City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between City of Rancho Cordova and Relative to the Development known as Montelena (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Developer agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on _____, 200_, as Instrument No. 200_ - _____.

2. Developer intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A-1 and Exhibit A-2, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel").

3. Developer desires to assign and Assignee desires to assume all of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Developer and Assignee hereby agree as follows:

1. Developer hereby assigns, effective as of Developer's conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. Developer retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Developer.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Developer as the "Developer" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Section 28 of the Development Agreement for the Developer with respect to the Assigned Parcel shall be:

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

DEVELOPER:

CP SUNRIDGE, LLC
A California limited liability company

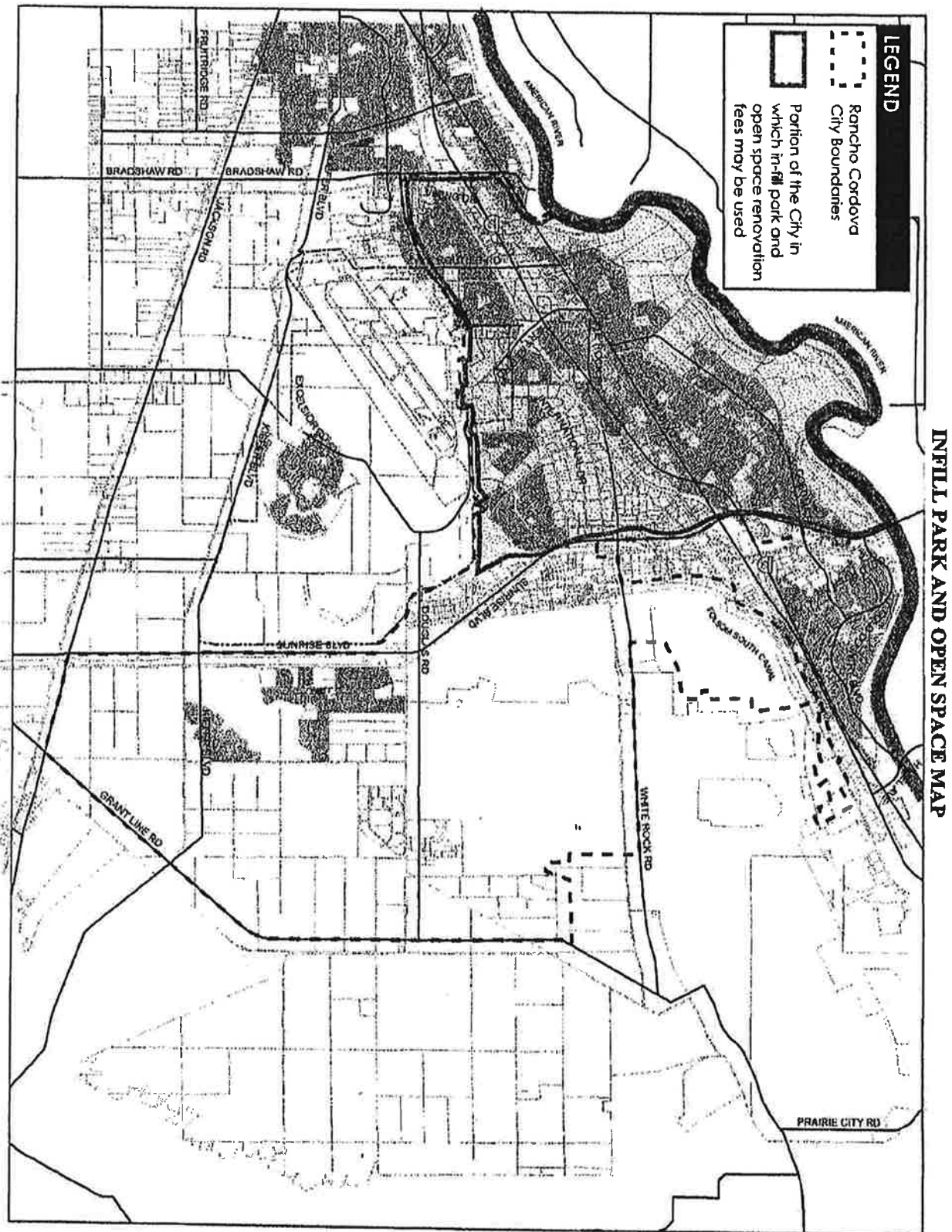
By: _____
Print Name: Jay Pawlek
Title:

ASSIGNEE:

a _____

By: _____
Print Name: _____
Title: _____

EXHIBIT G
INFILL PARK AND OPEN SPACE MAP



J.2 First Amendment to Development Agreement By and Between City of Rancho Cordova and CP Sunridge LLC dated November 19, 2007; Exhibits A-1 and A-2

EXHIBIT A-1

Legal Description of the Wetland Preserve

Being all of the Lands of CP Sunridge, LLC, as described as Resultant Area 1 in that certain Boundary Line Adjustment recorded on March 2, 2007 in Book 20070302, at Page 1440, Official Records of Sacramento County and situate in Fractional Section 8 and the North One-Half of Section 17, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, said property being more particularly described as follows:

RESULTANT AREA 1

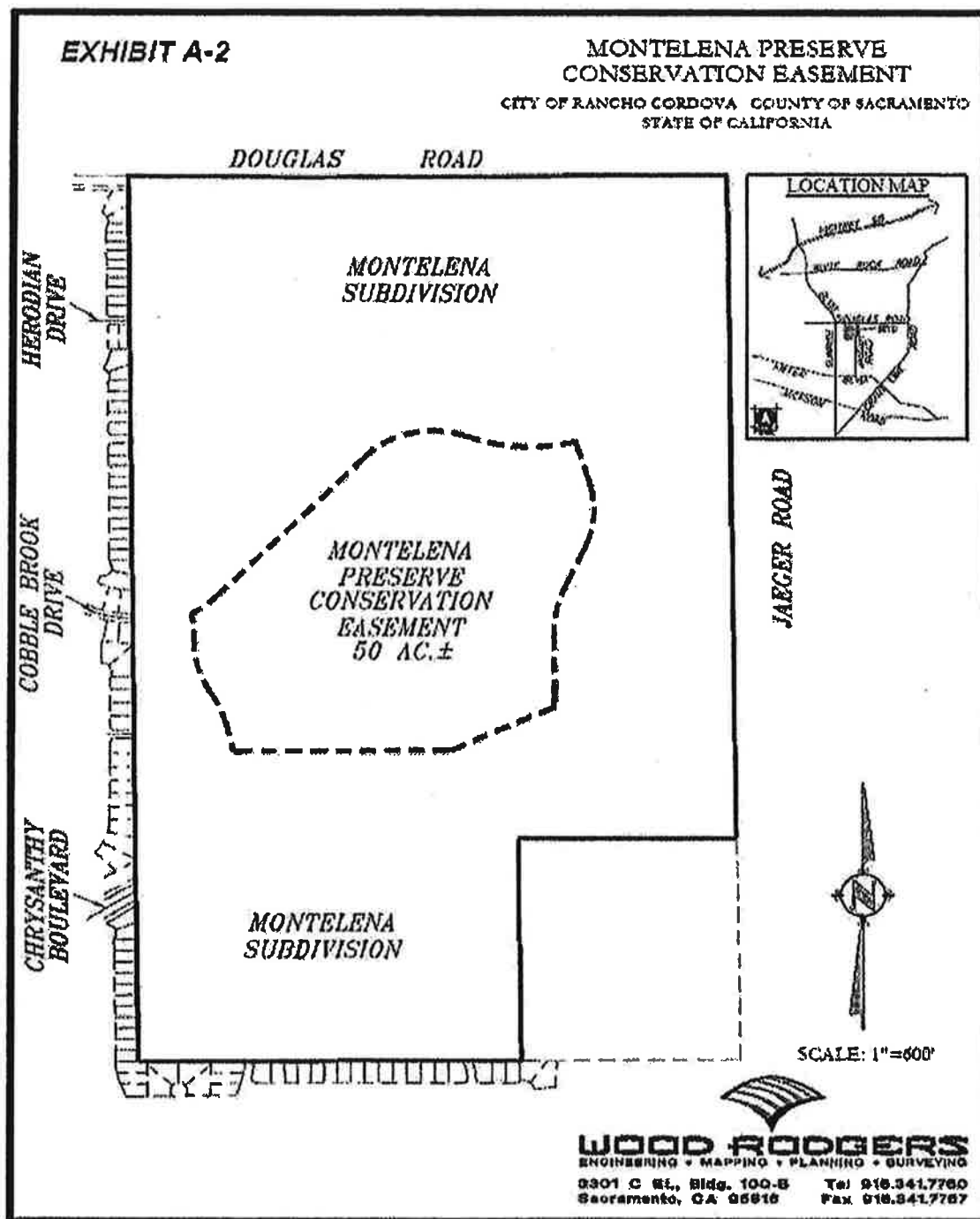
Beginning at a point from which a found three-quarter (3/4) inch iron pipe with plastic plug stamped L.S. 6046 marking the intersection of the centerline of Chrysanthy Boulevard as shown on that certain Final Map entitled "Large Lot Map of Anatolia" filed for record in Book 316 of Maps, at Page 8, Sacramento County Records and the West line of the said Lands of CP Sunridge as described in said Boundary Line Adjustment bears South 32°24'34" West a distance of 821.83 feet; thence from said **POINT OF BEGINNING** for the following sixteen (16) arcs, courses and distances:

1. North 13°34'50" West a distance of 126.25 feet to a point of curvature;
2. 190.71 feet along the arc of a tangent 555.00 foot radius curve to the left through a central angle of 19°41'16" to a point of reverse curvature
3. 282.14 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 36°19'36" to a point of reverse curvature
4. 118.64 feet along the arc of a tangent 305.00 foot radius curve to the left through a central angle of 22°17'16" to a point of cusp;
5. from a radial line which bears South 29°55'33" East, 151.80 feet along the arc of a non-tangent 540.00 foot radius curve to the left through a central angle of 16°06'22";
6. North 43°58'06" East a distance of 949.64 feet to a point of curvature;
7. 519.28 feet along the arc of a tangent 449.00 foot radius curve to the right through a central angle of 66°15'51" to a point of reverse curvature;
8. 509.21 feet along the arc of a tangent 851.00 foot radius curve to the left through a central angle of 34°17'03";
9. South 17°45'26" East a distance of 211.71 feet to a point of curvature;
10. 328.51 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 42°17'51";
11. South 24°32'25" West a distance of 217.66 feet to a point of curvature;
12. 244.82 feet along the arc of a tangent 555.00 foot radius curve to the left through a central angle of 25°16'28";
13. South 00°44'04" East a distance of 302.08 feet to a point of curvature;
14. 58.04 feet along the arc of a tangent 445.00 foot radius curve to the right through a central angle of 07°28'23";
15. South 65°46'11" West a distance of 522.89 feet; and
16. South 89°31'41" West a distance of 993.07 feet to the Point of Beginning.

Containing 50.000 acres of land, more or less.

EXHIBIT A-2

Plat Map to Accompany Legal Description of the Wetland Preserve



ITEM 10.4.**Exhibit A to the Ordinance**

J.3 Second Amendment to Development Agreement By and Between City of Rancho Cordova and Montelena Douglas LLC dated June 18, 2012; Exhibits A-1, A-2, B, B-1, C, C-1, D-1, D-2, E, H, I

1467 001
02/01/15
PJ

EXHIBIT "A-1"

DESCRIPTION OF
MONTELENA DEVELOPMENT AGREEMENT

All that certain real property situate within Fractional Section 8 and Section 17, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, being further described as follows:

Beginning at a found Three-Quarter inch (3/4") iron pipe marking the closing corner of said Fractional Section 8; thence from said POINT OF BEGINNING, along the East line of said Fractional Section 8, South 00°44'24" East a distance of 1741.58 feet to the Northeast corner of said Section 17; thence along the East line of said Northeast One-Quarter of Section 17, South 00°44'04" East a distance of 1549.20 feet to the Southeast corner of Parcel "B" of the certain Parcel Map filed for record in Book 31 of Parcel Maps, at Page 37, Sacramento County Records; thence leaving said East line of the Northeast One-Quarter of Section 17 along the South line of said Parcel "B", South 89°51'16" West a distance of 1000.03 feet to the Southwest corner of said Parcel "B"; thence along the West line of Parcel "C" of said parcel map, South 00°44'04" East a distance of 1097.70 feet to the South line of said Northeast One-Quarter of Section 17; thence along said South line of the Northeast One-Quarter of Section 17, South 89°45'38" West a distance of 1750.15 feet to an angle point on the Easterly line of Anatolia as shown on that certain final map entitled "Subdivision No. 01-.0385.0 Large Lot Map of Anatolia" filed for record in Book 316 of Maps, at Page 8, Sacramento County Records; thence along said Easterly line of said map for the following two (2) courses and distances:

1. North 00°43'51" West a distance of 2644.73 feet; and
2. North 00°43'50" West a distance of 1746.24 feet to a point on the South line of Rancho Rio de los Americanos;

thence along said South line of Rancho Rio de los Americanos for the following two (2) courses and distances:

1. South 89°37'42" East a distance of 802.94 feet; and
2. North 89°37'47" East a distance of 1946.87 feet to the Point of Beginning.

Containing 251.654 acres of land, more or less.

See Exhibit "A-2", plat to accompany description, attached hereto and made a part hereof.

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" East. Distances shown are ground based.

1467 (01)
02/11/06
14

This description is for a development agreement only and not intended to circumvent the Subdivision Map Act and shall not be used for sale, lease or finance. Any conveyance must comply with the Subdivision Map Act and local ordinances.



Craig E. Spiess P.L.S. 7944
Expires: December 31, 2007

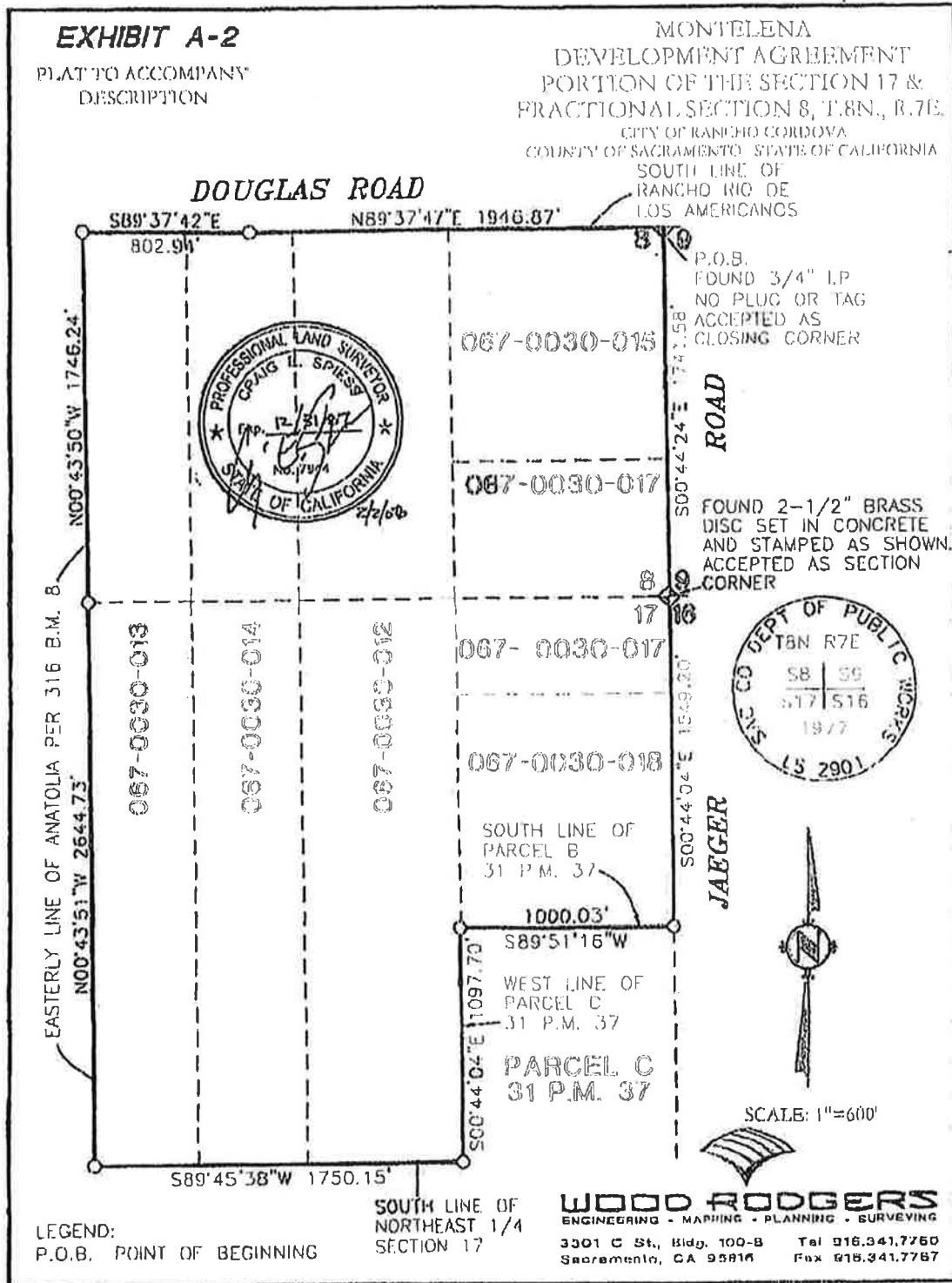
Date: 2/2/06

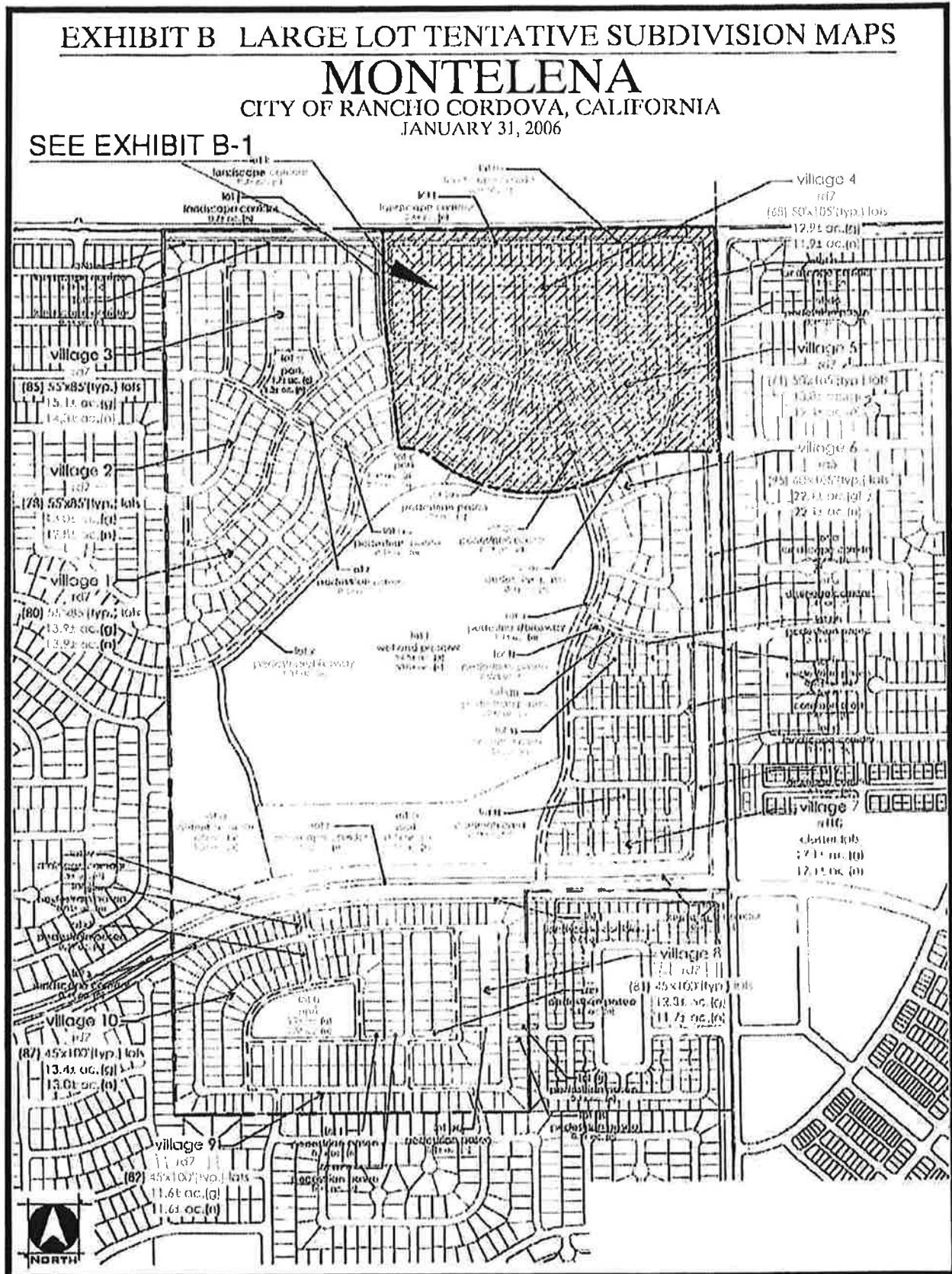


PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-2

DIAGRAM OF THE PROPERTY

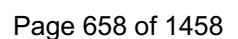






MONTELENA

JANUARY 31, 2006





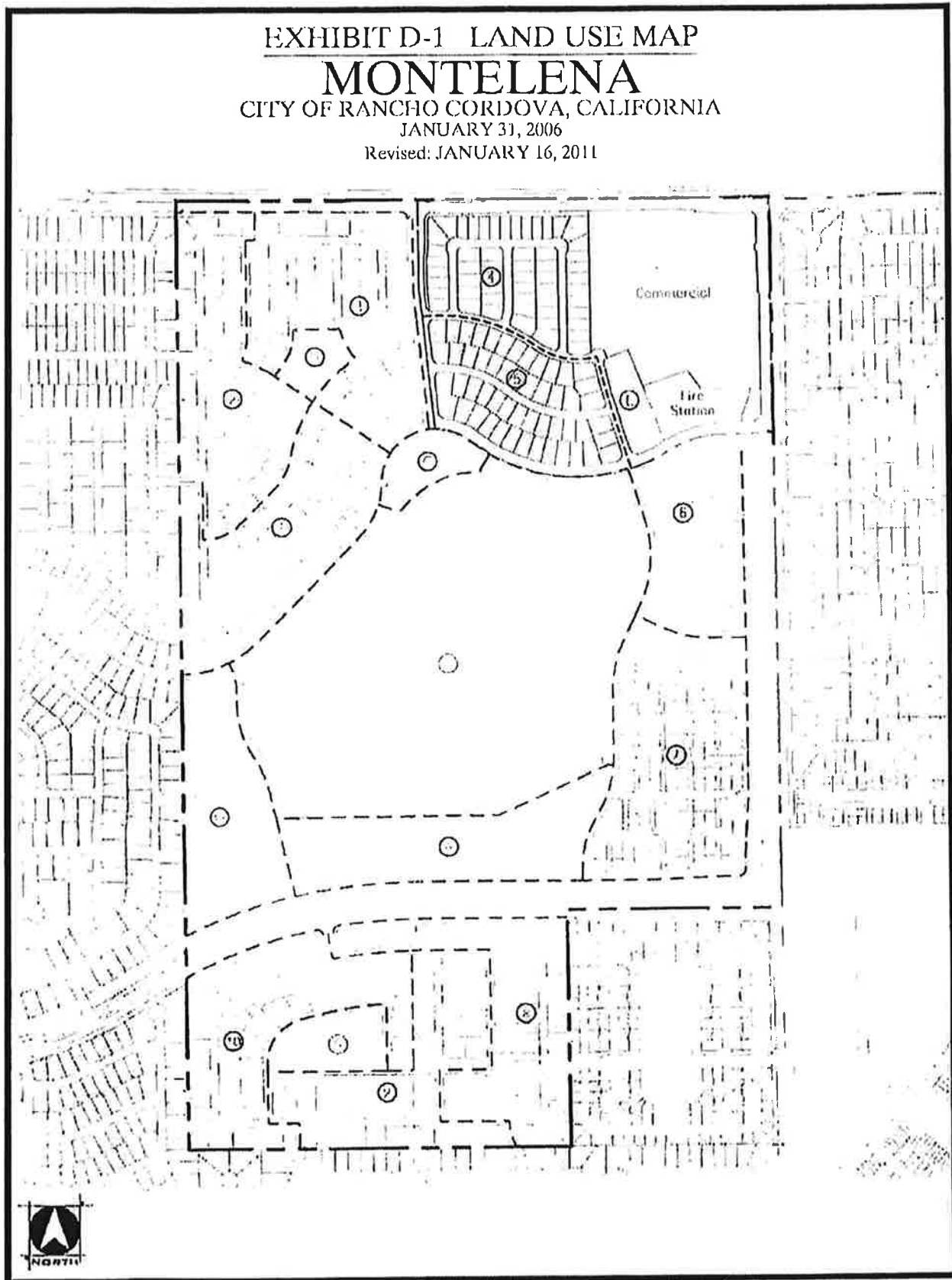


EXHIBIT D-2 LAND USE TABLE**MONTELENA**

CITY OF RANCHO CORDOVA, CALIFORNIA

January 31, 2006

cd

<u>LOT NO./VILLAGE NO.</u>	<u>GENERAL PLAN / SPECIFIC PLAN / ZONING DESIGNATIONS</u>	<u>USE</u>	<u>ACRES (N)</u>	<u>ACRES (G)</u>	<u>UNITS</u>
VILLAGE 7	LDR/RD-10/RD-10	S-F RESIDENTIAL (CLUSTER LOTS)	17.1	17.1	152
VILLAGES 8, 9 & 10	LDR/RD-7/RD-7	S-F RESIDENTIAL (45'X100' TYP.)	36.3	37.3	250
VILLAGES 1, 2 & 3	LDR/RD-7/RD-7	S-F RESIDENTIAL (55'X85' TYP.)	41.0	42.0	243
VILLAGES 4 & 5	LDR/RD-7/RD-7	S-F RESIDENTIAL (50 & 60'X105' TYP.)	19.3	19.9	107
VILLAGE 6	LDR/RD-5/RD-5	S-F RESIDENTIAL (60'X100' TYP.)	9.5	9.5	38
Commercial - Fire Sta.	VILL CTR. & P-OP/GC & CS	Commercial & Fire Station	17.2	18.8	-
SUBTOTAL			140.4	144.6	790
LOTS A - E	LDR/PARK/O	NEIGHBORHOOD PARK	18.5	20.8	-
LOT F	LDR/OS/O	WETLAND PRESERVE	50.0	54.5	-
LOT G	LDR/RD-5/RD-5	DETENTION BASIN	9.5	9.6	-
LOTS H - T		LANDSCAPE CORRIDOR*	6.5	-	-
LOT U	LDR/OS/O	DRAINAGE CORRIDOR*	1.4	-	-
LOT V	LDR/RD-10/RD-10	DRAINAGE CORRIDOR*	3.1	-	-
LOT W	LDR/RD-5/RD-5	DRAINAGE CORRIDOR*	2.9	-	-
LOTS X & Y	LDR/OS/O	PEDESTRIAN/BIKEWAY	2.7	-	-
LOTS Z - QQ	LDR/RD-5/RD-5/RD-7/RD-7	PEDESTRIAN/PASEO	2.02	-	-
LOTS RR - TT	LDR/RD-7/RD-7	COMMON AREAS	0.8	-	-
LOTS 7-A - 7-Z	LDR/RD-10/RD-10	PRIVATE DRIVE	-	-	-
SUBTOTAL			97.42	84.9	-
MAJOR ROADS			22.4	22.4	-
SUBTOTAL			22.4	22.4	-
TOTAL				251.9	790

* LANDSCAPE AND DRAINAGE CORRIDOR TOTALS INCLUDED IN GROSS ACREAGE OF ABOVE PARCELS.

GROSS ACREAGES INCLUDE ALL STREETS, DRAINAGE CORRIDOR, LANDSCAPE CORRIDOR LOTS, PEDESTRIAN PASEOS, COMMON AREAS AND PRIVATE DRIVE. NET ACREAGES EXCLUDE LANDSCAPE CORRIDORS ONLY.

SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456 1(A) OF THE SUBDIVISION MAP ACT

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.

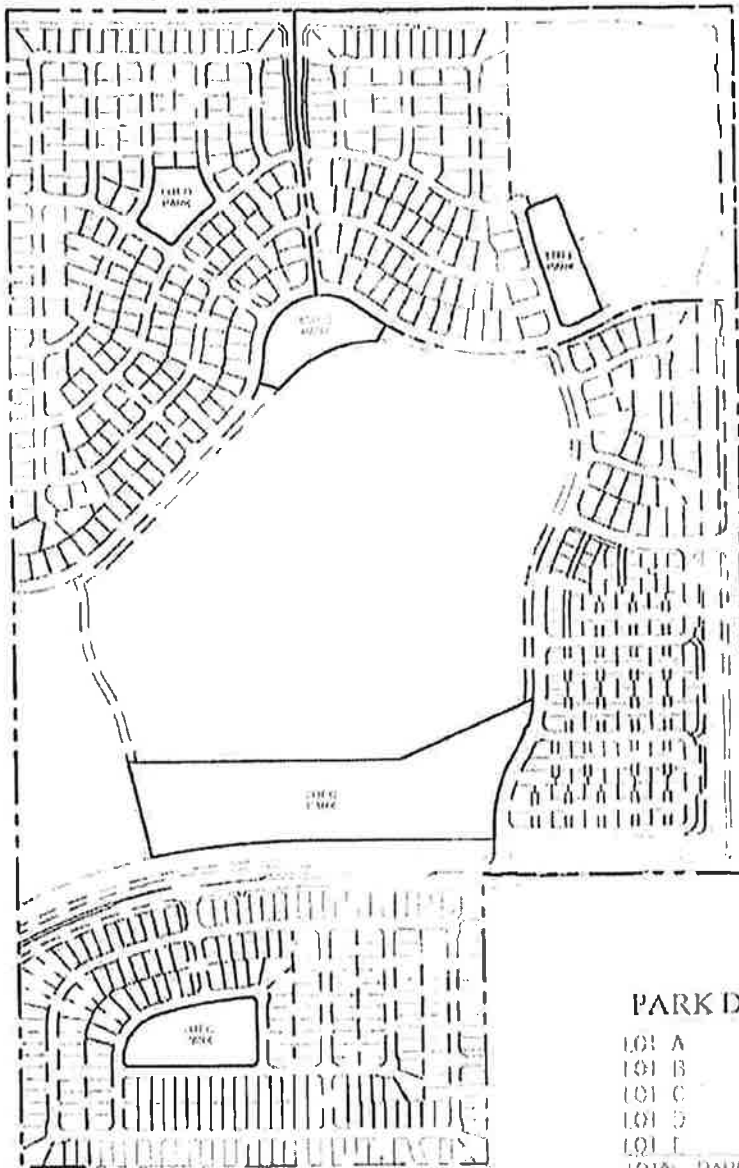
THIS APPLICATION SEEKS A SPECIAL DEVELOPMENT PERMIT, BY SEPARATE EXHIBIT, TO MODIFY THE RD-10 DEVELOPMENT STANDARDS.

SHADED AREAS INDICATE CHANGES FROM ORIGINAL LAND USE TABLE EXHIBIT.

Note: See land use plan on previous page for detailed information.

EXHIBIT E DIAGRAM OF PARK DEDICATION

MONTELENA
CITY OF RANCHO CORDOVA, CALIFORNIA
JANUARY 31, 2006
Revised: JANUARY 13, 2012

**PARK DEDICATION**

LOT A	10.81 AC. N.
LOT B	2.51 AC. N.
LOT C	2.11 AC. N.
LOT D	1.21 AC. N.
LOT E	1.51 AC. N.
LOT F	1.51 AC. N.
TOTAL PARKS	18.21 AC. N.



MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1557 Lurana Road, Suite 103, Folsom, CA 95661 (916) 773-1189

27042.00



Scale 1"=200'
(when printed on 8.5 x 11)

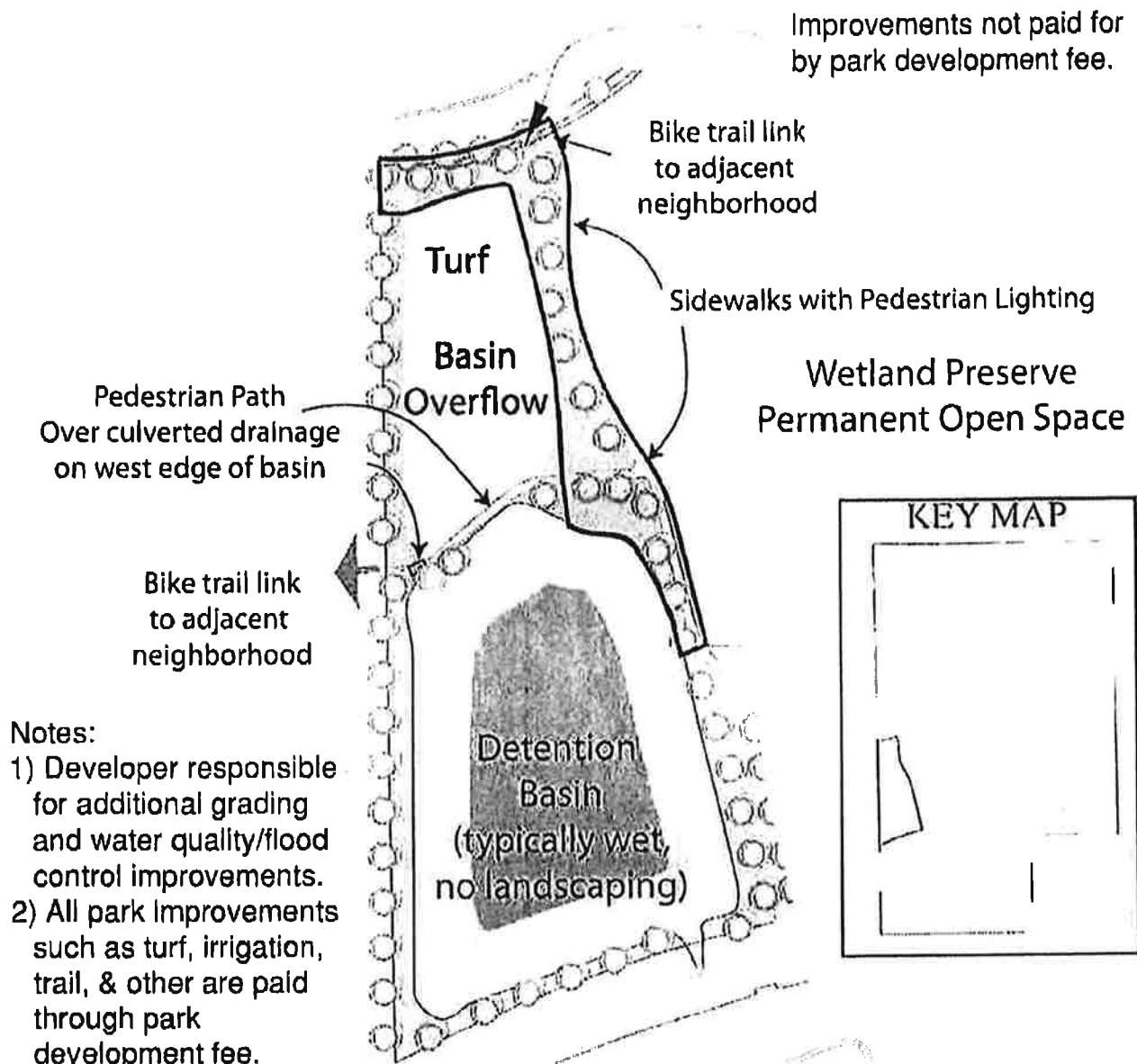
January 13, 2012

MAC KAY & SOMPS

ENGINEERS PLANNERS SURVEYORS
1552 Currey Road, Suite 100, Roseville, CA 95061 (916) 773-1189

27042.00

EXHIBIT "I"

Montelena Recreation Amenities
Concept Diagram

Detention/Open Space 9.5 acres



WADE ASSOCIATES
Urban Planning & Design
Environmental Planning

December 5, 2011



ITEM 10.4.

Exhibit A to the Ordinance

J.4 Third Amendment to Development Agreement By and Between City of Rancho Cordova and Montelena Douglas LLC dated August 19, 2013; Exhibits 1 through 4

June 19, 2013

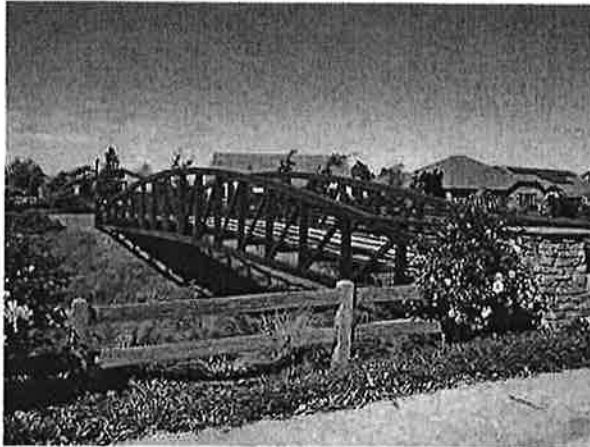


Park Site A	10.8± AC, N.
Park Site B	2.5± AC, N.
Park Site C	2.1± AC, N.
TOTAL PARKS	15.4± AC, N.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95068 (916) 771-1145

Pedestrian Bridge Design MONTELENA

June 19, 2013

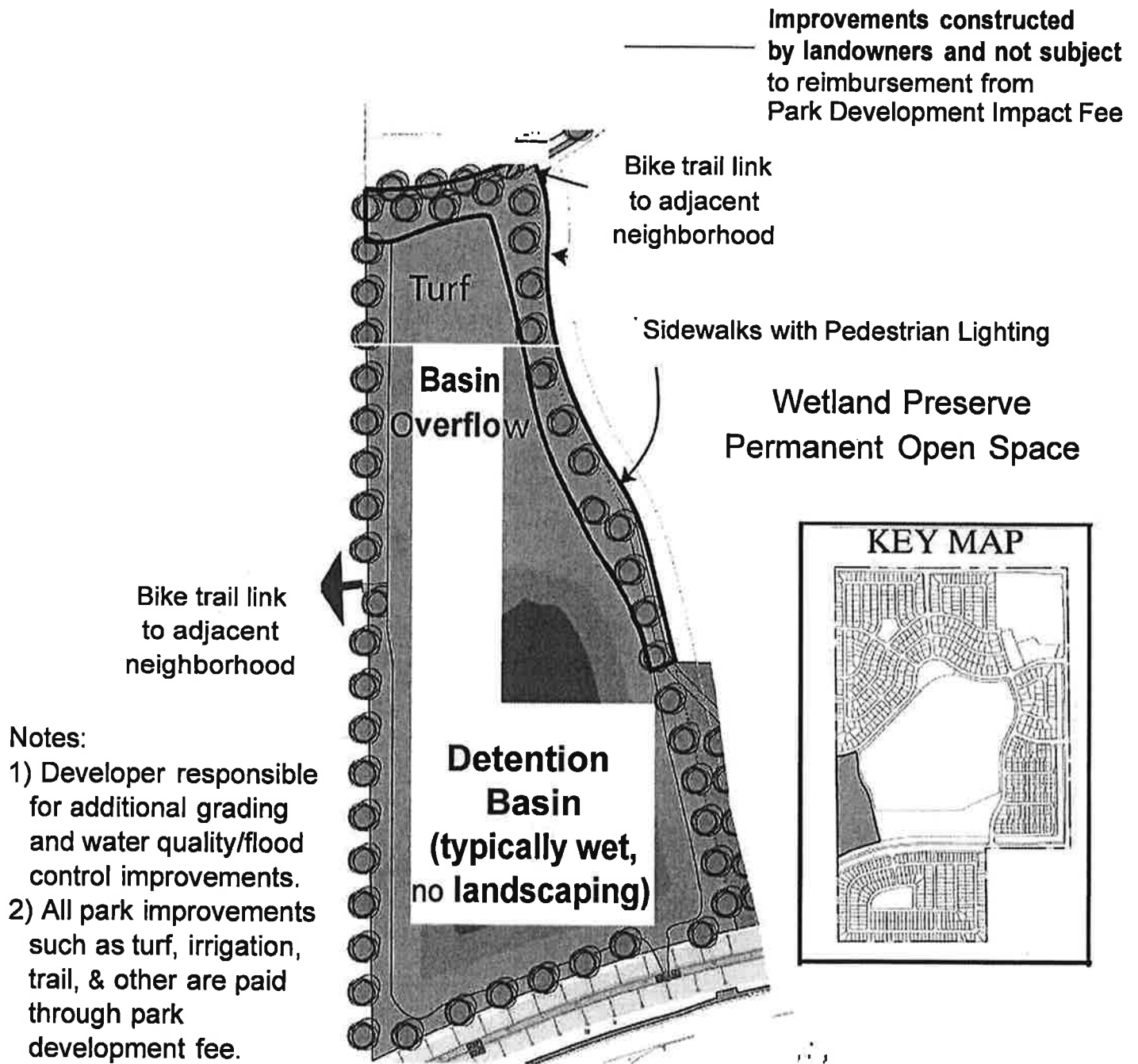


FLACKAY & SOFFIPS

ENGINEERS PLANNERS SURVEYORS
1652 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

27042.00

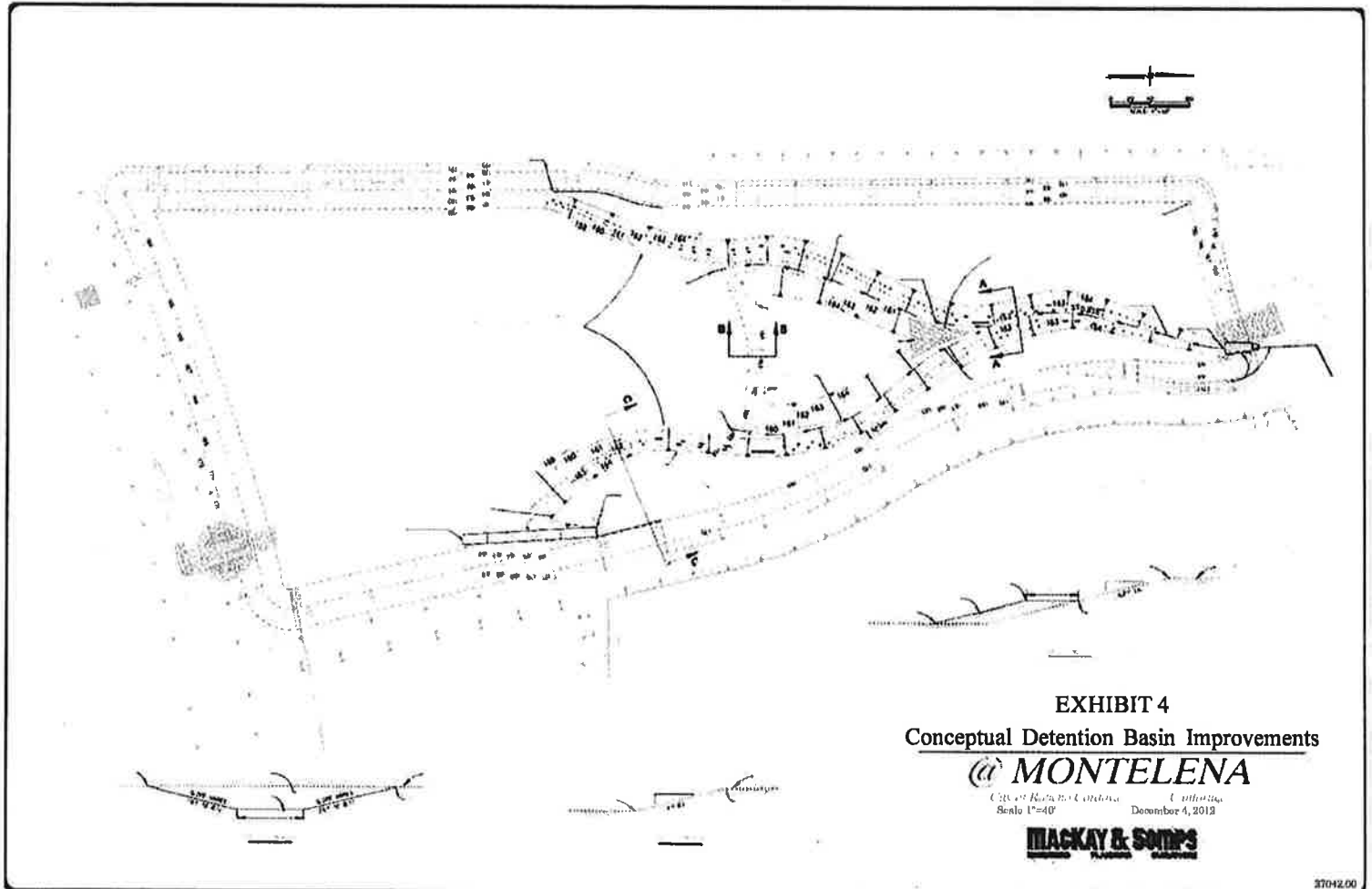
1-13-2013 13:24:55 P:\27042\Planning\Cost Item\04 Exhibit\27042-Exhibit E.dwg
There are no dimensions in this drawing.



Montelena Recreation Amenities Concept Diagram

Detention/Open Space 9.5 acres

July 5, 2013



MEMORANDUM



ITEM 10.5.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Sr. Finance Analyst

SUBJECT: AN ORDINANCE AND A RESOLUTION TERMINATING THE VILLAGES OF ZINFANDEL DEVELOPMENT IMPACT FEE PROGRAM AND TRANSFERING THE COLLECTION OF THE VILLAGES OF ZINFANDEL OFF-SITE ROADWAY MITIGATION AND ADMINISTRATION IMPACT FEES TO THE TRANSPORTATION DEVELOPMENT IMPACT FEE PROGRAM

RECOMMENDATION

Waive the first reading and introduce the Ordinance amending portions of Chapter 16.81 of the Rancho Cordova Municipal Code with regards to the collection of impact fees within the Villages of Zinfandel public facilities financing plan (hereinafter in some instances referred to as "PFFP") area and Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the proposed Ordinance and Resolution will assist in the City's efforts to consolidate the collection of fees used to fund transportation infrastructure along with the administration of the various impact fee programs. Adoption of the Ordinance makes amendments to Chapter 16.81 of the Rancho Cordova Municipal Code to close the Villages of Zinfandel ("VOZ") Impact Fee Program and transfer remaining revenues to the Transportation Development Impact Fee and Transportation Development Impact Fee Administration Fee Funds established in Chapter 16.84 of the Rancho Cordova Municipal Code. Adoption of the Resolution removes the Off-site Roadway Mitigation and Administration Impact Fees from the VOZ Impact Fee Program and transfers the collections of these fees to the Transportation Development Impact Fee Program ("TDIF").

BACKGROUND

The Villages of Zinfandel public facilities financing plan was originally reviewed and approved by the County of Sacramento prior to City incorporation and adopted by the City during the incorporation process. This plan is used as the basis for the VOZ impact fee program and ensures properties located within the Villages of Zinfandel PFFP area fund their fair share of citywide transportation infrastructure. This city has accomplished this through the collection of fees in two separate impact fee programs, the VOZ and the TDIF. The amount due for each fee program is calculated by determining the transportation development impact fee obligation for a specific property and reducing it by the current fees imposed under the VOZ impact fee program, as follows:

Maximum Transportation Impact Fee Obligation	\$10,816.46
Less:	
VOZ - Roadway fee	\$ (335.10)
VOZ - Administrative fee	<u>\$ (10.06)</u>
Transportation Development Impact Fees Collected	\$10,471.30

In an effort to consolidate the collection of fees, staff is proposing to eliminate the collection of both the VOZ and TDIF impact fees, and instead, solely collect the TDIF for properties located in the Villages of Zinfandel PFFP area.

FISCAL IMPACT AND FUNDING SOURCE

None, the proposed consolidation will not change the total transportation impact fees collected, rather it simplifies the collection into a single fee line.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance
3. Municipal Code Section 16.81 Redlined
4. Resolution
5. Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AMENDING PORTIONS OF CHAPTER 16.81 OF THE RANCHO
CORDOVA MUNICIPAL CODE WITH REGARD TO THE COLLECTION OF FEES TO
FINANCE OFF-SITE ROADWAY FACILITIES AND THE ADMINISTRATION OF THE FEE
PROGRAM WITHIN THE VILLAGES OF ZINFANDEL AREA**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:**Section 1. Purpose and Declarations.**

WHEREAS, Title 16, Chapter 16.81 was added to the Rancho Cordova Municipal Code (RCMC) to establish development impact fees to finance the cost of offsite roadway mitigation and library facilities required by the Villages of Zinfandel (VOZ) Public Facilities Financing Plan (PFFP); and

WHEREAS, in April 2013, the City Council adopted Ordinance No. 8-2013 which eliminated the collection of the VOZ Library Fee and transferred the collection of the fee amount to the Community Facilities Fee (CFF) Fee program; and

WHEREAS, Sections 16.81.010 through 16.81.140 provide for the establishment and administration of the VOZ Administration and VOZ Off-Site Roadway Mitigation Fund and for the calculation and collection of development fees in the VOZ Area for deposit into the respective funds; and

WHEREAS, the citywide Transportation Development Impact Fee Program (TDIF) was established to fund transportation infrastructure for the future population of the City and included some of the same facilities as the VOZ fee program; and

WHEREAS, currently, the TDIF Fee collected in the VOZ Area is being reduced by the total VOZ fees to account for the funding of common transportation infrastructure; and

WHEREAS, in an effort to consolidate the collection of fees to fund transportation infrastructure within the city into a single fee, the VOZ Administration Fee and VOZ Off-Site Roadway Mitigation Fee will cease to be collected; and

WHEREAS, the purpose of this amendment is to eliminate the VOZ Administration and Off-Site Roadway Mitigation Fees and direct the transfer of fees collected in the VOZ Area to the respective TDIF funds.

Section 2. Amendments to Title 16 Building and Construction.

The City Council hereby adopts the amendments to Chapter 16.81 Development Fees to Finance Cost of Off-Site Roadway Mitigation and Library Facilities of Title 16 of the Rancho Cordova Municipal Code (Business Regulations), as shown and incorporated in Exhibit A to this Ordinance.

Section 3. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (***)

Title 16 Building and Construction

Chapter 16.81

Development Fees to Finance Cost of Off-Site Roadway Mitigation and Library Facilities

16.81.010 Purpose.

E. It has since been determined the purpose of this chapter can be better accomplished through the collection of the citywide Transportation Development Impact Fee in-lieu of collecting individual fees under the Villages of Zinfandel PRRP Development fee program.

16.81.020 Definitions.

~~“Development unit” means dwelling unit for residential development and square feet of building floor area for nonresidential development.~~

~~“Fee per dwelling unit equivalent” means the value that is calculated for each category of public facilities by dividing the total estimated cost of the facilities by the total dwelling unit equivalents generated by development within the PFFP area as identified in the PFFP off-site roadway mitigation fee program.~~

~~“Multifamily residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of townhomes, condominiums and apartments.~~

~~“Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, and apartments.~~

~~“Program fee per development unit” means the development fee per development unit for the off-site roadway mitigation fee. The program fee per development unit is calculated by multiplying the fee per dwelling unit equivalent by the dwelling unit equivalent factor for each type of development.~~

~~“Single-family residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of single-family detached homes, single-family attached homes, and duplexes.~~

~~16.81.030 Establishment and administration of Villages of Zinfandel administration fund – Elimination and transfer to Traffic Mitigation Administration Impact Fee Fund.~~

A. The Villages of Zinfandel Administration Fund is hereby eliminated. The Villages of Zinfandel Administration Fund was established as a special interest-bearing trust fund for the collection of the Administration Development Fees. The collected Administration Development Impact Fees were to be used by the City of Rancho Cordova, solely to pay the estimated cost of associated with the administration of the Villages of Zinfandel development impact fee program.

B. All Administration Development Fees collected in the Villages of Zinfandel Area pursuant to this Chapter that were placed in the Villages of Zinfandel Administration Fund shall be transferred to the interest-bearing fund entitled “Traffic Mitigation Administration Impact Fee Fund” and will be used to pay the costs associated with the Transportation Development Impact Fee Program.

~~16.81.040 Establishment and administration of Villages of Zinfandel off-site roadway mitigation fund - Elimination and transfer to Traffic Mitigation Administration Impact Fee Fund.~~

A. The Villages of Zinfandel Off-Site Roadway Mitigation is hereby eliminated. The Village of Zinfandel Off-Site Roadway Mitigation Fund was established as a special interest-bearing trust fund for the collection of Off-Site Roadway Mitigation Development Fees. The collected Off-Site Roadway Mitigation Development Impact Fees were to be used by the City of Rancho Cordova, solely to pay the estimated cost of Off-Site Roadway Mitigation facilities identified in the Villages of Zinfandel Public Facilities Financing Plan - off-site roadway mitigation fee program.

B. All Off-Site Roadway Mitigation Development Fees collected in the Villages of Zinfandel Area pursuant to this Chapter that were placed in the Villages of Zinfandel Off-Site Roadway Mitigation Fund shall be transferred to that interest-bearing trust fund entitled “Traffic Mitigation Impact Fee Fund” to be expended by the city of Rancho Cordova, to pay the costs of transportation facilities identified in the TDIF Nexus Study, including those facilities identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.

16.81.070 Payment of development fees.

The development fees imposed pursuant to this chapter will cease to be collected and all future development fees shall be paid by the property owner to the City in an amount calculated pursuant to RCMC 16.84.

~~16.81.080 Adoption of the capital improvement plan/program of the PFFP development fee program.~~

~~The council shall by resolution adopt the capital improvement plan/program of the PFFP development fee program. The council shall review the capital improvement plan/program of the PFFP development fee program not less than annually and may amend it by resolution at its discretion.~~

~~16.81.090 Establishment of development fees.~~

~~A separate development fee is hereby established for each of the following categories: (A) administration; and (B) off-site roadway mitigation facilities.~~

~~16.81.100 Calculation of development fees.~~

~~A. The development fees per dwelling unit for residential development set forth in RCMC [16.81.060](#) and [16.81.070](#) shall be calculated pursuant to the following formula:~~

$$F = P$$

~~Where:~~

~~F = The development fee for each category of public facilities to be paid for each dwelling unit by the owner of property; and~~

~~P = Program fee per dwelling unit for each category of public facilities for the type of development as shown in the PFFP development fee program.~~

~~B. The development fees per building permit for nonresidential development set forth in RCMC [16.81.060](#) and [16.81.070](#) shall be calculated pursuant to the following formula:~~

$$F = P \times S$$

~~Where:~~

ITEM 10.5.

ATTACHMENT 2 Exhibit A to the Ordinance

~~F = The development fee for each category of public facilities to be paid for each building permit by the owner of property; and~~

~~P = Program fee per square foot of building floor area for each category of public facilities for the type of development as shown in the PFFP development fee program; and~~

~~S = The number of square feet of building floor area proposed for development.~~

~~C. The administration fee per building permit set forth in RCMC [16.81.060](#) and [16.81.070](#) shall be calculated pursuant to the following formula:~~

$$F = T \times 3\%$$

~~Where:~~

~~F = The administration fee to be paid for each dwelling unit for residential development, or for each building permit for nonresidential development, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC [16.81.060](#) are proposed for approval.~~

~~T = The sum of the development fees for off-site roadway mitigation and library facilities to be paid for each dwelling unit for residential development, or for each building permit for nonresidential development, before any applicable credit pursuant to RCMC [16.81.120](#) is applied, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC [16.81.060](#) are proposed for approval.~~

~~D. The development fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B) and (C) of this section for the categories established by RCMC [16.81.090](#).~~

~~E. For the purpose of calculating PFFP development fees pursuant to subsections (A), (B), (C) and (D) of this section for properties with an approved use permit which significantly changes the underlying use of the site, the director is hereby authorized to determine the land use category which corresponds most directly to the use and density.~~

~~F. For the purpose of calculating PFFP development fees pursuant to subsections (A), (B), (C) and (D) of this section for building permits not associated with dwelling units from a recorded~~

ITEM 10.5.**ATTACHMENT 2
Exhibit A to the Ordinance**

~~single-family residential subdivision, nonresidential development, or multifamily residential development, or for land use categories not included in this chapter, the director is hereby authorized to determine the appropriate program fees.~~

16.81.110 Establishment of dwelling unit equivalent factor for land uses within the Villages of Zinfandel PFFP area.

.....

~~B. The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the off-site roadway mitigation development fee shall be as follows:~~

Land Use Category	DUE Factor	Development Unit
Residential		
Low density (LD)	0.90	dwelling unit
Low density cluster (LDC)	0.80	dwelling unit
Medium density (MD)	0.70	dwelling unit nonresidential
Business/professional office (BP)	0.001126	square foot
Retail commercial (RC)	0.001327	square foot
Light industrial (LI)	0.001166	square foot

16.81.120 Credit for construction of off-site roadway mitigation facilities.

.....

E. Where any agreements executed under RCMC 16.81.160 shall now be administered under RCMC 16.84.110.

16.81.130 Reimbursement for construction of off-site roadway mitigation facilities in advance of the PFFP off-site roadway mitigation fee program schedule.

E. Where any agreements executed under RCMC 16.81.130 shall now be administered under RCMC 16.84.120.

16.81.140 Annual program fee adjustment.

~~Beginning March 1, 2014, the finance director shall authorize the adjustment of the program fee per development unit for each type of development in each fee category as follows:~~

~~1. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News Record magazine construction cost index of the year in which the calculation is being made.~~

~~2. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A)(1) of this section by the "mean" index for the previous January.~~

~~3. The adjusted program fee per development unit shall be calculated by multiplying the adjustment factor by the program fee per development unit in place prior to the annual adjustment.~~

~~Beginning January 1, 2015, and thereafter each year no later than January 15th, the finance director shall authorize the adjustment of the program fee per development unit for each type of development in each fee category as follows:~~

~~1. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the most recent October issue of the Engineering News Record magazine construction cost index.~~

~~2. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (B)(1) of this section by the "mean" index for the previous October.~~

~~3. The adjusted program fee per development unit shall be calculated by multiplying the adjustment factor by the program fee per development unit in place prior to the annual adjustment.~~

16.81.010 Purpose.

A. The general plan of the city of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time with an adequate level of public facilities, including, but not limited to, transportation and library facilities.

B. The general plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The general plan also contains additional policies for use of developer dedications, development fees, and other means to pay for an acceptable level of transportation facilities.

C. The purpose of this chapter is to implement the general plan requirements set forth in subsections (A) and (B) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of development proposed in the Villages of Zinfandel public facilities financing plan (hereinafter in some instances referred to as "PFFP") area.

D. It is the further purpose of this chapter to require that adequate provision be made for developer-financed facilities within the PFFP area as a condition of any rezoning and prior to approval of certain permits within said area.

E. It has since been determined the purpose of this chapter can be better accomplished through the collection of the citywide Transportation Development Impact Fee in-lieu of collecting individual fees under the Villages of Zinfandel PRRP Development fee program.

16.81.020 Definitions.

"Building permit" means the permit issued or required for the construction or improvement of additional square footage for any structure pursuant to and as defined by the city of Rancho Cordova building code.

"City" means the city of Rancho Cordova.

“Costs” means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a facility including, without limitation, the costs of land, construction, engineering, administration, and consulting fees.

“Council” means the city council of the city of Rancho Cordova.

“Department” means the city of Rancho Cordova public works department.

“Development fee” means the fee levied by this chapter upon the approval of building permits within the PFFP area. ~~Development unit” means dwelling unit for residential development and square feet of building floor area for nonresidential development.~~

“Director” means the director of the Rancho Cordova public works department.

“Dwelling unit equivalent factor” means the number of dwelling unit equivalents per development unit that indicates the relative financial responsibility for facilities of a specific land use zone in the Rancho Cordova zoning code compared to the financial responsibility for the same facilities of one acre of land zoned for one single-family detached dwelling unit per acre.

“Estimated cost” means the cost of constructing a facility based upon the unit costs for each construction item plus contingency, planning, consulting, inspection, materials testing, design and construction survey, engineering, and other related costs as set forth in the PFFP off-site roadway mitigation fee program.

“Facilities” means those public facilities designated in the PFFP off-site roadway mitigation fee program.

~~“Fee per dwelling unit equivalent” means the value that is calculated for each category of public facilities by dividing the total estimated cost of the facilities by the total dwelling unit equivalents generated by development within the PFFP area as identified in the PFFP off-site roadway mitigation fee program.~~

~~“Multifamily residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of townhomes, condominiums and apartments.~~

~~“Nonresidential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, and apartments.~~

~~“Program fee per development unit” means the development fee per development unit for the off-site roadway mitigation fee. The program fee per development unit is calculated by multiplying the fee per dwelling unit equivalent by the dwelling unit equivalent factor for each type of development. “Single-family residential development” means a subdivision map, parcel map, or permit for the original construction, grading or installation of single-family detached homes, single-family attached homes, and duplexes.~~

“Villages of Zinfandel administration fund” means that special interest-bearing trust fund established pursuant to RCMC [16.81.030](#).

“Villages of Zinfandel library fund” means that special interest-bearing trust fund established pursuant to RCMC [16.81.050](#).

“Villages of Zinfandel off-site roadway mitigation fund” means that special interest-bearing trust fund established pursuant to RCMC [16.81.040](#).

“Villages of Zinfandel public facilities financing plan area” means all property located within the geographic area as described in the PFFP.

“Villages of Zinfandel public facilities financing plan off-site roadway mitigation and library fee program” means the plan, including any amendments thereto, adopted by resolution by the council for financing of designated off-site roadway and library facilities to serve the PFFP area, including, but not limited to, a designation of those facilities to be constructed with the development fees collected pursuant to this chapter, the schedule for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the PFFP area.

~~16.81.030 Establishment and administration of Villages of Zinfandel administration fund – Elimination and transfer to Traffic Mitigation Administration Impact Fee Fund.~~

A. The Villages of Zinfandel Administration Fund is hereby eliminated. The Villages of Zinfandel Administration Fund was established as a special interest-bearing trust fund for the collection of the Administration Development Fees. The collected Administration Development

Impact Fees were to be used by the City of Rancho Cordova, solely to pay the estimated cost of associated with the administration of the Villages of Zinfandel development impact fee program.

B. All Administration Development Fees collected in the Villages of Zinfandel Area pursuant to this Chapter that were placed in the Villages of Zinfandel Administration Fund shall be transferred to the interest-bearing fund entitled “Traffic Mitigation Administration Impact Fee Fund” and will be used to pay the costs associated with the Transportation Development Impact Fee Program.

16.81.040 ~~Establishment and administration of~~ Villages of Zinfandel off-site roadway mitigation fund - Elimination and transfer to Traffic Mitigation Administration Impact Fee Fund.

A. The Villages of Zinfandel Off-Site Roadway Mitigation is hereby eliminated. The Village of Zinfandel Off-Site Roadway Mitigation Fund was established as a special interest-bearing trust fund for the collection of Off-Site Roadway Mitigation Development Fees. The collected Off-Site Roadway Mitigation Development Impact Fees were to be used by the City of Rancho Cordova, solely to pay the estimated cost of Off-Site Roadway Mitigation facilities identified in the Villages of Zinfandel Public Facilities Financing Plan - off-site roadway mitigation fee program.

B. All Off-Site Roadway Mitigation Development Fees collected in the Villages of Zinfandel Area pursuant to this Chapter that were placed in the Villages of Zinfandel Off-Site Roadway Mitigation Fund shall be transferred to that interest-bearing trust fund entitled “Traffic Mitigation Impact Fee Fund” to be expended by the city of Rancho Cordova, to pay the costs of transportation facilities identified in the TDIF Nexus Study, including those facilities identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.

16.81.050 Villages of Zinfandel library fund – Elimination and transfer to CFF library fund.

A. The Villages of Zinfandel library fund is hereby eliminated. The Villages of Zinfandel library fund was established as a special interest-bearing trust fund for the collection of library development fees. The collected library development impact fees were to be used by the city of Rancho Cordova, solely to pay the estimated cost of library facilities identified in the Villages of Zinfandel public facilities financing plan development fee program – library development fee program.

B. All library development fees collected in the Villages of Zinfandel area pursuant to this chapter that were placed in the Villages of Zinfandel library fund shall be transferred to that interest-bearing trust fund entitled “the capital facilities fund (“CFF”) library fund” to be expended by the Sacramento public library authority, or its successor agency, to pay the costs of library facilities identified in CFF Nexus Study, including those facilities identified in the Villages of Zinfandel public facilities financing plan development fee program.

16.81.060 Imposition of development fees.

No change in a land use designation shall be approved within the PFFP area unless payment of the development fees established by this chapter is required by the property owner as a condition of such approval. No building permit shall be approved for property within the PFFP area unless the development fees for that property are paid as required by this chapter.

16.81.070 Payment of development fees.

~~The development fees imposed pursuant to this chapter shall be paid by the property owner to the department in an amount calculated pursuant to RCMC 16.81.080, 16.81.090 and 16.81.100. The fees shall be calculated and paid upon issuance of building permits. The development fees imposed pursuant to this chapter will cease to be collected and all future development fees shall be paid by the property owner to the City in an amount calculated pursuant to RCMC 16.84.~~

16.81.080 Adoption of the capital improvement plan/program of the PFFP development fee program.

~~The council shall by resolution adopt the capital improvement plan/program of the PFFP development fee program. The council shall review the capital improvement plan/program of the PFFP development fee program not less than annually and may amend it by resolution at its discretion.~~

16.81.090 Establishment of development fees.

~~A separate development fee is hereby established for each of the following categories: (A) administration; and (B) off-site roadway mitigation facilities.~~

16.81.100 Calculation of development fees.

~~A. The development fees per dwelling unit for residential development set forth in RCMG 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:~~

$$\text{F} = \text{P}$$

~~Where:~~

~~F = The development fee for each category of public facilities to be paid for each dwelling unit by the owner of property; and~~

~~P = Program fee per dwelling unit for each category of public facilities for the type of development as shown in the PFFP development fee program.~~

~~B. The development fees per building permit for nonresidential development set forth in RCMG 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:~~

$$\text{F} = \text{P} \times \text{S}$$

~~Where:~~

~~F = The development fee for each category of public facilities to be paid for each building permit by the owner of property; and~~

~~P = Program fee per square foot of building floor area for each category of public facilities for the type of development as shown in the PFFP development fee program; and~~

~~S = The number of square feet of building floor area proposed for development.~~

~~C. The administration fee per building permit set forth in RCMG 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:~~

$$\text{F} = \text{T} \times 3\%$$

~~Where:~~

~~F = The administration fee to be paid for each dwelling unit for residential development, or for each building permit for nonresidential development, by the owner of property for which a change in land use zone has been approved or the permits described in RCMG 16.81.060 are proposed for approval.~~

~~T = The sum of the development fees for off-site roadway mitigation and library facilities to be paid for each dwelling unit for residential development, or for each building permit for nonresidential development, before any applicable credit pursuant to RCMC 16.81.120 is applied, by the owner of property for which a change in land use zone has been approved or the permits described in RCMC 16.81.060 are proposed for approval.~~

~~D. The development fees shall be paid by the property owner in the amount as calculated pursuant to subsections (A), (B) and (C) of this section for the categories established by RCMC 16.81.090.~~

~~E. For the purpose of calculating PFFP development fees pursuant to subsections (A), (B), (C) and (D) of this section for properties with an approved use permit which significantly changes the underlying use of the site, the director is hereby authorized to determine the land use category which corresponds most directly to the use and density.~~

~~F. For the purpose of calculating PFFP development fees pursuant to subsections (A), (B), (C) and (D) of this section for building permits not associated with dwelling units from a recorded single-family residential subdivision, nonresidential development, or multifamily residential development, or for land use categories not included in this chapter, the director is hereby authorized to determine the appropriate program fees.~~

16.81.110 Establishment of dwelling unit equivalent factor for land uses within the Villages of Zinfandel PFFP area.

A. Repealed by Ord. 8-2013.

~~B. The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the off-site roadway mitigation development fee shall be as follows:~~

Land Use Category	DUE Factor	Development Unit
Residential		
Low-density (LD)	0.90	dwelling-unit

Land Use Category	DUE Factor	Development Unit
Low density cluster (LDC)	0.80	dwelling unit
Medium density (MD)	0.70	dwelling unit nonresidential
Business/professional office (BP)	0.001126	square foot
Retail commercial (RC)	0.001327	square foot
Light industrial (LI)	0.001166	square foot

16.81.120 Credit for construction of off-site roadway mitigation facilities.

A. Where an off-site roadway mitigation facility is proposed for construction by the property owner within six months prior to the beginning of the fiscal year for which it is scheduled for construction in the capital improvement plan/program of the PFFP off-site roadway mitigation fee program and after that time, the director at his or her discretion may either (1) enter into a credit agreement with the property owner pursuant to this section or (2) enter into a reimbursement agreement with the property owner pursuant to RCMC 16.81.130.

B. Upon application by the property owner or his authorized agent, the director may authorize the construction of any off-site roadway mitigation facilities, or portions thereof, within six months prior to the beginning of the fiscal year for which it is scheduled for construction and after that time as designated in the capital improvement plan/program of the PFFP off-site roadway mitigation fee program in lieu of all or a portion of the off-site roadway mitigation facilities development fee required by this chapter. If so authorized, the credit to be provided to the property owner shall be equal to the estimated cost of the facility as set forth in the then-current PFFP off-site roadway mitigation fee program, including, but not limited to, unit prices,

quantities and project descriptions. The construction of any facility authorized by this section must be accepted by the department, or the property owner must post security for the complete performance of the construction in a form acceptable to the director and the city attorney, prior to credit being given and issuance of any of the approvals set forth in RCMC 16.81.050.

C. Where the amount of the credit is less than the amount of the otherwise applicable transportation facilities development fee, the property owner must pay the difference as set forth in RCMC 16.81.080.

D. Where the amount of the credit is greater than the amount of the development fee, the property owner shall be paid the difference only from the off-site roadway mitigation fund within a reasonable time after the project is accepted by the department and shall be entered into a reimbursement agreement pursuant to RCMC 16.81.130.

E. Where any agreements executed under RCMC 16.81.160 shall now be administered under RCMC 16.84.110.

16.81.130 Reimbursement for construction of off-site roadway mitigation facilities in advance of the PFFP off-site roadway mitigation fee program schedule.

A. Upon application by the property owner or his authorized agent, the director may enter into a reimbursement agreement for the construction of any transportation facilities, or portions thereof, as designated in the PFFP off-site roadway mitigation fee program. The agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall require reimbursement only from the Villages of Zinfandel off-site roadway mitigation fund.

B. The amount of reimbursement shall be the estimated cost of the facility as set forth in the PFFP off-site roadway mitigation fee program in effect at the time the reimbursement agreement is approved. The time of reimbursement shall be the end of the fiscal year in which the facility is scheduled for construction in the PFFP off-site roadway mitigation fee program.

C. By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the development fees in the manner and amount specified by this chapter.

D. If the director enters into an agreement authorized by subsection (A) of this section, or credit agreement as authorized by RCMC [16.81.120](#)(A), the agreement shall provide that:

1. The general fund of the city is not liable for payment of any obligations arising from the agreement;
2. The credit or taxing power of the city is not pledged for the payment of any obligations arising from the agreement;
3. The landowner shall not compel the exercise of the city taxing power or the forfeiture of any of its property to satisfy any obligations arising from the agreement; and
4. The obligation arising from the agreement is not a debt of the city, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the development fees deposited in the Villages of Zinfandel off-site roadway mitigation fund.

D. Where any agreements executed under RCMC 16.81.130 shall now be administered under RCMC 16.84.120.

16.81.140 Annual program fee adjustment.

~~Beginning March 1, 2014, the finance director shall authorize the adjustment of the program fee per development unit for each type of development in each fee category as follows:~~

- ~~1. A "mean" index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the January issue of the Engineering News-Record magazine construction cost index of the year in which the calculation is being made.~~
- ~~2. An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (A)(1) of this section by the "mean" index for the previous January.~~
- ~~3. The adjusted program fee per development unit shall be calculated by multiplying the adjustment factor by the program fee per development unit in place prior to the annual adjustment.~~

~~Beginning January 1, 2015, and thereafter each year no later than January 15th, the finance director shall authorize the adjustment of the program fee per development unit for each type of development in each fee category as follows:~~

~~1. A “mean” index will be computed by averaging the index for 20 U.S. cities within the index for San Francisco by resort to the most recent October issue of the Engineering News Record magazine construction cost index.~~

~~2. An adjustment factor shall be computed by dividing the “mean” index as calculated in subsection (B)(1) of this section by the “mean” index for the previous October.~~

~~3. The adjusted program fee per development unit shall be calculated by multiplying the adjustment factor by the program fee per development unit in place prior to the annual adjustment.~~

16.81.150 Alternative method and compliance with other laws.

This chapter is intended to establish a supplemental method for funding the estimated cost of certain facilities the need for which will be generated by the level and type of development proposed in the Villages of Zinfandel special planning area. The provisions of this chapter shall not be construed to limit the power of the council to impose any other fees or exactions or to continue to impose existing ones on development within the PFFP area, but shall be in addition to any other requirements which the council is authorized to impose, or has previously imposed, as a condition of approving plans, rezonings or other entitlements within the PFFP area pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and other exactions required by, but not limited to: (1) the city of Rancho Cordova public works department improvement standards; (2) the Quimby Act (Section 66477 et seq. of the Government Code) and implementing ordinances (Chapter 22.40 RCMC); (3) school impact fees (Section 65970 et seq. of the Government Code) and implementing ordinances; and county drainage fees (Sacramento County Water Agency Ordinance No. 1). Any credits or repayments pursuant to RCMC 16.81.120 and 16.81.130 shall not include the funding, construction or dedications described in this section.

The construction of facilities by a private owner pursuant to RCMC 16.81.120 and 16.81.130 shall be performed and contracted for only as required by law, including, but not limited to, compliance with the department’s improvement standards, and requirements for public works, if applicable to the particular facility.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, TERMINATING THE VILLAGES OF ZINFANDEL PUBLIC
FACILITIES FINANCING PLAN DEVELOPMENT IMPACT FEE PROGRAM AND
TRANSFERRING THE COLLECTION OF THE OFF-SITE ROADWAY MITIGATION AND
ADMINISTRATION FEES TO THE TRANSPORTATION DEVELOPMENT IMPACT FEE
PROGRAM**

WHEREAS, on December 15, 2003, the City Council approved Resolution No. 80-2003 imposing the Villages of Zinfandel Public Facilities Financing Plan Development Impact Fees ("VOZ Fee Program") to finance the required offsite roadway and library facilities in the Villages of Zinfandel ("VOZ") Special Planning Area; and

WHEREAS, the City Council adopted Ordinance No. 28-2003 adding Chapter 16.81 to Title 16 of the Rancho Cordova Municipal Code to permanently establish the development impact fees to be collected within the VOZ Special Planning Area; and

WHEREAS, the offsite roadway and administrative fees collected in the VOZ Special Planning Area were identified and established as a fair-share source of funds for the citywide transportation development impact fee program; and

WHEREAS, in an effort to consolidate fees, it is the City's desire to discontinue collecting the VOZ off-site roadway fee and the VOZ administration fee and collect the full amount of the transportation development impact fee ("TDIF") instead; and

WHEREAS, this consolidation is not a new fee, nor an increased fee, but will require adoption of a new fee resolution to remove the fees from the VOZ Fee Program; and

WHEREAS, the City Council desires to implement the updated fee scheduled, attached hereto as Exhibit A, in order to remove the VOZ Off-Site roadway and the VOZ Administration Fee from the VOZ Fee Program; and

WHEREAS, on June 7, 2021, the City Council conducted a public hearing regarding the consolidation of the VOZ Off-Site roadway and the VOZ Administration Fee to the TDIF Program, and all written and oral presentations having been duly considered by the City Council. Notice of said public hearing was properly given pursuant to the Mitigation Fee Act.

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

1. The above recitals are true and correct.
2. The Council finds and determines that:

a. The purpose of the VOZ Fee Program is to finance necessary improvement to ensure that development within the VOZ Special Planning Area provided adequate levels of roadway facilities within a reasonable period of time. The VOZ Fee Program is used to fund the roadway and library facilities identified in the Public Facilities Financing Plan along with the administration of the fee program.

b. There is a reasonable relationship between the need for the identified public facilities and the type of development projects on which the fees are imposed as set forth in the VOZ Fee Program.

c. There is a reasonable relationship between the amount of the VOZ Fee Program and the costs of the identified public facilities, or portion of the identified public facilities, attributable to the development on which the fees are imposed as set forth in the financing plan

d. The VOZ Fee Program contains both and off-site roadway and an administration component. Subsequent to the imposing the VOZ Fee Program, the City Council adopted the TDIF Program which fund portions of the same regional facilities. The TDIF is already collected in the VOZ Area, but at a rate which is reduced by the VOZ off-site roadway and administration fees collected.

e. There is a reasonable relationship between the amount of the TDIF and the cost of the identified public facilities, or portion of the identified public facilities, attributable to the development on which the fees are imposed as set for in the Transportation Development Impact Fee Program Nexus Study, which includes the VOZ Area.

e. The amount collected under the TDIF, as shown in Exhibit A, will be equal to the current combined transportation impact fees collected in the VOZ Area under both the VOZ and TDIF.

f. There is a reasonable relationship between the use of the VOZ Fee Program and the type of development projects on which the fees will be imposed as set forth in the VOZ Fee Program.

3. Approval of Fee Deletion. The deletion of the VOZ off-site roadway and administration fee from the VOZ Fee Program, as set forth in Exhibit A attached hereto, is hereby approved. Effective immediately, the TDIF fee will be collected in lieu of the VOZ Off-site Roadway and VOZ Administration Fen.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ITEM 10.5.

ATTACHMENT 4

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

ITEM 10.5.**ATTACHMENT 5
Exhibit A to the Resolution**

Effective immediately, the Off-Site Roadway and Administration Fees, as shown below, will no longer be collected as a component of the Villages of Zinfandel Public Facilities Financing Plan Development Impact Fee Program. The Transportation Development Impact Fee will be collected in lieu of the special planning area fees to fund citywide transportation infrastructure serving the new growth area, including the Villages of Zinfandel Special Planning Area.

Villages of Zinfandel Development Impact Fee Program		
Land Use Category	Roadway Fee	Admin Fee
Low Density Residential	\$335.10	\$10.06
Low Density Cluster Residential	\$297.87	\$8.94
Medium Density Residential	\$260.65	\$7.81
Business/Professional Office	\$0.41	\$0.01
Retail Commercial	\$0.50	\$0.10
Light Industrial	\$0.44	\$0.01

MEMORANDUM



ITEM 10.6.

DATE: June 7, 2021
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Manager
SUBJECT: **A RESOLUTION MODIFYING THE RANCHO CORDOVA TOURISM
BUSINESS IMPROVEMENT DISTRICT MANAGEMENT DISTRICT PLAN**

RECOMMENDATION

Hold a final hearing to adopt the Resolution to modify the Rancho Cordova Tourism Business Improvement District Management District Plan.

RESULT OF RECOMMENDED ACTION

Holding the final hearing and adopting the Resolution will result in the modification of the Rancho Cordova Tourism Business Improvement District (RCTBID) Management District Plan (MDP).

BACKGROUND

The Rancho Cordova Tourism Business Improvement District (RCTBID) is a benefit assessment district that was approved in 2010 and began operations in 2011, and was subsequently renewed in 2013. The RCTBID was created to fund marketing and sales promotion efforts for assessed lodging businesses. The RCTBID currently includes all lodging businesses within the boundaries of the City of Rancho Cordova.

The Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq., allows for the Owners' Association to request that the City Council modify the Management District Plan (MDP). The RCTBID Owners' Association, the Rancho Cordova Travel and Tourism Corporation (RCTTC), has provided a written request to the City Council to modify the RCTBID to authorize the term of the RCTBID to be ended early. The proposed modification would end the current RCTBID on June 30, 2021. The RCTTC requested this change to the MDP to align with a July 1-June 30 fiscal year, and thus subsequent renewals of the RCTBID would occur on the fiscal year as well.

RCTBID MODIFICATION PROCESS

RESOLUTION OF INTENTION HEARING

Upon the written request of the RCTTC, the City Council may adopt a resolution of intention which states the proposed modification to the RCTBID.

April 19, 2021 The RCTTC provided a written request for the proposed modification to the City Council dated March 11, 2021. Receipt of this written request allows the City Council to initiate proceedings for RCTBID MDP modification at the April 19, 2021 meeting.

NOTICE

The Property and Business Improvement District Law of 1994 requires the City to publish the Resolution of Intention in a newspaper of general circulation in the City at least seven (7) days before the public hearing and mail a complete copy of the Resolution of Intention to each business owner affected by the proposed modification at least ten (10) days before the public hearing.

May 27, 2021

PUBLIC HEARING & RESOLUTION OF MODIFICATION

The City Council shall hold a public hearing on the proposed RCTBID MDP modifications. If the City Council, following the public hearing, decides to modify the RCTBID, the City Council shall adopt a Resolution of Modification.

June 21, 2021

FISCAL IMPACT AND FUNDING SOURCE

None

ATTACHMENT(S)

1. Resolution
2. TBID Modification Request Letter
3. RCTBID Renewal MDP 3-8-21

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, MODIFYING THE MANAGEMENT DISTRICT PLAN OF THE
RANCHO CORDOVA BUSINESS IMPROVMENT DISTRICT**

WHEREAS, on August 19, 2013, the City Council of the City of Rancho Cordova ("City Council") adopted Resolution Number 99-2013 adopting the Management District Plan ("MDP") and renewing the Rancho Cordova Tourism Business Improvement District (RCTBID); and

WHEREAS, the Property and Business Improvement District Law of 1994, Streets and Highways Code §36600 et seq., allows the City to modify the Management District Plan ("MDP") at the request of the Owners' Association; and

WHEREAS, the RCTBID Owners' Association, the Rancho Cordova Travel and Tourism Corporation ("RCTTC"), has requested in writing that the City Council modify the RCTBID MDP; and

WHEREAS, a modified Management District Plan has been prepared to end the existing term early on June 30, 2021, to align with a July 1-June 30 fiscal year; and

WHEREAS, on April 19, 2021, at 5:30 PM, the City Council adopted a Resolution of Intention to Modify the Management District Plan of the Rancho Cordova Tourism Business Improvement District, Resolution No. 44-2021 (the "Resolution of Intention"); and

WHEREAS, the public hearing to consider the modification of the RCTBID has been properly noticed in accordance with Streets and Highways Code §36623; and

WHEREAS, on June 21, 2021, at 5:30 PM at Council Chambers located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670, the City Council held a public hearing regarding the modification of the RCTBID MDP, and the City Council heard and received objections and protests, if any, to the modification of the RCTBID MDP; and

WHEREAS, the City Council has determined that there was no majority protest. A majority protest is defined as written protests received from owners of businesses in the proposed district which would pay fifty percent (50%) or more of the assessments proposed to be levied. Protests are weighted based on the assessment proposed to be levied on each lodging business.

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

1. The recitals set forth herein are adopted by the City Council as findings and they are true and correct.

ITEM 10.6.

ATTACHMENT 1

2. The City Council hereby modifies the RCTBID MDP. The modification of the RCTBID MDP will modify the term to end early on June 30, 2021, to align with a July 1-June 30 fiscal year.

3. The modified Management District Plan dated March 8, 2021 is hereby adopted and approved.

4. This resolution shall take effect immediately upon its adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk



March 11, 2021

Honorable Mayor and Councilmembers
City of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, CA 95670

Re: Rancho Cordova Tourism Business Improvement District Modification Request

Honorable Mayor and Councilmembers:

As the Rancho Cordova Tourism Business Improvement District (RCTBID) Owners' Association, Rancho Cordova Travel and Tourism Corporation (RCTTC) hereby requests modification of the RCTBID Management District Plan, pursuant to Streets and Highways Code §36635.

Specifically, we are requesting a modification to the current authorized Management District Plan in the event that the new district is formed. The modification would consist of terminating the current RCTBID on June 30, 2021. The current term is effective through August 31, 2023. We propose modifying the RCTBID to end on June 30, 2021 to provide that upon successful formation, the renewed RCTBID may begin operations on July 1, 2021.

We ask that you consider this item at the City Council meeting on April 19, 2021. It is our understanding that a public hearing will also be necessary to complete the modification; we ask that you set the public hearing for June 7, 2021.

Should you have any questions regarding the RCTBID or the modification, please feel free to contact me directly at marc@visitranchocordova.com or (916) 290-5166.

Best Regards,

A handwritten signature in black ink, appearing to read "Marc Sapoznik".

Mr. Marc Sapoznik
Executive Director
Rancho Cordova Travel & Tourism

Management District Plan

Rancho Cordova TBID

March 8, 2021



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Prepared by:
Civitas Advisors Inc.



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www.civitasadvisors.com

I. OVERVIEW

Developed by the Rancho Cordova Travel and Tourism Corporation (RCTTC), the Rancho Cordova Tourism Business Improvement District (RCTBID) is a benefit assessment district proposed to help fund marketing and sales promotion efforts for Rancho Cordova lodging businesses. The District was implemented in January 2011; hotels now wish to renew the District.

Location: The proposed RCTBID includes all lodging businesses located within the boundaries of the City of Rancho Cordova. A map of the District boundaries can be found in Section IV.

Services: The renewed District will continue to provide marketing and sales promotions designed to provide the specific benefit of increased room night sales to assessed lodging businesses. Programs will advertise Rancho Cordova lodging businesses as tourist, meeting, and event destinations.

Budget: The total RCTBID annual budget for each year of its seven (7)-years and ten (10) months of operation is anticipated to be approximately \$633,000, or \$52,750 monthly.

Cost: Annual assessment rates are \$1.50 per paid occupied room per night.

Formation: TBID renewal requires the same procedures as formation, including: Development of a management plan, submittal of petitions from lodging businesses representing more than 50% of the total annual assessment, a City Council Resolution of Intention to renew the district, and by a City Council hearing and an opportunity for a written protest. The assessed lodging business owners will receive notice of the public hearing by mail. If there is a majority written protest, the TBID will not be renewed.

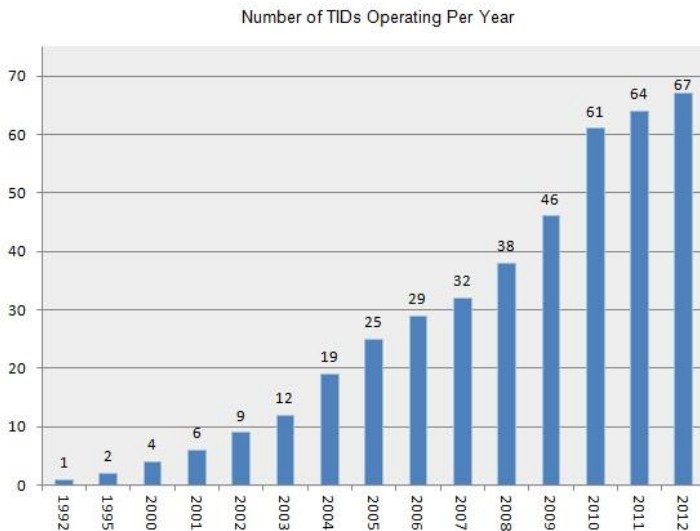
Duration: The proposed RCTBID will have a life of seven (7) years and ten (10) months beginning September 1, 2013 and ending June 30, 2021. Once per year, beginning on the one-year anniversary of district renewal, there is a 30-day period in which lodging businesses paying more than 50% of the assessment may protest and request a City Council hearing to terminate the district.



II. BACKGROUND

Tourism Business Improvement Districts (TBIDs) are an evolution of the traditional business improvement district. The first TBID was formed in West Hollywood, California in 1992. Since then, more than seventy California destinations have followed suit. In the late 1990s, California modified its property improvement district law, giving businesses a second mechanism by which they can form TBIDs. In recent years, other states have begun adopting the California model –

Washington, Montana, and Texas have adopted TBID laws. Several other states are in the process of adopting their own legislation. And, some cities, like Portland, Oregon, have utilized their charter powers to create TBIDs without a state law.



California's TBIDs collectively raise over \$140 million each year for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Rancho Cordova lodging businesses continue and update their investment in stable,

lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism. TBIDs allow lodging business owners to organize their efforts to increase room night sales. Lodging business owners within the TBID pay an assessment, and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a special benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other special benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

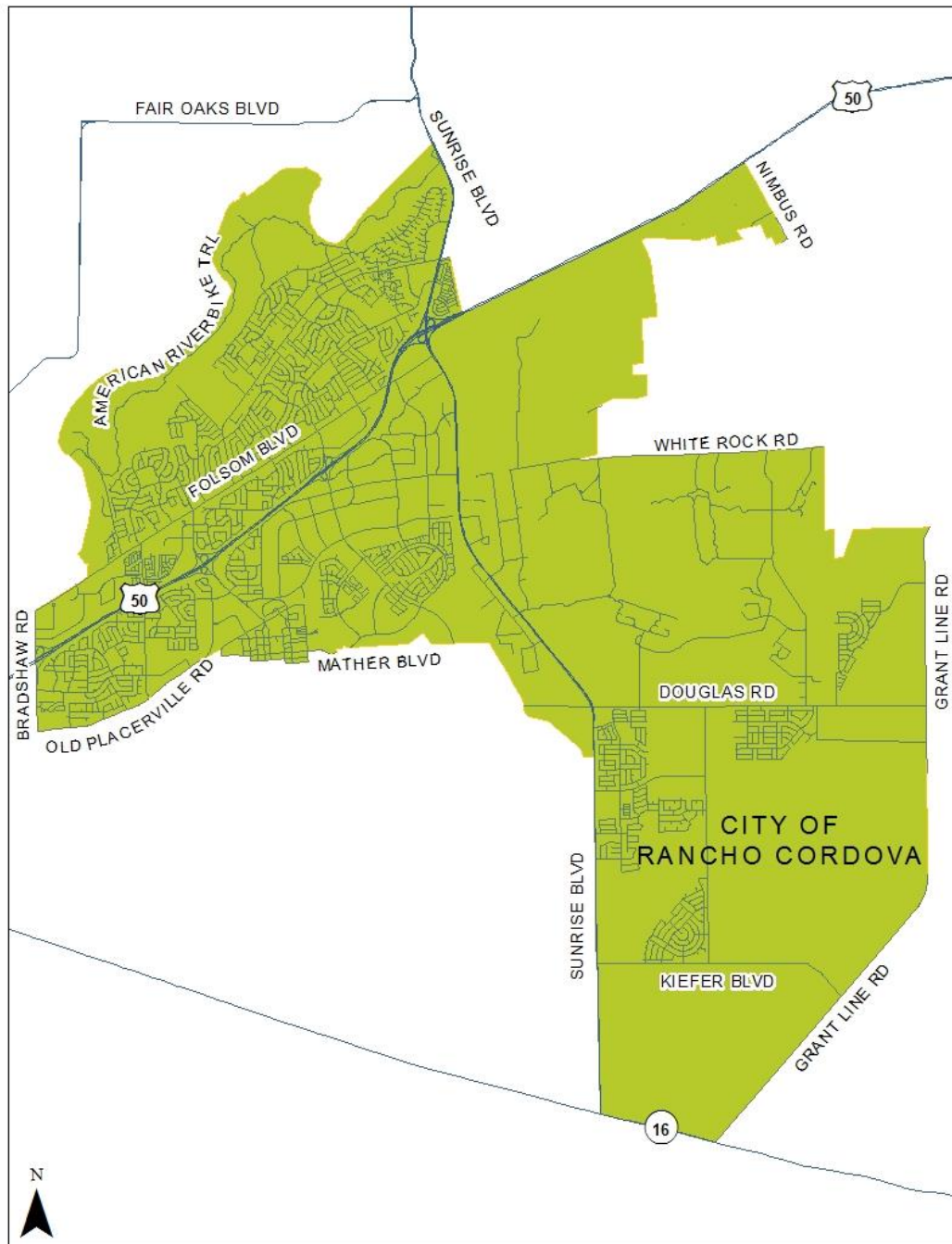
There are many benefits to TBIDs:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of each tourism district;
- They allow for a wide range of services, including those listed above;
- They are designed, created and governed by those who will pay the assessment; and
- They provide a stable funding source for tourism promotion.



III. BOUNDARY

The RCTBID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the City of Rancho Cordova. The district boundaries are illustrated by the map below. The boundary currently includes 16 lodging businesses. A complete listing of lodging businesses within the proposed RCTBID can be found in Appendix 2 of this Plan.



IV. SERVICE PLAN & BUDGET

A. Assessment

The annual assessment rate is \$1.50 per paid occupied room per night. The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business.

Bonds may be issued.

B. Special and Specific Benefit

Special Benefit

State law provides that the expenses of the district shall be apportioned in proportion to the specific benefit received by assessed businesses.

A special benefit is defined as a particular and distinct benefit over and above general benefits conferred on the public at large. Conversely, a general benefit is a benefit to businesses in the surrounding community or a benefit to the public in general resulting from the improvement, activity or service to be provided by the assessment levied. Many general benefits are conveyed by municipal services, such as fire protection, police services and public transit services. These municipal services are targeted to serve the public at large and do not confer special benefits on particular businesses.

The services in this Management District Plan are designed to provide targeted services to lodging businesses. These services are tailored not to serve the general public, but rather to serve the specific lodging businesses within the District. The proposed activities are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the District, and are narrowly tailored. RCTBID funds will be used exclusively to benefit the assessees.

The activities paid for from assessment revenues are lodging business services providing a special benefit to assessed businesses. It is appropriate that these special business-related benefits be funded through business assessments. Because the programs are intended to increase room night sales, an assessment based on room night sales is appropriate and ensures proportionality between the assessment paid and benefit received by each business.

Specific Benefit

State law also requires that assessment funds be expended on a specific benefit conferred directly to the payors that is not provided to those not charged; the assessment may not exceed the reasonable cost to the City of conferring the specific benefit. Further, the assessment may be utilized to provide a specific government service directly to the payors that is not provided to those not charged, and which does not exceed the reasonable cost to the City of providing the service. Marketing, event, and promotional services like those to be provided by the district have been and sometimes are provided by government.



District services will be implemented carefully to ensure the assessment does not exceed a reasonable cost. The manner in which the costs are allocated to each business bears a fair share or reasonable relationship to the businesses' benefits received from the proposed activities. Funds will be managed by the Bureau, and reports submitted on an annual basis to the City.

The specific benefit the district will provide to assessed lodging businesses, and will not provide to non-assessed businesses, is room night sales. In order to provide a specific benefit and government service only to payors which does not cause the assessment to exceed the reasonable cost to the City of providing the service, the marketing and promotional activities provided with the district funds will be designed specifically to drive room night sales directly to assessed lodging businesses. Only assessed lodging businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and directly benefit from other district-funded services. Non-assessed businesses will not receive these, nor any other, district-funded services.

C. Time and Manner for Collecting Assessments

Duration

The RCTBID assessment will be implemented beginning September 1, 2013 and will continue for seven (7) years and ten (10) months through June 30 2021. If bonds are issued, the assessments used to repay bond debt shall have a term of 30 years.

Collection

The City of Rancho Cordova will be responsible for collecting the assessment on a monthly basis (including any delinquencies, penalties and interest) from each lodging business located in the boundaries of the RCTBID. The City shall take all reasonable efforts to collect the assessments from each lodging business. The City of Rancho Cordova shall forward the assessments to the Rancho Cordova Travel and Tourism Corporation (RCTTC) which will have the responsibility of managing TBID programs as provided in this Management District Plan.

Penalties and Interest

1. Original Delinquency. When an assessment becomes delinquent, any business which fails to remit the assessment by the time required shall pay a penalty of ten percent of the amount of the assessment in addition to the amount of the assessment.
2. Continued Delinquency. Any business which fails to remit any delinquent assessment on or before a period of 30 days following the date on which the assessment first became delinquent shall pay a second delinquency penalty of 10 percent of the amount of the assessment in addition to the amount of the assessment and the 10 percent penalty first imposed.
3. Fraud. If the City determines that the nonpayment of any assessment is due to fraud, a penalty of 25 percent of the amount of the assessment shall be added thereto in addition to the penalties stated above.



4. Interest. In addition to the penalties imposed, any business which fails to remit any assessment shall pay interest at the rate of one and one-half percent per month or fraction thereof, compounded, on the amount of the assessment, exclusive of penalties, from the date on which the assessment first became delinquent until paid.

5. Penalties merged with assessment. Every penalty imposed and such interest as accrues shall become a part of the assessment required to be paid.

D. Budget

A summary of the annual service plan budget for the RCTBID is provided below. The total seven (7) year and ten (10) month improvement and service plan budget is projected at approximately \$633,000 annually, or \$4,958,500 through June 30, 2021. Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the City and the RCTTC board shall have the authority to adjust budget allocations between the categories by no more than fifteen percent (15%) per year.

Service	%	\$
Marketing and Promotions	88%	\$557,040
Administration	5%	\$31,650
Contingency	5%	\$31,650
Collection Costs	2%	\$12,660
Total	100%	\$633,000

E. Services

Marketing and Promotions

The marketing and promotions program will feature Rancho Cordova lodging businesses as tourist, meeting, and event destinations. The program will have a central theme of promoting Rancho Cordova as a desirable place to visit overnight, and may include the following activities:

- Sports marketing
- Capital improvements related to sales and marketing of hotels, which may include sports facilities
- Sales development
- Collateral and fulfillment (website, social media, graphic design, printed materials)
- Highway 50 co-op marketing
- Public relations and publicity
- Photo library creation
- California Welcome Center, El Dorado Hills, advertising
- Memberships



Administration and Operations

The administrative and operations portion of the budget shall be utilized for: administrative staffing costs; office costs such as postage and telephone; legal, accounting, and insurance fees; and other general administrative costs.

City Administration Fee

The City of Rancho Cordova shall be paid a fee equal to 2% of the amount of assessment collected to cover its costs of collection and administration.

Contingency/Renewal

A prudent portion of the budget will be set aside in a contingency fund, to be used for unforeseeable costs in carrying out the marketing and promotions programs. If at the expiration of the district there are contingency funds remaining, and business owners wish to renew the district, the remaining contingency funds may be used for renewal costs.



V. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the RCTBID as defined in Streets and Highways Code §36614.5. The City Council has identified the Rancho Cordova Travel and Tourism corporation as the nonprofit corporation that will serve as the Owners' Association for the RCTBID.

The RCTTC Board of Directors shall have no less than seven and no more than fifteen members. One member shall be a representative of the City of Rancho Cordova, and one shall be a representative of the Rancho Cordova Chamber of Commerce. The remaining board members shall be representatives of assessed lodging businesses.

B. Brown Act and California Public Records Act Compliance

The Owner's Association is subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act, designed to promote public accountability. The Owners' Association of a TBID is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the RCTTC board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owner's Association is also subject to the record keeping requirements of the California Public Records Act.

C. Annual Report

The RCTTC board shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1).



APPENDIX 1 – 1994 LAW*Property and Business Improvement District Law of 1994*

Cal Sts & Hy Code § 36600 (2013)

*** This document is current through the 2013 Supplement ***
 (All 2012 legislation, 2012 Governor's Reorg. Plan No. 2 and all
 propositions approved by the electorate at the June and November 2012 elections)

§ 36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

§ 36601. Legislative findings and declarations

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

§ 36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

§ 36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from



those set forth in this part. A property and business improvement district created pursuant to this part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

§ 36603.5. Part prevails over conflicting provisions

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

§ 36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

§ 36605. [Section repealed 2001.]

§ 36606. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

§ 36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

§ 36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

§ 36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

§ 36610. "Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:



- (a) Parking facilities.
- (b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.
- (c) Trash receptacles and public restrooms.
- (d) Lighting and heating facilities.
- (e) Decorations.
- (f) Parks.
- (g) Fountains.
- (h) Planting areas.
- (i) Closing, opening, widening, or narrowing of existing streets.
- (j) Facilities or equipment, or both, to enhance security of persons and property within the area.
- (k) Ramps, sidewalks, plazas, and pedestrian malls.
- (l) Rehabilitation or removal of existing structures.

§ 36611. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

§ 36612. "Property"

"Property" means real property situated within a district.

§ 36613. "Activities"

"Activities" means, but is not limited to, all of the following:

- (a) Promotion of public events which benefit businesses or real property in the district.
- (b) Furnishing of music in any public place within the district.
- (c) Promotion of tourism within the district.
- (d) Marketing and economic development, including retail retention and recruitment.
- (e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.
- (f) Activities which benefit businesses and real property located in the district.

§ 36614. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

§ 36614.5. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act



(Chapter 9 (commencing with *Section 54950*) of *Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250*) of *Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

§ 36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

§ 36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

§ 36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

§ 36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

§ 36620.5. Requirement of consent of city council

A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.



§ 36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

§ 36622. Contents of management district plan

The management district plan shall contain all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law,



including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements and activities proposed for each year of operation are the same, a description of the first year's proposed improvements and activities and a statement that the same improvements and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance. The plan may provide that all or any class or category of real property which is exempt by law from real property taxation may nevertheless be included within the boundaries of the district but shall not be subject to assessment on real property.

(l) Any other item or matter required to be incorporated therein by the city council.



§ 36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

§ 36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.



§ 36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

§ 36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

§ 36626.5. [Section repealed 1999.]

§ 36626.6. [Section repealed 1999.]

§ 36626.7. [Section repealed 1999.]



§ 36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

§ 36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

§ 36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

§ 36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

§ 36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

§ 36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent



payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

§ 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

§ 36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

§ 36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

§ 36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

§ 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification



includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

- (1)** The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.
- (2)** A complete copy of the resolution of intention shall be mailed by first class mail, at least 10 days before the public meeting, to each business owner or property owner affected by the proposed modification.
- (b)** The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

§ 36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

§ 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with *Section 6584*) of *Chapter 5 of Division 7 of Title 1 of the Government Code*). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

§ 36641. [Section repealed 2001.]

§ 36642. [Section repealed 2001.]

§ 36643. [Section repealed 2001.]



§ 36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

§ 36651. Designation of owners' association to provide improvements and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

§ 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed



district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

§ 36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assesses may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

§ 36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds,



shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.



APPENDIX 2 – ASSESSED BUSINESSES

Business Name	Street Address	City, State, Zip
Comfort Inn and Suites	12249 Folsom Boulevard	Rancho Cordova, CA 95670
Courtyard by Marriott	10683 White Rock Road	Rancho Cordova, CA 95670
Crossland Economy Studios	11299 Point East Drive	Rancho Cordova, CA 95670
Days Inn and Suites	3240 Mather Field Road	Rancho Cordova, CA 95670
Extended Stay America	10721 White Rock Road	Rancho Cordova, CA 95670
Fairfield Inn & Suites by Marriott	10745 Gold Center Drive	Rancho Cordova, CA 95670
Hampton Inn	10755 Gold Center Drive	Rancho Cordova, CA 95670
Holiday Inn	11269 Point East Drive	Rancho Cordova, CA 95670
Hyatt House	11260 Point East Drive	Rancho Cordova, CA 95670
Hyatt Place	10744 Gold Center Drive	Rancho Cordova, CA 95670
La Quinta Inn & Suites	11131 Folsom Boulevard	Rancho Cordova, CA 95670
Marriott	11211 Point East Drive	Rancho Cordova, CA 95670
Motel 6	10694 Olson Drive	Rancho Cordova, CA 95670
Red Lion Inn	10713 White Rock Road	Rancho Cordova, CA 95670
Red Roof Inn	10800 Olsen Drive	Rancho Cordova, CA 95670
Residence Inn by Marriott	2779 Prospect Park Drive	Rancho Cordova, CA 95670



MEMORANDUM



ITEM 11.1.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: **ADOPTION OF THE 2021-2029 HOUSING ELEMENT UPDATE AND
ADDENDUM TO THE CITY'S GENERAL PLAN FINAL ENVIRONMENTAL
IMPACT REPORT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will adopt the 2021-2029 Housing Element Update of the City's General Plan and the required Addendum to the General Plan's Final Environmental Impact Report and will allow staff to submit the Housing Element Update to the Department of Housing and Community Development (HCD) for certification.

Certification by the State will ensure that the City's General Plan remains consistent and enforceable. Adoption will also ensure that the City's General Plan remains compliant with California Environmental Quality Act requirements.

BACKGROUND

The Housing Element is one of eight required elements of the General Plan that each jurisdiction in the State of California is required to create, maintain, and update. The General Plan guides development and revitalization efforts in the City to ensure cohesive and conscientious development patterns and to make sure that new and renewed development meets the City's needs and standards. The Housing Element has a regular update schedule that each jurisdiction is required to follow to ensure that their General Plan remains consistent and is in compliance with State Law.

The 2021-2029 Housing Element update began in June 2020 and throughout the process staff and PlaceWorks, the City's Housing Element consultant, have hosted three public workshops, conducted multiple key stakeholder interviews, and presented at two publicly noticed City Council hearings. Public comments from residents and housing organizations including the Sacramento Housing Alliance, Legal Services of Northern California, Sacramento YIMBY, and the SEIU Local 1000, have been received, considered, and incorporated into the update.

On November 16, 2020, the City Council approved the public review draft for submittal to HCD. This submittal was delayed an additional three weeks to provide more time for housing stakeholders to review the public review draft and provide comments prior to the City's submittal to HCD.

On December 15, 2020, staff submitted the 2021-2029 draft Housing Element Update to HCD for its 60-day review. On February 11, 2021 the City received a response letter from HCD requesting additional revisions. The revisions were made and a second draft was submitted to HCD on March 24, 2021 for an additional 60-day review. HCD reviewed these changes and replied on May 21, 2021 requesting one additional revision ([Attachment 6](#)). This final revision has been made and staff have communicated with HCD staff and received positive feedback. Staff are now returning to the City Council for adoption of the final 2021-2029 Housing Element attached in a clean version as [Attachment 2](#). The City has until 120 days after May 15, 2021 to officially adopt the 2021-2029 Housing Element as part of the City's General Plan.

The revisions made to the document between the Council's approval of the draft in November 2020 now represent the changes required by HCD, in consideration of the public comments received, to meet state law requirements. In staff's opinion, these changes do not represent a departure from prior policy direction received from the City Council. Similarly, these changes will not cause significant financial impacts. A summary of the requested changes are below and all of the changes since the November draft can be seen in [Attachment 3](#) as redline track changes. Also attached is the map of the final Regional Housing Needs Allocation sites inventory ([Attachment 4](#)).

- A new action to support housing in mixed-use zones since there has not yet been significant housing development in the City's mixed-use zones (Action H.1.4.2)
- A new action to demonstrate the City's support for development on large parcels in the new growth areas to demonstrate the feasibility of this future development (Action H.3.1.4)
- Removal of three sites (L-1, L-2, L-3) in the Villages of Zinfandel neighborhood from the RHNA sites inventory due to Conditional Use requirements and potential Mather Airport overflight zone conflicts
- Inclusion of several new sites (C-6, C-7, C-8, C-9, C-10, C-11, C-12, H-3) within the Folsom Boulevard Specific Plan Area and increased density assumptions in the new growth areas where a minimum density of 30 units/acre is required by executed Affordable Housing Plans
- Fair housing inclusions across multiple actions to target assistance towards lower-income households, support opportunities in high resource areas, and improve areas of concentrated poverty
- Stronger ongoing communication with housing stakeholders – landlords, developers, mobile home park owners – to stay aware of trends, share data, and respond as appropriate
- More detailed timelines and quantified objectives

Concurrent to HCD's review periods, the City completed an Addendum to the General Plan's Final Environmental Impact Report (EIR) ([Attachment 5](#)). The addendum confirms that the 2021-2029 Housing Element update presents no physical changes to the environment that were not previously addressed in the General Plan EIR. The Addendum is in compliance with California Environmental Quality Act (CEQA) requirements pursuant to section 15164 of CEQA.

NEXT STEPS

Following adoption of the 2021-2029 Housing Element Update, staff will submit the adopted document to HCD for a 90-day certification review. While certification is not guaranteed, staff feel confident that all public comments have been considered, and all HCD requirements have been met to the extent that additional revisions are unnecessary, and certification is highly likely.

FISCAL IMPACT

There is no fiscal impact to adopt and submit the 2021-2029 Housing Element Update to HCD. As the Housing Element is implemented over the next eight years there will be fiscal impacts related to the programs and actions within the Housing Element that will be considered individually as appropriate.

ATTACHMENT(S)

1. Resolution
2. 2021-2029 Housing Element Update
3. 2021-2029 Housing Element Update – Tracked Changes since November Draft
4. Map of the Final Regional Housing Needs Allocation Sites Inventory
5. Addendum to the General Plan Final EIR for the 2021-2029 Housing Element Update
6. May 21, 2021 Letter from HCD
7. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ADOPTING THE 2021-2029 HOUSING ELEMENT OF THE GENERAL PLAN OF THE CITY OF RANCHO CORDOVA AND ADOPTING THE HOUSING ELEMENT UPDATE ADDENDUM TO THE FINAL EIR

WHEREAS, State law requires California cities to prepare and adopt a General Plan to guide future development of the City, including a Housing Element as one of the mandatory elements in a City's General Plan; and

WHEREAS, State law requires that each City update its Housing Element at least once every eight years to ensure that plans continue to accommodate for future housing demand; and

WHEREAS, the City of Rancho Cordova last updated its Housing Element in 2013; and

WHEREAS, the City prepared and submitted a draft 2021-2029 Housing Element update to the Department of Housing and Community Development (HCD) for review; and

WHEREAS, HCD has reviewed the draft Housing Element update and has provided comments and feedback by letter dated February 11, 2021 and May 21, 2021 with required necessary revisions; and

WHEREAS, staff have made the revisions required by HCD to comply with State Housing Element Law; and

WHEREAS, in accordance with Section 65351 of the California Government Code, the City has facilitated public participation in the Housing Element amendment process through multiple public workshops and hearings which provided opportunities for the involvement of citizens, public agencies, public utilities, and other community groups; and

WHEREAS, an Environmental Impact Report (EIR) was certified for the General Plan (SCH# 2005022137) that addressed physical development throughout the City; and

WHEREAS, pursuant to Section 15162 the City conducted an analysis of the draft 2021-2029 Housing Element that concluded there were no new significant environmental effects, or a substantial increase in the severity of identified significant effects previously identified in the General Plan EIR; and

WHEREAS, the City determined that none of the findings of Section 15162 of the State CEQA Guidelines required preparation of a subsequent or supplemental EIR and prepared an Addendum to the General Plan EIR consistent with State CEQA Guidelines Section 15162; and

WHEREAS, on June 21, 2021 the City Council held a properly noticed public hearing to

consider the staff report, public comment, the proposed amendment to the Housing Element and the Addendum.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does determine, and order as follows:

Section 1. Environmental Findings

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA Guidelines and thresholds of significant, the proposed Addendum to the General Plan Final EIR for the City's 2021-2029 Housing Element Chapter as incorporated therein, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the City Council hereby finds and determines as follows:

Finding: An addendum to the General Plan Final EIR for the City's 2021-2029 Housing Element Chapter is appropriate and is in compliance with the provisions of CEQA.

Evidence: The Amendments do not constitute substantial changes to the General Plan that will require major revisions to the General Plan Final EIR due to new significant environmental effects or a substantial increase in severity of previously identified significant effects. Pursuant to Section 15164 of CEQA, an addendum is appropriate for minor technical changes or additions to the Rancho Cordova General Plan Final EIR. The proposed 2021-2029 Housing Element Chapter does not make any changes to the existing land designations of the General Plan. Further, the updated Housing Element makes only minor policy changes necessary to ensure the Element remains consistent with state law.

The City is not aware of any new information of substantial importance or substantial changes in circumstances that would result in new or substantially more severe impacts or meet any other standards in Sections 21186 or Guidelines 15162 and 15163. No further environmental review under CEQA is required for the Amendments because there is no substantial evidence in the record as a whole that any of the standards under Public Resources Code section 21166 or CEQA Guidelines Section 15162 and 15163 are met.

Section 2: General Plan Amendment

Pursuant to Section 2.4 of the City General Plan, the City Council makes the following finding pertaining to the proposed 2021-2029 Housing Element Chapter of the Rancho Cordova General Plan:

Finding: The proposed 2021-2029 Housing Element Chapter of the City's General Plan will cause no internal inconsistencies in the General Plan.

Evidence: The proposed 2021-2029 Housing Element Chapter of the Rancho Cordova General Plan does not make changes to the existing land designation of the General Plan. Further, the Housing Element Chapter makes only minor policy changes necessary to ensure the Element remains consistent with state law. Additionally, the Housing Element Chapter has been reviewed

for consistency with the General Plan to ensure that it remains consistent with the current City's General, Specific, and Special Plans. The Housing Element Chapter has also been vetted by HCD to ensure that it meets the State's legal requirements for consistency with the General Plan. No public comments on the updated Housing Element Chapter raised any inconsistency issues.

Therefore, the proposed 2021-2029 Housing Element Chapter is consistent with the General Plan.

Section 3. Based upon the findings outlined in Sections 1 and 2 above, the City Council of the City of Rancho Cordova hereby:

1. Adopts the Addendum to the Rancho Cordova General Plan Final Environmental Impact Report for the City's 2021-2029 Housing Element update.
2. Directs the Planning Director to file a Notice of Determination with the County Clerk within five days of the adoption.
3. Finds that the Housing Element complies with the requirements of Government Code section 65580 et. seq.
4. Directs the City Manager to make final edits, adopt the 2021-2029 Housing Element Chapter of the City General Plan, and submit the necessary documents to HCD for State certification.
5. Adopts the Addendum to the City General Plan Final Environmental Impact Report for the City of Rancho Cordova 2021-2029 Housing Element update, the 2021-2029 Housing Element Chapter of the Rancho Cordova General Plan, and all special studies and documents incorporated therein and forming the record of decision therefore and directs that all shall be filed with the Rancho Cordova Planning Department at Rancho Cordova City Hall, and shall be made available for public review upon request.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

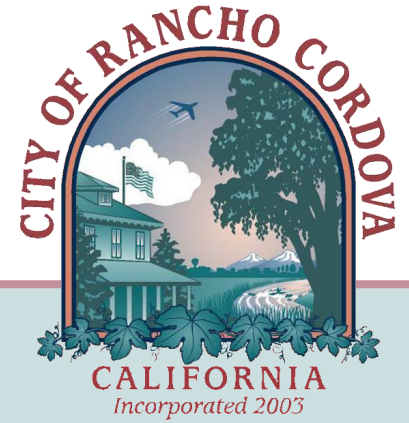
Garrett Gatewood, Mayor

ITEM 11.1.

ATTACHMENT 1

Stacy Leitner, CMC
City Clerk

Adoption Draft – June 2021



City of Rancho Cordova

2021-2029 HOUSING ELEMENT





City of Rancho Cordova

2021-2029 HOUSING ELEMENT

JUNE 2021
ADOPTION DRAFT

Prepared By:



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Appendix A: Housing Needs Assessment

Appendix B: Review of Previous Element

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INTRODUCTION

The City of Rancho Cordova (City) incorporated in 2003 as a jobs-rich community with aging homes and apartments that did not serve the workforce. While quality new construction ownership units have been added to the City's housing stock, much of the older multifamily rental stock is reaching the end of its economic life. Rancho Cordova's housing and rental prices are generally more affordable than most areas of the region. The City strives to ensure that new development will complement existing communities and that the mix of housing in the future will match the community's housing needs.

Rancho Cordova is committed to a balanced housing strategy that considers the wide-ranging issues associated with housing. In pursuing this strategy, the City recognizes that housing is many things to many people:

- To the individual or family, housing is a safe shelter, a place for family, an investment, a sense of identity, a place to play/recreate, and a place to learn.
- To the community, housing is neighborhoods, community identity, sense of place, history, culture, and diversity, and a reflection of how people live and circulate.
- To the City, housing is civic pride, quality of life, diversity and unity, and an opportunity to ensure a livable, walkable, and sustainable community.
- To the City's Economic Development Department, housing establishes market conditions, supports a diverse workforce, and attracts business leaders.
- To the developer, housing is a financial commitment, livelihood, commitment to creating built environment, and identity/reputation.
- To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.
- To schools, housing provides a stable environment for students that supports successful educational programs.

This Housing Element reflects the City's desire to address Rancho Cordova's unique housing needs in a manner that creates and sustains a balanced community.

PURPOSE OF THE HOUSING ELEMENT

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

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State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear housing policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- Land suitable for residential development;
- Fair housing concerns in the jurisdiction, including factors that may limit or deny fair housing or access to opportunity;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing for all income levels;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Rancho Cordova.

ISSUES AND CONSIDERATIONS

The Housing Element establishes policies and programs to address the housing concerns listed here, which were identified during the preparation of this General Plan:

- Improve the condition of existing older apartments.
- Enhance the livability of existing, older neighborhoods.
- Facilitate reinvestment in existing neighborhoods as a catalyst for change.
- Incentivize the development of executive housing.
- Ensure that housing is available for and in proximity to the City's workforce.
- Promote economic vitality through a balance of residential and employment land uses.
- Provide a range of housing choices that meet the needs of our residents.

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- Support special-needs housing – seniors, veterans, and persons with disabilities.
- Integrate mixed-income housing throughout the community, but with special attention to our newly developing Specific Plan areas.

HOUSING NEEDS

Planning for housing needs is very important at the statewide, regional, and local levels. For the last 35 years in the United States, the gap between incomes and housing costs has dramatically widened. Despite the recent fluctuations in the housing market resulting from the housing boom and bust, housing affordable to low-, very low-, and extremely low-income is still in critically short supply, as evidenced by the demand for subsidized housing and housing vouchers that far outstrips the supply. Additionally, the stall in the home building industry that resulted from the recession that followed the housing bust in 2007 to 2008 resulted in fewer new homes built, and many cities began to experience a housing shortage as the economy and the housing market recovered. As populations in cities and counties across California have increased at a faster rate than housing has been constructed, housing availability and affordability has become a concern, particularly for lower-income households in high-demand regions of the state.

REGIONAL HOUSING NEEDS

An important step in addressing state housing needs is the Regional Housing Needs Plan (RHNP), which is mandated by the State of California (California Government Code, Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), which allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs, also known as the RHNA. The RHNP allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element. Table H-1 shows the overall allocation for each Sacramento County jurisdiction during the 2021-2029 6th Housing Element Cycle, as well as the percentage of housing allocated to each income level.

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TABLE H-1
2021- 2029 REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Citrus Heights	9.5%	9.5%	11.3%	20.7%	49.1%	697
Elk Grove	16.1%	16.1%	19.4%	14.4%	34.0%	8,263
Folsom	17.5%	17.5%	21.1%	13.0%	30.9%	6,363
Galt	10.5%	10.5%	12.6%	19.7%	46.7%	1,926
Rancho Cordova	11.7%	11.7%	14.1%	18.6%	44.0%	9,067
Isleton	7.1%	10.7%	10.7%	21.4%	50.0%	28
Sacramento	11.5%	11.5%	13.8%	18.7%	44.5%	45,580
Unincorporated County	10.5%	10.5%	12.7%	19.7%	46.7%	21,272
Sacramento County Total	12.1%	12.1%	14.5%	18.2%	43.2%	93,196

Source: SACOG, Regional Housing Needs Plan for Sacramento County, 2020

The intent of the RHNP is to ensure that local agencies not only address the needs within their jurisdictions but also provide for the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that an adequate number of sites with appropriate zoning are provided to address existing and anticipated housing demands during the planning period and to ensure that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table H-2 provides the RHNA target for the planning period 2021 to 2029 for each of the five household income groups for the City of Rancho Cordova.

TABLE H-2
CITY OF RANCHO CORDOVA REGIONAL NEEDS
ALLOCATION FOR 2021–2029

Income Group	2021–2029 RHNA
Extremely Low	1,057 units
Very Low	1,058 units
Low	1,274 units
Moderate	1,684 units
Above Moderate	3,994 units
Total	9,067 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County, 2020;
City of Rancho Cordova.

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Based on the state allocation needs, the City will need to demonstrate the capacity, based on appropriately zoned land, to accommodate 1,057 housing units affordable to extremely low-income households, 1,058 housing units affordable to very low-income households, and 1,274 housing units available to low-income households during the current RHNA period. In addition, the City will have to demonstrate the capacity to accommodate 1,684 housing units available to moderate-income households and 3,994 housing units available to above-moderate-income households.

Since the 2013 Housing Element through December 31, 2019, the City has added 100 housing units affordable to extremely low-, very low- and low-income households. The City has also produced 424 housing units affordable to moderate-income households and 2,019 to above-moderate-income households. To determine the current land availability to meet the RHNP for the City, HCD considers the existing land “zoned” for residential single- and multifamily development.

While the Land Use Element establishes additional opportunities for mixed-use development, including multifamily residential uses, the analysis reflects only those lands currently zoned for such in the City. Zoning designations include areas within adopted Specific Plans and Special Planning Areas designated for residential or mixed-use development. The City currently has 105.5 acres of vacant and under-utilized land available for multifamily residential development. The acreage would have capacity for 2,898 units. Development is based on an average of the density range and a consideration of site constraints. Sites with multiple-use designations, such as commercial/multifamily and office/multifamily, are considered appropriate sites to accommodate future multifamily uses.

The City has 588.08 acres of greenfield vacant land available for development within the eight-year period, as well as 81.88 acres of vacant infill land and 23.62 acres of underutilized land.

There are also several development projects in various phases of entitlements that could add significant residentially zoned land. In addition to the City’s vacant land area, the adopted Folsom Boulevard Specific Plan (FBSP) development strategy will focus efforts on the promotion of new infill development, redevelopment of underutilized properties, and the revitalization of existing development along the Folsom Boulevard corridor.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that “...the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

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The Housing Element of the Rancho Cordova General Plan spans an eight-year time period and focuses on the city limits, while the overall Rancho Cordova General Plan includes goals and policies that will direct the City as well as the Rancho Cordova Planning Area over a 20-year period or longer. According to HCD, cities and counties located in SACOG's jurisdiction are required to submit their adopted Housing Element to HCD by May 15, 2021, for the planning period 2021 through 2029. Pursuant to state law, the Housing Element will be updated for each subsequent planning period established by the state.

The Safety Element updated through the Multi-Jurisdictional Hazard Mitigation Update will be completed in 2021. The Hazard Mitigation Plan is updated every five years and will address all new state laws. No other elements are being updated at this time.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained. Goals, Policies, and Actions

The purpose of this section is to provide a plan for meeting the housing needs of the existing and future residents of Rancho Cordova. The plan includes goals, policies, and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. Specifically, the goals, policies, and actions are designed to address the housing needs identified in the Housing Needs Assessment of this Housing Element. The housing program provides a foundation upon which detailed housing activities can be developed and implemented. The Housing Element includes the following goals:

- Goal H.1: Balance Employment and Housing
- Goal H.2: Neighborhood Preservation and Rehabilitation
- Goal H.3: Encourage Housing Opportunities
- Goal H.4: Pursue Sustainable Design
- Goal H.5: Pursue Housing Resources

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GOAL H.1 – SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.

Policy H.1.1 – Improve the City’s jobs-housing balance by ensuring that housing development in Rancho Cordova provides opportunities for all income levels to serve the full range of available and projected jobs in the City.

- **Action H.1.1.1** – The City will work with the Economic Development Department to inquire with larger employers in the community and determine salary information and employee preference for housing type, specifically for lower wage workers.

Funding Source:	General Fund
Responsible Agency:	Economic Development Department
Time Frame:	Inquire with employers once every two years.

Policy H.1.2 – Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, considering employment projections, household growth, and the City’s share of regional housing needs.

- **Action H.1.2.1** – Currently, 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 requires 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 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.

To satisfy the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:

- Sites must be zoned exclusively for residential use.
- 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.

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- Sites must be proximate to public transportation routes that provide ready access to fixed rail.

In an effort to enhance and facilitate a range of housing choices and affordability, the City will reevaluate the 5 percent and consider an increase by 2022. The City will also encourage the development of large lot residential projects with affordable housing in high resource areas to facilitate mobility for lower-income households.

Funding Source:	General Fund, Local Housing Trust Fund
Responsible Agency:	Planning Department, Housing Division
Time Frame:	Ongoing, as residential applications are received.
Quantified Objective:	40 acres zoned for sufficient density to accommodate 1,200 lower income units, 40 acres zoned for sufficient density to accommodate 400 moderate income units. Evaluate a percentage increase by December 2022.

Policy H.1.3 – Promote a broader range of housing options for executives.

- **Action H.1.3.1** – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (more than 500 units) in the Rural Residential (RR) and the Estate Residential (ER) zones.

Funding Source:	General Fund
Responsible Agency:	Planning Department
Time Frame:	Ongoing, as projects are possessed through the Planning Department.

Policy H.1.4 – Promote higher-density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

- **Action H.1.4.1** – As part of an ongoing effort to promote transit-oriented development (TOD) to increase mobility and access to resources for residents, the City will coordinate with regional partners to incentivize the production of housing for persons living and working in the same community.
 - Density Bonus – The TOD overlay provides substantial density bonus up to 80 units per acre for projects that are within one-quarter of a mile of transit stations.
 - SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD along the Regional Transit Light Rail lines.

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- Regional Transit – The City will continue to cooperate with Regional Transit to identify transit needs in the community and work to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount Regional Transit 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 (TOD).
- Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportation options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services and to facilitate mobility for access to opportunity for lower-income households.

Funding Source: General Fund

Responsible Agency: Public Works, Housing Division, Planning, and Economic Development Departments

Time Frame: The City will coordinate efforts to apply for funding for transit-oriented developments to complete such projects as quickly as is feasible, and as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes. The City will also proactively reach out to developers annually to continue to inform them of available incentives and any possibility for coordination with other parties listed.

- **Action H.1.4.2:** To promote mixed use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed use sites, either as single-use projects or in mixed-use developments, particularly within the Folsom Blvd Specific Plan Area, Mather Redevelopment Area, Town Center and on the Annexation Sites. The City will offer the following regulatory and financial incentives including but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.

Funding Source: General Fund

Responsible Agency: Public Works, Housing Division, Planning, and Economic Development Departments

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Time Frame: The City will work with developers to provide regulatory incentives including fee deferments and flexible development standards as projects are submitted to the Planning Department.

Policy H.1.5 – Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing. These areas are typically high resource and promote inclusion of affordable housing in high opportunity areas.

- **Action H.1.5.1** – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.
 - The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.
 - The Affordable Housing Plan shall specify and include the following:
 - A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low-, moderate-, and above-moderate-income households.
 - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.
 - Program options within project-specific Affordable Housing Plans may include, but are not limited to, the following:
 - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.), prioritizing production in areas of high opportunity.
 - Land dedication (on-site and off-site).
 - Rehabilitation of existing residential structures located within existing City neighborhoods.
 - Payment of in-lieu fees.

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

Funding Source: General Fund

Responsible Agency: Housing Division, Planning, and Economic Development
Departments

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Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.

Quantified Objective: Land and resources secured for the future development of 240 extremely low- units, 240 very low- units, 720 low- units, 400 moderate- units, and 6,480 above-moderate-income units

- **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.

Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: Annually monitor the Affordable Housing Plan.

- **Action H.1.5.3** – Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, 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). The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects and will assist in identifying sites for development in high resource areas.

Funding Source: State and federal housing programs and the City programs, such as the City's non-residential linkage fee (Local Housing Trust Fund)

Responsible Agency: Housing Division

Time Frame: Apply for funding as programs are available, annually meet with housing developers, collaborate on application support as projects come forward.

Quantified Objective: 30 extremely low- units, 30 very low- units, 120 low- units

- **Action H.1.5.4** – Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.

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Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: Ongoing, as projects are processed through the Community Development Department. Comply with State Law by July 2022.

Policy H.1.6 – Allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

- **Action H.1.6.1** – The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, C-1, D-1, and D-2.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: Ongoing, as projects are processed through the Community Development Department.

GOAL H.2 – ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS

Policy H.2.1 – Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).

- **Action H.2.1.1** – The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. The City will market the program in the R/ECAP north of Folsom Boulevard and areas of concentrated poverty to assist residents with the cost of repairs and thus reduce risk of displacement due to costs or housing condition.

Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)
 Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department
 Time Frame: Apply for funding annually and as NOFAs are released. Publicize available funding on the City's website as it becomes available.
 Quantified Objective: 160 units. Target 50 units in moderate resource areas and 50 units in areas of concentrated poverty.

- **Action H.2.1.2** – Continue the use of the City's Home Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and

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low-income ranges. This is a grant for mobile and manufactured homeowners and single-family homeowners to address immediate health and safety problems.

Funding Source: CDBG or other funds (as funding becomes available to the City)

Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department

Time Frame: The City will provide loans as funding becomes available each year.

Quantified Objective: 160 households. Target 50 households in moderate resource areas and 50 households in areas of concentrated poverty.

- **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at the City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs, including, but not limited to, Blight Busters, the Neighborhood Engagement Program, Sacramento Municipal Utility District (SMUD), and the Sacramento Tree Foundation, with targeted marketing in areas of concentrated rehabilitation need and poverty to assist residents with the costs of repairs and reduce displacement risk.

Funding Source: CDBG or other funds (as funding becomes available to the City)

Responsible Agency: Housing Division, Community Engagement Division, and Neighborhood Services Division

Time Frame: Ongoing, as community improvement days occur and new programs become available.

Quantified Objective: 100 units. Target 25 units in moderate resource areas and 25 households in areas of concentrated poverty.

- **Action H.2.1.4** – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments

Time Frame: Implemented as part of the project processing and review of individual development applications.

Policy H.2.2 – Continue to implement the Folsom Boulevard Specific Plan.

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- **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.
 - Land banking where and when opportunities arise.
 - Continue to reach out to private property owners to encourage a sale or development of their properties.
 - Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged.
 - Pursue grant funding where available to address environmental issues.

Funding Source: General Fund

Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department

Time Frame: Scanning for opportunities and communicating with private property owners is ongoing. Discussions with special districts and agencies to be completed by the end of 2023.

Policy H.2.3 – Ensure that existing housing stock within the City is maintained and remains habitable to assist in meeting the housing needs of the community.

- **Action H.2.3.1** – Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will facilitate place-based revitalization by identifying high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and will pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will target these efforts in areas of concentrated poverty, overpayment, and rehabilitation need and will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.

In addition, the City will continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties.

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Funding Source: CDBG Funds, General Fund
 Responsible Agency: Housing Division
 Time Frame: Annually identify properties. Continue to proactively inspect all rental property on a consistent basis, currently on a 3- or 7-year rotation depending on the number of units at a property.

Policy H.2.4 – Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.

- **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 efforts listed here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts use existing City and local resources as well as additional resources from the public and private sector should they become available.
 - Monitor owners of at-risk projects on an ongoing annual basis to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
 - Maintain and annually update the inventory of “at-risk” projects using existing databases (e.g., California Housing Partnership Corporation [CHPC], United States Department of Housing and Urban Development [HUD], HCD, and California Tax Credit Allocation Committee).
 - Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan, and assisting with financial resources or supporting funding applications.
 - Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
 - Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.
 - Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Contact property owners annually. Identify nonprofit partners and pursue funding on a project basis.

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- 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 legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.

Funding: Local Housing Trust Fund, CDBG
 Responsible Agency: Housing Division and Neighborhood Services Division
 Time Frame: Annually

- **Action H.2.4.2** – In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

Funding Source: General Fund, Local Housing Trust Fund, and other subsidies as available
 Responsible Agency: Housing Division
 Time Frame: Meet annually with interested individuals, nonprofit housing corporations, and for-profit developers.

- **Action H.2.4.3** – In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.

Funding Source: General Fund, Local Housing Trust Fund, and other subsidies as available
 Responsible Agency: Housing Division
 Time Frame: Monitor owner interest in preserving manufactured housing and mobile-home parks every five years.

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GOAL H.3 – PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTIFAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL-NEEDS GROUPS.

Policy H.3.1 – Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.

- **Action H.3.1.2** - The City has identified sites G-1, and G-2, in the Land Inventory (see Tables A-20, A-21, and A-22 in Appendix A), as appropriate, to meet a portion of the City's moderate income RHNA. These sites are mixed-use sites and require a Conditional Use Permit (CUP) to allow for residential development in the OPMU zone. 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, annually, and upon consultation with developers, and 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 an alternative site.

Funding Source: General Fund

Responsible Agency: Planning Department

Time Frame: Annually monitor the CUP process to ensure it does not pose a constraint to any of the sites listed.

- **Action H.3.1.3** – Update Sections 23.901.060 and 23.901.065 of the City's Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City's website and at the planning counter and will target marketing in high resource areas to encourage construction of affordable housing types to facilitate mobility from low to high resource areas.

Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: By December 2021

- **Action H.3.1.4** To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land

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divisions and lot line adjustments, resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

The City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower income households,
- Providing technical assistance to acquire funding, and
- Modification of development requirements.

Funding Source: A combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available.

Responsible Agency: Housing Division

Time Frame: Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted.

Policy H.3.2 – Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

Policy H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, people experiencing homelessness, farmworkers, and single-parent households.

- **Action H.3.3.1** – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide 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.. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited

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to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.

Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.

Funding Source: General Fund

Responsible Agency: Planning Department, Building Department, and Housing Division

Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department. Amend the Reasonable Accommodation Ordinance by December 2021.

- **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 CUP in the RD-20, RD-25, RD-30, and high-density residential (HDR) zones as well as General Commercial and Light Industrial (M-1). To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards that 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 five units

The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.

Funding Source: General Fund, Local Housing Trust Fund, CDBG

Responsible Agency: Housing Division and Planning Department

Time Frame: Implemented as part of project processing and review of individual development applications

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- **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. The City will also establish managerial standards for homeless facilities that will include the following:
 - Maximum number of beds;
 - Size and location of on-site waiting and intake areas;
 - Provision of on-site management;
 - Proximity to other shelters;
 - Length of stay;
 - Lighting; and
 - Security during hours when the shelter is open.

Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit 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 and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.

Funding Source:	General Fund, State Emergency Shelter Program, HUD, other specialized funding
Responsible Agency:	Housing Division
Time Frame:	Participate in regional coordination on an annual basis. Amend the Zoning Code to allow emergency shelters in the M-1 by-right by May 2021 and develop managerial standards for homeless facilities, amend the Zoning Code to address transitional and supportive housing types consistent with State Law by July 2021.

- **Action H.3.3.4** – Per AB 101 (2019), amend the City’s Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.

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Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: By January 2022

- **Action H.3.3.5** – To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: By January 2022

- **Action H.3.3.6** – The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: By January 2022, and annually thereafter.

Policy H.3.4 – The City will continue to promote equal housing opportunity for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.

- **Action H.3.4.1** – The City will continue implementation of its Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a fair housing effort that the City began in fiscal year 2012–2013 and that was continued by the City’s participation in the Sac Valley Fair Housing Collaborative’s Analysis of Impediments to Fair Housing Choice (AI). In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:
 - Implement Actions 1.4.1, 2.1.1, 2.1.3, 2.2.1, and 2.3.1 and the AI for a comprehensive and regional approach to affirmatively further fair housing including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk for special needs groups and lower income households and

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- overpayment (Actions 2.4.2 and 3.1.3) and facilitating affordable housing in high opportunity areas (Actions 1.2.1, 1.5.1, 1.5.3, and 1.5.4).
- By March 2022, translate all fair housing materials into non-English languages that are prominent in Rancho Cordova; continue multi-lingual production, marketing, and distribution of fair housing materials as updates are made.
 - As fair housing cases are received, refer intake to the City's Fair Housing Representative
 - As potential fair housing cases are processed by the City, work with the complainant to file with 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.
 - Work with fair housing providers such as Sacramento Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
 - As funding is available, annually apply for funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.
 - Meet with the Folsom-Cordova Unified School District by June 2022 to develop strategies to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas. Additionally, the City will provide materials to affordable housing developers on standard teacher, and other lower-income workers, salaries to encourage development of housing affordable to teachers.
 - By June 2022, develop a targeted program to connect lower-income residents to homeownership opportunities in their community.
 - By December 2022, develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.
 - Provide annual training on fair housing laws and discrimination at public meetings.

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- Annually provide information to landlords and property managements on the benefits of accepting Housing Choice Vouchers, with a particular emphasis on marketing this information at rental properties in high resource areas, to facilitate housing choice mobility throughout the city.
- As part of the APR process in year 2025, evaluate the City's fair housing objectives and adjust as appropriate.

Funding Source: General Fund, CDBG funds

Responsible Agency: Housing Division

Time Frame: Continue to implement the City's AI on an ongoing basis and review progress twice within the planning period. Produce and distribute materials by December 2022, route fair housing complaints on a complaint basis. Refer to bullets for specific metrics and milestones.

GOAL H.4 – PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.

Policy H.4.1 – Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

- **Action H.4.1.1** – Partner with SMUD and Pacific Gas and Electric Company (PG&E) to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.

Funding Source: General Fund

Responsible Agency: Planning and Building Departments

Time Frame: Ongoing, provide information as programs are available

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GOAL H.5 – PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.

Policy H.5.1 – Partner with private organizations to encourage housing investment in the City.

- **Action H.5.1.1** – Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.

Funding Source:	General Fund
Responsible Agency:	Housing Division
Time Frame:	Ongoing as funding is available. Explore possible funding sources by 2023.

Policy H.5.2 – Pursue state and federal funding sources needed to achieve the desired range of housing choice.

- **Action H.5.2.1** – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis (see Funding Source and Time Frame that follow). The City will collaborate with nonprofit organizations and agencies, such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, and CalHome programs, the state Multifamily 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, Affordable Housing Sustainable Communities Program, California Community Housing Agency, and various other HUD programs for special-needs groups.

Funding Source:	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, Multifamily Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds
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Responsible Agency: Housing Division

Time Frame: Ongoing. The City will apply for all the above loans and grants as NOFAs are released from HCD.

- **Action H.5.2.2** – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions.

Funding Source: CDBG, HOME, and other funds (as funding becomes available to the City)

Responsible Agency: Housing Division

Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.

Policy H.5.3 – Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.

- **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.

The City will also establish a regular forum and meet biannually to learn from affordable housing developers on what incentives they need to develop in the City.

Funding Source: General Fund

Responsible Agency: Housing Division and Planning Department

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Time Frame: Offer incentives as projects are processed through the Planning Department. Forum with nonprofit developers every two years.

Quantified Objectives: 150 units

Action H.5.3.2 – The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Funding Source: General Fund, SB 2 funding

Responsible Agency: Housing Division and Planning Department

Time Frame: December 2021

Policy H.5.4 – Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.

- **Action H.5.4.1** – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of the City. The update to the fee program shall include the following:
 - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;
 - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;
 - A fee component to cover administrative costs;
 - An annual inflationary adjustment;
 - Exempt uses; and
 - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multifamily projects and provide a homebuyer assistance program.

Funding Source: General Fund

Responsible Agency: Housing Division

V: HOUSING

Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by the end of fiscal year 2021. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.

Quantified Objectives: 5 units

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QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined in the previous section, the following objectives (Table H-3) represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the next eight years.

TABLE H-3
QUANTIFIED OBJECTIVES

Action Item	Extremel y Low- Income	Very Low- Income	Low- Income	Moderat e- Income	Above Moderat e Income	Total
City's 2021-2029 RHNA						
RHNA	1,057	1,058	1,274	1,684	3,994	9,067
New Construction Units						
Action H.1.2.1	0	600	600	400	0	1600
Action H.1.5.1	240	240	720	400	6,480	8080
Action H.1.5.3	30	30	120	0	0	180
Subtotal	270	870	1440	800	6480	9860
Rehabilitation Units						
Action H.2.1.1	0	0	160	0	0	160
Action H.2.1.2	0	80	80	0	0	160
Action H.2.1.3		25	50	25		100
Subtotal	0	80	240	0	0	420
Preservation/Conservation Units						
Action H.5.3.1	0	75	75	0	0	150
Action H.5.4.1	0	5	0	0	0	5
Subtotal	0	80	75	0	0	155
Total	270	1,055	1,805	8025	6,480	10,435

Source: City of Rancho Cordova, 2020

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CITIZEN PARTICIPATION

Rancho Cordova, a city that incorporated recently as a result of the long-term efforts of its citizens, prioritizes the involvement of its residents in the development of plans aimed at improving the quality of life in the community, such as the General Plan and Housing Element.

Therefore, Rancho Cordova welcomes that Section 65583[c][8] of the California Government Code requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Compliance with that regulation is in alignment with Rancho Cordova's approach to citizen participation.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community may include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

To meet the requirements of state law, the City of Rancho Cordova has completed the public outreach and community involvement activities described herein.

PUBLIC WORKSHOPS AND MEETINGS

In preparation for the update to the Housing Element, the City initiated broad public participation to gather input on Rancho Cordova's housing policies and implementation strategies. All workshops and meetings associated with the Housing Element update are listed here. Meetings were attended by residents of the City, developers, housing advocacy representatives, nonprofit housing organizations, and staff from the North State Building Industry Association.

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- **June and August 2020** – Two public workshops (virtual) were held, one on June 23, 2020 at 5:30pm and one on August 26, 2020 from 11:30am to 12:00pm, to inform and educate the community about the Housing Element update process, and to identify housing issues in the City that informed the update process. The City held these meeting at varying times to allow for the maximum number of participants. Attendees included a variety of stakeholder types, including nonprofits, representatives from the development community, housing advocacy representatives, and residents. During the workshop, attendees were informally surveyed to address what concerns the community may have about housing and what income groups need more affordable housing. Following the workshops, the City made the recordings available on the website to allow citizens to participate if they were unable to attend the virtual meetings.
- **September 2020** – A City Council study session (virtual and in person)) was held on September 21, 2020, at 5:30, that served as a general discussion to inform Council Members and the public about the Housing Element update process, and to receive feedback from City Council and attendees on proposed actions to include in the draft and vacant sites alternatives.
- **November 2020** – A City Council meeting (virtual and in person) was held on November 16, 2020 at 5:30, to obtain approval of the draft Housing Element and receive direction to submit the draft to HCD.
- **February 2021** – A public workshop was held on February 4, 2021 at 6:00 pm to provide time for a community question and answer meeting regarding the changes within the draft Housing Element, Emergency Shelters, and an explanation of the Regional Housing Needs Allocation sites and process.

Public Noticing

In an effort to achieve the participation of low- and moderate- income households the public workshop and City Council meetings were formally noticed on the City's website, the workshop and meetings were posted on the City's Facebook page, which has 7,340 followers, and notices were posted on Nextdoor, a neighborhood app, to all 29 neighborhoods in the City. The public workshops held on August 26, 2020 and February 4, 2021 were also informally noticed through email to housing stakeholders in the community, including developers, nonprofits, and housing advocacy representatives. The following is a list of organizations that were contacted and attended public meetings during the drafting of the Housing Element.

- Sacramento Housing Alliance
- Sunrise Health and Wellness Center
- North State Building Industry Association

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- Cullen Realty

CONSULTATIONS

In response to the COVID-19 pandemic, phone consultations were performed in lieu of in-person stakeholder meetings. Representatives from the following community groups, representing a broad cross-section of organizations focused on housing in Rancho Cordova, were contacted to discuss concerns and opportunities for housing in the City and the housing needs of special populations in the community:

- Mutual Housing
- Cordova Community Council
- Resources for Independent Living
- North State Building Industry Association

Consultation with Mutual Housing: On June 29, 2020, Keith Bloom, Director of Acquisitions at Mutual Housing, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. Mutual Housing is an affordable housing developer and operator in the Sacramento area. There was an interest expressed in supporting the City in understanding the strategies available to develop new affordable housing. The cost of renovating existing, older buildings to create affordable housing was described as having many challenges, particularly if some of the residents would not qualify for the affordable project and would need to be relocated. Impact fees were cited as a major line-item for developers, so an expansion of the impact fee waiver program would support the development of affordable projects. Because so many affordable projects rely on Low-Income Housing Tax Credits, it would be useful to developers for inventories of available development sites to also include whether or not the sites are in sufficiently close proximity to the amenities required for tax credit developments.

Consultation with Cordova Community Council: On June 29, 2020, Shelly Blanchard, Executive Director of the Cordova Community Council, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. The Cordova Community Council is a member organization made up of local businesses and community groups to coordinate community events and programs. It was noted that the City currently has areas where apartment buildings are highly concentrated, and few opportunities for higher-income earners who work in the City to purchase homes. This, along with lower-rated schools, has caused a certain amount of wealth to move to communities such as Roseville and Folsom. Community organizations see less investment from this wealth shift.

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Consultation with Resources for Independent Living: On June 30, 2020, April Wick, Executive Director of Resources for Independent Living, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. Resources for Independent Living provides peer-supported services to persons with disabilities in the Sacramento area. Accessible housing is a major need across the Sacramento area. Rather than treating housing for persons with disabilities as “special” housing, or its residents as having special needs, local efforts and incentives should be focused on creating housing that is accessible to residents of all abilities and that allows residents to age in place. Additionally, when considering community engagement processes, local residents should be treated like assets and should be given space to “set the table” in the conversation.

Consultation with North State Building Industry Association: On June 30, 2020, Jeff Short, Legislative Advocate at the North State Building Industry Association (BIA), responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. BIA represents members of the homebuilding industry within the Sacramento area. One recent positive change that was highlighted during the consultation was the City’s recent efforts toward transparency and ensuring that all developers had any necessary information about fees and regulations. This was a positive move to attract new housing development. Existing fees and regulations were identified as a barrier to new development, and there is concern within the industry that inclusionary policies or “electric only” policies will be enacted, which could also limit housing development within the City.

PUBLIC COMMENTS

As a part of the Housing Element update, the City considered public comments from local agencies and advocates, including Sacramento Housing Alliance, Legal Services of Northern California, and YIMBY Law, as well as comments from residents.

As of January 2021, the City received public comment from the following individuals and/or groups, summarized below. Appendix C includes the full comment emails and letter received. The revisions were available on the City’s website and were provided to the commenters and posted on the City’s Facebook page and Nextdoor.

Service Employees International Union Local 1000 – September 21, 2020 –

1) How recent is your nexus study and development fee impact report? Does it include assessment of linkage fees for commercial / non-residential development? Does it include job projections and funding for housing and services?

City Response: The City performs separate nexus studies for different fees. The last housing nexus analysis was performed in 2016 or 2017 and included job projections and funding for housing but not services. The City’s current commercial/non-residential fee, which applies citywide, was brought over from Sacramento County and has not been updated. During the current housing element cycle, the Council deemed that fee to be appropriate at its current levels.

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2) We are interested in additional research on how lowering developer fees can create incentives to finance affordable housing development. In that research, we would like to see options for affordable housing development for rental for at least 55 years, and affordable housing for homeownership for at least 30 years. We would like to see the research include potential partnerships with affordable housing and non-profit developers.

City Response: As you saw during our presentation last night, there appears to be Council support on this topic. Staff will propose a Housing Element action item to look at this closer and then, if approved, will implement that action in the next year or two.

3) Could you please provide us with the parcel-specific land inventory? We did see the Infill and Greenfields studies; we would like to see the complete parcel-specific land inventory.

City Response: Yes, we will provide that to you once we have the complete parcel-specific land inventory drafted for all income levels. We expect to have that available for public comment next month.

4) It is our understanding that during the last housing element period, the city was 6.5% VLI compliant and 0% LI compliant. We would like to know what is going to change going forward in order to avoid this trend continuing in the future. In particular, we would like to see the analysis of what Rancho Cordova proposed doing in the prior Housing Element, an analysis of what worked and did not work, and how will this change going forward?

City Response: I believe you are referring to housing production of VLI and LI units. Outside of the SB 35 requirements, there is no state requirement to produce these units. VLI and LI units require a significant amount of public subsidy just to be able to apply for additional highly competitive and scarce State funding sources. Funds at this scale have not been available locally. Over the next 8 years we do expect to receive land dedications and in-lieu fees from housing developers that will provide sufficient subsidy for some VLI and LI units. Additionally, the City is considering joining the California Community Housing Agency, CalCHA, which uses a financing model for LI units that does not require public subsidy.

Sacramento Housing Alliance –

November 16, 2020 – request for extended review period prior to submittal to HCD.

City Response: The City extended the review time from 2 weeks to 30 days.

December 14, 2020 – comments pertaining to public outreach, the review and revision section of the document, request for revisions to the housing needs assessment, constraints, fair housing assessment, site inventory, and programs section.

City Response: The draft Housing Element has been revised to address SHA's comment letter.

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Resident, Angel Ball – January 2, 2021 -- Ask questions that allow for thought and response. Explain and define common language and terms. Explain policies, requirements, and goals; request for clarification on what are policies, measures and goals, clarification on the RHNA and why the housing numbers were not met, request for additional parcels to be included in the sites inventory, request for high density projects to be managed by SHRA due to issues with safe living conditions, request for a Housing Element study session to read the Housing Element report and provide clarification, request for more attendance at workshops and meetings and provide more meetings at different times, more senior homes and apartments are needed for the aging population.

City Response: The City has reached out to Ms. Ball in an effort to clarify questions pertaining to the Housing Element. Additionally, City staff has revised the list of sites and has incorporated 6 sites into the inventory. Additionally, the City has included and or modified programs to address concerns regarding code enforcement, and the need for more senior homes and apartments.

Resident, Fayzah Mughal – January 5, 2021 – concerns regarding the difficulty to understand the document and Housing Element process, of the document, due diligence was not made to seek community participation, and public comment was not presented at meetings or included in the document, low-income minority households are not well represented at community meetings, concerns that Action H.3.3.3 (p.18 of the plan- Emergency Shelters) was not covered by staff during the public review process, major details, such as what the managerial standards will be, are lacking from the document; concerns that requested edits and concerns are not being addressed; interest in affordable housing for all, and that the homeless population is currently exploding and that we have even less housing for them during the cold season than in years past, due to COVID and the lack of affordable housing.

City Response: Revisions were made to the citizen participation section to clarify the efforts to reach all segments of the population, Action 3.3.3 has been revised to address the requirements of SB 2, public comments have been included in the draft and the revised draft will be provided.

Resident -- October 12, 2020. The commenter identified one potential site in their neighborhood that they recommended for inclusion and consideration in the sites inventory.

City Response: That site has a couple major obstacles. The site is not currently zoned for residential development and has a pending project going through the application process. Based on these factors, the site is not considered appropriate to include in the Housing Element.

REVIEW OF PREVIOUS ELEMENT

Appendix B includes the City's 2013-2021 Housing Element accomplishments.

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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

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INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents.

The City utilized the Sacramento Area Council of Governments (SACOG) pre-approved data packet, which included data from the 2010 Census, 2014 to 2018 American Community Surveys, the California Department of Housing and Community Development, the California Department of Finance, and the Department of Housing and Urban Development's 2012-2016 Comprehensive Housing Affordability Strategy (CHAS). Additional data sources included community partners such as Sacramento Steps Forward, online real estate listings, and other City documents.

The 2010 Census marked a change in the way that the U.S. Census Bureau collected data. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the American Community Survey (ACS) was utilized to create sample based data sets. While the ACS provides a much larger range of data, it also comes with a margin of error. There are a few data sets referenced in this table that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the ACS data source.

The Housing Needs Assessment comprises four sections. The first section focuses on demographic information, including population, ethnicity, age, income, employment, and housing characteristics. The demographic background is followed by an outline of the general characteristics of the community and an identification of those characteristics that may have significant impacts on housing needs in the community.

The second section describes the City's resources, historic development patterns, and housing opportunities. It also discusses the City's existing housing stock and potential areas for future housing development.

The third section centers on the governmental and non-governmental constraints to housing development in Rancho Cordova. The City established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed in Rancho Cordova. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in the home building, finance, real estate, and rental housing industries.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

The final section of the Housing Needs Assessment covers energy conservation opportunities that may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Rancho Cordova became an incorporated city on July 1, 2003. It is the 7th community in Sacramento County to incorporate and is also California's 478th city. A part of the greater Sacramento region, Rancho Cordova lies on the Highway 50 corridor between Sacramento and Folsom and is situated between Mather Field and the American River.

Population by Age

The City of Rancho Cordova has continued to grow in population each year over the past ten years, according to the California Department of Finance (DOF). The DOF estimates the City's population to be 78,381 in 2020. **Table A-1** identifies the population distribution in the City of Rancho Cordova by gender and age in 2010 and 2018.

The age groups that experienced the largest percent change in population are people aged over 85 years, followed by 65–74, 60–64 and 75–84. However, the groups with the greatest total growth in population were those aged 25–34 and 35–44. The population of teenagers aged 15–19, very young children (under five years), and young adults aged 20–24 all decreased during this period. The median age in the City increased slightly from 33 to 34.7.

TABLE A-1
POPULATION BY GENDER AND AGE

ACS	2010	2018
Male	31,693	35,776
Female	33,083	36,280
Total	64,776	72,056
Under 5	5,380	5,014
5 to 9	4,587	5,164
10 to 14	4,351	4,913
15 to 19	4,481	3,964
20 to 24	4,653	4,583
25 to 34	10,859	12,745
35 to 44	8,649	10,246

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

ACS	2010	2018
45 to 54	8,757	9,142
55 to 59	3,574	4,258
60 to 64	2,851	3,599
65 to 74	3,679	4,670
75 to 84	2,243	2,791
85 and over	712	967
Median Age	33	34.7

*Source: 2010 Census Summary File 1 and
2014–2018 American Community Survey*

Population by Race and Ethnicity

According to the 2018 American Community Survey, the largest ethnic group in Rancho Cordova is White, representing 49.1 percent of the City’s total population. Persons of Hispanic origin saw the largest increase in population in the City between 2010 and 2018 and constituted 21.6 percent of the population in the 2018 ACS. Asians make up the third largest ethnic group in the City at 13 percent. African Americans make up the fourth largest ethnic group in the City, representing 8.8 percent of Rancho Cordova’s population. Race and ethnicity characteristics are shown in **Table A-2**.

TABLE A-2
POPULATION BY RACE AND ETHNICITY

Year	White	Hispanic	African American	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other Race	Two or More Races
2010	33,863	12,740	6,286	398	7,645	506	158	3,180
2018	35,385	15,599	6,309	213	9,392	568	377	4,213

Source: 2010 Census Summary File 1 and 2014–2018 American Community Survey

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

HOUSEHOLD CHARACTERISTICS

Household Size

According to the 2014–2018 ACS, the average household size for Rancho Cordova is 2.7 persons per household in owner-occupied and renter-occupied housing. **Table A-3** shows that, in Rancho Cordova, the majority of households are two-person and one-person households (32.0 and 23.7 percent, respectively). The next largest percentage was for three-person households (17.4 percent). Large households of five or more persons made up approximately 13 percent of households in the City.

TABLE A-3
HOUSEHOLD SIZE BY TENURE

Total Households	Owner 13,941	Renter 11,229	Total 25,170	% of Total
1-person	3,067	2,902	5,969	23.7%
2-person	4,772	3,291	8,063	32.0%
3-person	2,506	1,866	4,372	17.4%
4-person	1,835	1,740	3,575	14.2%
5-person	951	829	1,780	7.1%
6-person	448	410	858	3.4%
7-or-more person	362	191	553	2.2%
Average Household Size	2.7	2.7	2.7	

Source: 2014–2018 American Community Survey

INCOME CHARACTERISTICS

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing while balancing housing costs with the costs of other necessities. Income levels vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Sacramento County, the applicable median income for a family of four in 2020 is \$86,300. HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons:

- Extremely low income: 0 to 30 percent of median income (\$0 to \$26,200)
- Very low income: 31 to 50 percent of median income (\$26,201 to \$43,150)
- Low income: 51 to 80 percent of median income (\$43,151 to \$69,050)
- Moderate income: 81 to 120 percent of median income (\$69,051 to \$103,550)
- Above moderate income: Above 120 percent of median income (\$103,551 or more)

HCD does not estimate median income for cities, but information provided by SACOG based on the 2012–2016 CHAS indicates that the median four-person household income for Rancho Cordova is approximately \$79,970. **Table A-4** illustrates the income distribution in 2016 by tenure, along with 2020 countywide income levels.

TABLE A-4
HOUSEHOLD INCOME DISTRIBUTION BY TENURE

Income	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage of Total
Extremely Low (\$0 to \$26,200)	1,125	8.4%	2,475	22.4%	3,600	14.7%
Very Low (\$26,201 to \$43,150)	1,410	10.5%	2,375	21.5%	3,785	15.5%
Low (\$43,151 to \$69,050)	2,045	15.3%	2,445	22.1%	4,490	18.4%
Median (\$69,051 to \$86,300)	1,275	9.5%	1,245	11.3%	2,520	10.3%
Above Median (\$86,331 or more)	7,530	56.3%	2,520	22.8%	10,050	41.1%
Total	13,385		11,060		24,445	

Source: 2012–2016 CHAS, HCD 2020

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Poverty

The poverty threshold is set nationally and is based on a federally defined level of income for minimum subsistence. The dollar threshold for poverty is adjusted for household size and composition. Poverty rates and income are greatly affected by economic conditions and job availability. **Table A-5** shows the poverty distribution for the City of Rancho Cordova as tabulated in the 2014–2018 ACS.

According to the 2014–2018 ACS, about 11 percent of families in the City of Rancho Cordova had incomes below the poverty level. Approximately 24 percent of family households are female-headed households, and 25 percent of all female-headed households had incomes below the poverty level. The largest group of family households in poverty is either three- or four-person households.

TABLE A-5
POVERTY BY FAMILY HOUSEHOLD SIZE AND
COMPOSITION

Number of Persons in Household	Total Number of Family Households	Number of Family Households in Poverty	Percentage of Family Households in Poverty	Number of Female- Headed Family Households	Number of Female- Headed Family Households in Poverty	Percentage of Female- Headed Households in Poverty
2 persons	7,294	668	3.9%	1,994	425	10.1%
3–4 persons	7,284	862	5.0%	1,816	525	12.4%
5–6 persons	2,299	267	1.5%	392	104	2.5%
7 or more	403	81	0.5%	15	9	0.2%
Total	17,280	1,878	10.9%	4,217	1,063	25.2%

Source: 2014–2018 American Community Survey

Note: Family household is defined as: a household containing a householder and at least one other person related to the householder by birth, marriage, or adoption.

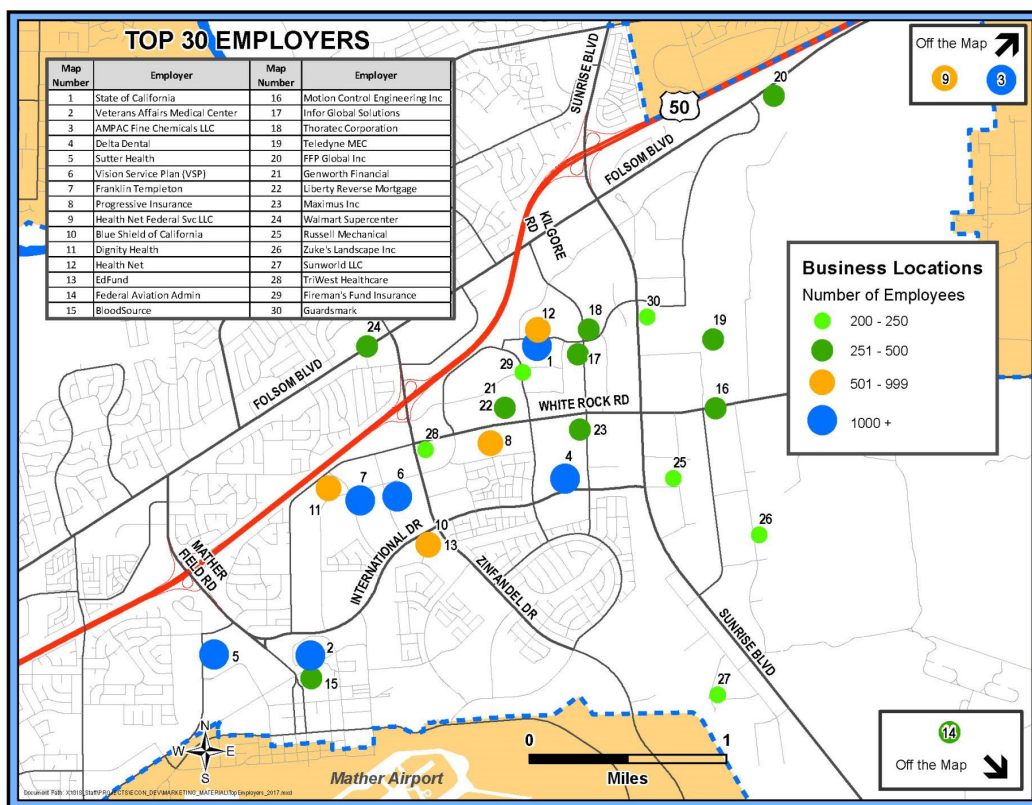
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

EMPLOYMENT CHARACTERISTICS

Area Employment Trends

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970s, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and the surrounding vicinity represent a wide range of employment sectors and generally employ from 75 to over 1,000 employees. Of the top 25 largest employers in Sacramento County, two are in Rancho Cordova: Aerojet Rocketdyne Inc. and AMPAC Fine Chemicals. **Figure A-1** shows the location of the largest employers in Rancho Cordova.

FIGURE A-1
TOP EMPLOYERS IN RANCHO CORDOVA, 2017



Source: SelectRanchoCordova.org

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According to SACOG, employment in Rancho Cordova is expected to continue to grow throughout the 2021–2029 Housing Element cycle. **Table A-6** shows SACOG’s employment predictions for the City of Rancho Cordova.

TABLE A-6
SACOG EMPLOYMENT ESTIMATES

2016 Estimates	2040 Forecast
59,503	79,410

Source: SACOG Housing Needs

The City has a very strong employment base with an estimated jobs/housing balance of approximately 2:1, meaning there are two job opportunities in Rancho Cordova for every household.¹ While these estimates support the impression of Rancho Cordova as a strong jobs center, it is important to remember that these are estimates, and that the number fluctuates with the economy.

Table A-7 shows employment by industry for civilians in the City of Rancho Cordova, along with the estimated median incomes for those industries. The top three employment sectors in the City are education, health and social services with a median income of \$44,181; professional, scientific, management, administrative, and waste management services with a median income \$33,662; and retail trade with a median income of \$21,567.

TABLE A-7
EMPLOYMENT BY INDUSTRY

2014–2018 American Community Survey	Estimated Workforce	Estimated Median Income
Employed civilian population 16 years and over	34,518	\$36,585
Agriculture, forestry, fishing and hunting, and mining	92	\$21,284
Construction	2,067	\$39,196
Manufacturing	2,219	\$52,835
Wholesale trade	913	\$32,176
Retail trade	3,898	\$21,567
Transportation and warehousing, and utilities	1,980	\$35,769
Information	547	\$50,337
Finance, insurance, real estate, and rental and leasing	3,023	\$44,214

¹ A jobs/housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs/housing balance over 2 is a sign of a jobs-rich community.

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2014–2018 American Community Survey	Estimated Workforce	Estimated Median Income
Professional, scientific, management, administrative, and waste management services	4,626	\$33,662
Educational, health, and social services	6,319	\$44,181
Arts, entertainment, recreation, accommodation, and food services	3,417	\$17,048
Other services (except public administration)	1,581	\$31,742
Public administration	3,836	\$59,705

Source: 2014–2018 American Community Survey

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. As a result, these households may more frequently experience cost burdening, overcrowding, and various other significant housing problems.

SENIOR HOUSEHOLDS

Senior households have special housing needs, primarily as a result of physical disabilities or limitations, reduced incomes, and increased health care costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2014–2018 ACS, 8,428 persons in Rancho Cordova are 65 years and older, as shown in **Table A-8**, and these seniors account for approximately 12 percent of the City's total population.

TABLE A-8
POPULATION OVER 65 YEARS OF AGE

Age Group	Population
65–69	2,755
70–74	1,915
75–79	1,621
80–84	1,170
85 and over	967

Source: 2014–2018 American Community Survey

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While the City of Rancho Cordova has 8,428 seniors in the City population, there are 4,871 senior households. A senior household is where the head of the household is a senior. Of the senior households, approximately 77 percent own their own homes, and 23 percent rent homes, as shown in **Table A-9**.

TABLE A-9
TENURE BY AGE OF HOUSEHOLDER

Tenure	65 to 74 Years	75 to 84 Years	85+ Years	% of Total Occupied Senior Households
Owner	1,961	1,347	442	77.0%
Renter	771	249	101	23.0%
Total	2,732	1,596	543	100.0%

2014–2018 American Community Survey

SENIOR HOUSING

Rancho Cordova has one major skilled nursing facility and nine smaller licensed residential care homes that provide care and assistance to elderly residents who are partially self-sufficient. Assisted living is provided mainly in smaller facilities.

The affordability of these facilities is difficult to assess, as the actual cost of care at many homes varies widely and is based on the amount of care that an individual resident requires.

TABLE A-10
RESIDENTIAL CARE HOMES FOR THE ELDERLY

Facility Name	Address	Capacity (persons)	Type of Facility
Elite Home Care	3292 Oselot Way	6	Assisted Living
Grace Residential Care Home, McGregor Home*	2112 McGregor Drive	6	Assisted Living
Joyful Living Residential Care*	1655 Solsberry Way	6	Assisted Living
Ohana Hospitality	5117 Heather Ranch Way	6	Assisted Living
Sunriver Senior Care, LLC	11229 Pecos River Court	6	Assisted Living
Summerset Assisted Living	2341 Vehicle Drive	135	Assisted Living
Tender Home Senior Care	3499 Ponzi Court	6	Assisted Living
Elizabeth Care Homes, Rancho Cordova Care Home	10609 Charbono Way	6	Assisted Living

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Facility Name	Address	Capacity (persons)	Type of Facility
Rancho Home Care	10961 Alandale Way	6	Assisted Living
Royal Gardens Elder Care	10812 Glenhaven Way	6	Assisted Living
Total Capacity, Residential Care Homes for the Elderly		189	–

Source: State of California Community Care Licensing Division

**License pending as of June 2020*

Seniors needing less care than offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of July 2020, Coloma Woods was the only age-restricted affordable complex for seniors age 62 and older in Rancho Cordova. Coloma Woods has 28 one-bedroom units. The project is federally financed and therefore the rents are 30 percent of each tenant's income, the common standard of affordability.

DISABLED PERSONS

Disabilities, as defined by the California Government Code, include but are not limited to physical and mental disabilities. A mental disability involves any mental or psychological disorder or condition, such as intellectual disabilities, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. Some mental disabilities are commonly referred to as developmental disabilities. A physical disability covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. Possible physical disabilities include those that are neurological, immunological, or musculoskeletal in nature, as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system. A mental or physical disability limits a major life activity, such as a physical, mental, or social activity, including working, by making such activities difficult.

Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. Additionally, people with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care homes). Supportive services such as living skills training and employment assistance may need to be integrated into the housing situation. Housing may need to be physically accessible as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered

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countertops, grab bars, adjustable showerheads), and special sensory devices including smoke alarms and flashing lights.

Table A-11 shows the total number of disabilities by disability type and employment group. Many of these persons have more than one disability, which is why there are a higher number of disabilities than there are disabled persons.

The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA), as supported in Title 24 of the California Government Code, as part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities adhered to by the City.

TABLE A-11
SPECIAL NEEDS: PERSONS WITH A DISABILITY

	Total Disabled Population	In Labor Force	Unemployed	Not in Labor Force
Total with a Disability	6,775	2,588	473	3,714
Hearing Difficulty	1,094	316	0	778
Vision Difficulty	1,917	695	297	925
Cognitive Difficulty	3,429	951	373	2,105
Ambulatory Difficulty	2,993	748	93	2,152
Self-Care Difficulty	1,416	189	122	1,105
Independent Living	2,721	439	297	1,985

Source: 2018 American Community Survey, One-Year Estimate

Note: Disability categories are not mutually exclusive and residents may have more than one disability; accordingly, the sum of all disabled categories is greater than the total number of residents with a disability.

An analysis of the City's codes and development procedures was completed to identify any constraints to the development of housing for persons with disabilities. No specific governmental constraints to the development of disabled housing were identified. This Housing Element includes programs to monitor the City's development procedures and remove constraints if any become apparent.

In order to accommodate persons with disabilities, residential care facilities for six or fewer adults or eight or fewer children are allowed in the City's residential zones by right. Residential care facilities with more than six adults or eight children are permitted in all land use zones in the City by obtaining a conditional use permit. Other than the requirement of obtaining a conditional use permit, no special design or permitting standards have been established for

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residential care facilities. The conditional use permits do not have any special provisions required for the development of a residential care facility.

Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Alta Regional Center designs programs according to age, specialization, and geographic location. The following information (**Table A-12**) from the Alta Regional Center provides a closer look at Rancho Cordova’s population of developmentally disabled persons.

TABLE A-12
DEVELOPMENTALLY DISABLED POPULATION SERVED
BY ALTA REGIONAL CENTER, BY AGE

Zip Code Area	0-17 Years	18+ Years	Total
95670	257	234	491
95741	0	<11	>0
95742	92	1	153

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There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Action H.3.3.1 implements state and federal requirements to not exclude persons with physical and developmental disabilities from participating in housing programs.

FEMALE-HEADED HOUSEHOLDS

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households generally have lower disposable incomes than two-parent households, meaning that their necessary expenses are a larger portion of their total incomes. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households and especially female-headed households, who show a generally higher rate of poverty than single-parent male-headed households according to the 2014–2018 ACS. Single-parent and female-headed households may also have special needs involving the availability of daycare or childcare, health care, and other supportive services.

According to data from the 2014–2018 ACS, 4,217 households, or 24.4 percent of all family households in Rancho Cordova, are female-headed households. Female-headed households comprise the overwhelming majority of all single-parent households. Of households headed by a female, 51.2 percent (2,159 households) have related children under 18 present. Of the 2,448 female-headed households with related children under 18, 36.1 percent are classified as below the poverty level.

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LARGE FAMILY HOUSEHOLDS

Large family households are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. Generally, as the number of household members increases, the number of bedrooms needed to accommodate the household also increases. For example, a five-person household would require three or four bedrooms, and a six-person household would usually require four bedrooms. According to the 2014–2018 ACS, just under 13 percent of all households in Rancho Cordova (12.6 percent of owner households and 12.7 of renter households) include five or more persons (totaling 3,191 households). Of the large households, 55.2 percent (1,761 households) are owners and 44.8 percent (1,430 households) are renters. According to the 2014–2018 ACS, 63.1 percent of the housing units in the area have three or more bedrooms. Approximately 86 percent of the owner-occupied housing units and 34.6 percent of the renter-occupied housing units have three or more bedrooms, according to the 2014–2018 ACS. As the majority of three-bedroom or larger units in the City are owner occupied, rental housing for large family households may be far more difficult to find.

AGRICULTURAL WORKERS

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2014–2018 ACS, less than 1 percent of all employed persons in Rancho Cordova work in the farming, forestry, and fishing occupation. The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers, and a large influx of farm labor does not occur. It is assumed that the housing need for the limited number of farmworkers in the City is met through existing housing.

Employee housing serving six or fewer employees is considered a single-family residence and is allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects, and the resources the City has to offer for affordable housing are available for the development of the project. Incentives such as expedited permitting process, streamlining, and modification of development standards are available for the production of farmworker housing.

HOMELESS PERSONS

Homeless individuals and families have the most immediate housing need of any special needs group. They also have one of the most difficult housing needs to meet, because of the diversity and complexity of the factors that led to their homelessness and as a result of community opposition to facilities serving homeless clients. However, California state law requires that Housing Elements estimate the need for emergency shelter for homeless people.

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Due to the transitional nature of homelessness, it is difficult to get a concrete count of homeless persons in the City of Rancho Cordova or of homeless persons in the Sacramento area who identify Rancho Cordova as their place of origin. Every two years, Sacramento County's Continuum of Care does a point-in-time count of homeless persons. While this number fluctuates over the year, the count provides some basis for evaluating the needs for homelessness services in Sacramento County. **Table A-13** details changes in the homeless population for Sacramento County in 2017 and 2019.

TABLE A-13
**CONTINUUM OF CARE STATISTICS FOR HOMELESS
PERSONS IN SACRAMENTO COUNTY**

Year	2017	2019	Percentage Change
Individuals Experiencing Homelessness	3,365	5,570	65.5%
Sheltered	1,613	1,670	3.5%
Unsheltered	2,052	3,900	90.1%
Chronic Homeless	1,126	1,671 ¹	48.4%
Veterans	469	667	42.2%
Families with Children	186	372	100.0%
Transitional-Age Youth	242	415	71.5%
LGBT Persons, Unsheltered ²	-	351	-

Source: Sacramento Steps Forward Point-in-Time (PIT) Count Report, 2019

1. Count estimate per PIT report, 30% of homeless population.

2. New survey category in 2019. Count based on 9% estimate of unsheltered persons, per PIT report.

Between the 2017 and 2019 Point in Time (PIT) counts, the number of individuals experiencing homelessness increased by just over 65 percent, and the majority of that growth occurred within the unsheltered population. Approximately 30 percent of the population who were experiencing homelessness were experiencing chronic homelessness. The 2019 PIT count also surveyed unsheltered persons regarding their sexual and gender orientation and estimated that 9 percent of unsheltered persons identify as LGBT. As of the 2019 PIT count, 249 of the county's 3,900 unsheltered residents experiencing homelessness were in Rancho Cordova, representing approximately 6 percent of the unsheltered homeless population. An officer from the Homeless Outreach Team at the Rancho Cordova Police Department was able to confirm that this estimate of 249 homeless residents in the City was an accurate estimate of the typical homeless population. This is proportionate to Rancho Cordova's overall percentage of the regional population. The City reached out to the Folsom Cordova Unified School District (FCUSD) to try and gather more up to date data. Data provided for the

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2020/2021 school year identify 429 kindergarten through twelfth grade students enrolled that met the FCUSD's definition of experiencing homelessness. There were also 36 infants and toddlers that met the definition of experiencing homelessness. FCUSD defined homeless as uncertain housing, a temporary address, or no permanent address. The students fall into this category even if a student lives in a shelter, a hotel, another family's house, or in temporary foster care.

The only fully licensed food bank in the City, the Rancho Cordova Food Locker at 10479 Coloma Road, offers a walk-in food service program providing a three- to five-day supply of emergency food.

With the exception of two large countywide-serving transitional housing projects within City boundaries (Mather Community Campus and the Mather Veterans Village), which provide 80 beds of year-round emergency shelter, the City of Rancho Cordova has few resources for homeless persons. The Rancho Cordova Homeless Assistance Resource Team (HART) provides 30 beds of winter shelter for several months each year through partnership with local faith groups.

The Mather Community Campus in Rancho Cordova is a transitional housing project that provides housing, job training, and employment to individuals and families on the former Mather Field Air Force Base. Residents are referred either from emergency shelters or from residential substance abuse treatment facilities. The Mather Community Campus has units to serve 70 families and 40 units for single veterans. Singles are housed in studio units with a bedroom and bathroom, and they share a dining hall area for meals. The family housing contains a kitchen and bathroom and can be converted from one to four bedrooms.

Mather Veteran's Village, a collaborative veterans housing project on the air force base, was fully completed in 2020. The development includes 100 units of permanent supportive housing, including 88 one-bedroom and 12 two-bedroom units, and up to 60 beds of transitional housing, for formerly homeless and disabled veterans. The majority of other shelters and services for homeless individuals and families are in the city of Sacramento. As of January 2021, the permanent supportive housing units have a 50-person waitlist, which is approximately a two year wait and the transitional facility is still filling up, so there is no waitlist as of yet.

EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

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Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. As shown in **Table A-16**, there are approximately 3,410 extremely low-income households in the City. Of which 2,390 households (9.9 percent) rent their home and 1,020 households (4.2 percent) own their home. (CHAS 2012–2016). The City's Zoning Code allows for SROs with a conditional use permit in the RD-20, RD-25, and RD-30 zones.

HOUSING CHARACTERISTICS

HOUSEHOLD TENURE

According to the 2014–2018 ACS, there is a higher percentage of owner-occupied households in Rancho Cordova (55.4 percent) than renter-occupied households (44.6 percent). According to the California Department of Finance's 2020 estimates, single-family homes in Rancho Cordova made up just over 60 percent of the housing stock (**Table A-14**). Multi-family housing units in complexes of five or more units accounted for 21.3 percent of the housing stock.; **Table A-14** provides the 2020 California Department of Finance estimate of housing units by structure.

TABLE A-14
HOUSING UNITS BY STRUCTURE

	Total Housing Units	SF Detached	SF Attached	2–4 Units	5+ Units	Mobile Homes
2020	28,340	17,036	1,688	2,054	6,048	1,514

Source: Department of Finance Housing Estimate, 2020

OVERCROWDED HOUSEHOLDS

Overcrowding occurs where there is more than one person per room (excluding bathrooms) in an occupied housing unit. Overcrowding is often the result of an inadequate supply of affordable and decent housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

According to the 2014–2018 ACS, there were a total of 1,564 overcrowded households, representing only 6.2 percent of the total households. Of the 1,564 overcrowded households, 2 percent were severely overcrowded. Overcrowded renter households represented 10.7 percent of the total renter households, and overcrowded owner occupied households represented a much lower percentage at 2.6 percent.

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Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0 to 1.5	364	2.6	1,200	10.7%	1,564	6.2%
More than 1.5	133	1.0	362	3.2%	495	2.0%
Total Households	13,941		11,229		25,170	

Source: 2014-2018 American Community Survey

HOUSING VACANCY

Vacancy trends in housing are analyzed using the “vacancy rate,” an indicator of housing supply and demand. For example, if the demand for housing is greater than the supply, the vacancy rate is likely low and the price of housing is increasing. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is 5 percent, which accounts for normal turnover in owner-occupied and rental housing. Generally, when the vacancy rate is less than 5 percent, the demand for housing exceeds the supply, and both buyers and renters may see an increase in housing costs. The lack of competition associated with very low rental vacancy rates may have a tendency to reduce incentives for reinvestment and maintenance and may have the potential to result in a rise in the incidence of Fair Housing abuse.

The 2014–2018 ACS notes that the vacancy rate in Rancho Cordova was 0.6 percent for homeownership and 3.9 percent for rental housing. These vacancy rates would generally be considered low to very low.

AGE OF HOUSING STOCK

For many communities, the age and condition of housing stock provide an additional measure of housing adequacy and availability. Although the age of housing does not always indicate substandard conditions, neighborhoods with many homes over 30 years old are more likely than recently built neighborhoods to have many homes in need of maintenance, utility and amenity updates, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, suggesting a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling. While Rancho Cordova has some newer neighborhoods and some newly developing areas, a great deal of the City’s existing housing stock is 30 or more years old. Based on conversations with City staff and the 2014–2018 ACS data, it is assumed that as many as 18,157 or 76.0 percent of the City’s housing stock may need either extensive repair or replacement, when looking at the age of the home, however, due to the fact that over 50 percent

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of households in the City make more than the median income of \$80,640, it is safe to assume that most properties receive ongoing maintenance. A more accurate percentage of housing in need of rehabilitation would be 30 - 35 percent. (Table A-15).. Approximately 30 homes undergo rehabilitation each year through City subsidized programs.

In an effort to provide proactive inspections of all rental properties, the City has included Action H.2.3.1.

TABLE A-15
AGE OF HOUSING

Year Built	Rancho Cordova	
	Number	Percentage
1939 or earlier	242	0.9%
1940–1959	3,514	13.1%
1960–1969	4,535	16.9%
1970–1979	6,360	23.7%
1980–1989	3,506	13.1%
1990–1999	1,847	6.9%
2000–2009	4,895	18.3%
2010–2013	958	3.6%
2014–2018	466	1.7%
2019	464	1.7%
Total	26,787	

Source: 2014–2018 American Community Survey, Rancho Cordova Planning Department, 2019 City of Rancho Cordova Housing Element Annual Progress Report

HOUSING COSTS AND OVERPAYMENT

FOR-SALE HOUSING COST AND OVERPAYMENT

The residential real estate market had enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market through 2005. In 2006, 2007, and 2008, the housing market collapsed, resulting in a dramatic drop in housing prices, a very high foreclosure rate, and a large number of abandoned and foreclosed homes. Since the recession, increased population in the City combined with pressure on the housing market statewide has increased demand for housing in the Sacramento area. Relatedly, median list prices for homes in Rancho Cordova have increased over the past few years. The median list price in the City of Rancho Cordova was \$437,000 in January 2020, according to

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Zillow.com. This is a significant increase compared to four years prior in February 2016, when median list price hit a five-year low of \$289,000.

Overpayment compares the total cost of shelter with a household's ability to pay for that shelter. Shelter cost is defined as the monthly cost of owning or renting a home, including the mortgage or rent, property taxes, insurance, and utilities. Specifically, HUD's definition of overpayment is a monthly shelter cost in excess of 30 percent of a household's gross income and does not include utilities, transportation costs, or other living expenses outside rent or mortgage payments.

According to the 2006–2016 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, there were a total of 11,875 lower income households in the City. Of those 7,295 (29.8 percent) were renter-households and 4,580 (18.7 percent) were owner-households. Of these lower income households 9,260 (37.9 percent) were overpaying for housing, paying 30 percent of their income or more on housing costs, and 4,025 (16.5 percent) were severely overpaying, paying more than 50 percent of their income on housing costs. Looking at overpayment by tenure, 22.3 percent of renter households and 15.6 percent of owner households were overpaying for housing. This overpayment data indicates the situation is slightly worse for renter households and emphasizes the affordability gap between market rents and affordable housing costs for lower-income households. The City has included Actions H. 1.4.1, H.1.5.1, H.1.5.3, H.5.2.1, H.5.2.2, and H.5.4.1 to provide homeowner assistance, and assist in the development of affordable housing.

**TABLE A-16
HOUSEHOLDS OVERPAYING**

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	24,445	100.0%
Total Renter households	11,060	45.2%
Total Owner households	13,385	54.8%
Total lower income (0-80% of HAMFI) households	11,875	48.6%
Lower income renters (0-80%)	7,295	29.8%
Lower income owners (0-80%)	4,580	18.7%
Extremely low-income renters (0-30%)	2,475	10.1%
Extremely low-income owners (0-30%)	1,125	4.6%
Lower income households paying more than 50%	4,025	16.5%
Lower income renter HH severely overpaying	2,585	10.6%
Lower income owner HH severely overpaying	1,440	5.9%
Extremely Low Income (0-30%)	2,645	10.8%
ELI Renter HH severely overpaying	1,840	7.5%

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Total Households Characteristics	Number	Percent of Total Households
ELI Owner HH severely overpaying	805	3.3%
Income between 30%-50%	960	3.9%
Income between 50% -80%	420	1.7%
Lower income households paying more than 30%	7,910	32.4%
Lower income renter HH overpaying	5,175	21.2%
Lower income owner HH overpaying	2,735	11.2%
Extremely Low Income (0-30%)	2,945	12.0%
Income between 30%-50%	2,790	11.4%
Income between 50% -80%	2,175	8.9%
Total Households Overpaying	9,260	37.9%
Total Renter Households Overpaying	5,445	22.3%
Total Owner Households Overpaying	3,815	15.6%

Source: 2006-2016 CHAS Data Sets

RENTAL HOUSING COST AND OVERPAYMENT

Table A-17 shows the median monthly rents for homes in Rancho Cordova and Roseville based on a June 2020 survey of 73 rental listings on Craigslist.org. Roseville was selected as a point of comparison due to the similar number of available rental listings at the time of the survey. As of the date of the survey, there were no studio homes listed in either city, and no rentals with four or more bedrooms were available in Roseville. For homes with one to three bedrooms, median rental rates were consistently lower in Rancho Cordova than in Roseville.

TABLE A-17
MEDIAN RENTAL RATES

Number of Bedrooms	Rancho Cordova	Roseville
Studio	-	-
1BR	\$1,270	\$1,629
2BR	\$1,495	\$1,940
3BR	\$1,645	\$2,022
4BR+	\$2,350	-

Source: Survey of Rental Listings, Craigslist.org, June 2020

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MANUFACTURED HOME PARKS

Manufactured homes are often a source of affordable housing in communities where stick-built homes are beyond the price range of low- and moderate-income households. In the Sacramento area, there are currently many manufactured homes for sale, and they vary considerably in price, quality, and age. Very inexpensive manufactured homes are generally those built before 1980, some of which may have structural problems. Newer manufactured home models can be quite large, with more than 2,500 square feet and four bedrooms. Amenity upgrades similar to those found in new stick-built homes are offered by many manufactured home dealers, and interiors are now comparable in appearance to those of homes in new subdivisions. Although manufactured homes have often been stigmatized for their poor construction and lack of appreciation, all new manufactured homes now must meet or exceed construction standards set by the US Department of Housing and Urban Development. Owners of manufactured homes generally rent a lot in a manufactured home park and pay separately for their utilities. New manufactured-home buyers usually choose a park in which to locate their home, while most purchasers of used manufactured homes leave their home in the park where it was originally located. Rancho Cordova has nine manufactured home parks with just over 1,400 manufactured home spaces and 15 RV spaces (**Table A-18**). In an effort to preserve this more affordable housing stock, the City has included Action H.2.4.3, to contact park owners every five years to determine their interest in the continued preservation of the parks.

TABLE A-18
MANUFACTURED OR MOBILE HOME
PARKS IN RANCHO CORDOVA

Name	Address	Mobile Home Spaces	RV Spaces
Aspen Grove Mobile Home Community	10299 McCracken Drive	22	15
Bradshaw Mobile Home Park	3501 Bradshaw Road	140	0
Briarwood Mobile Home Park	2950 Routier Road	105	0
Centennial Estates	9885 Mills Station Road	183	0
Colonial Estates	10026 Horn Road	144	0
Cordovan Mobilehome Estate	10035 Mills Station Road	177	0
Mobile Country Club ¹	2473 Sunrise Boulevard	479	0
Park Royale Mobile Village	2910 Routier Road	95	0
Twilight RV and Mobile Home Park	61 Rocket Circle	60	0
Total	9 properties	1,405	15

Source: California Department of Housing and Community Development; online search via Google, June 2020

1. This park is restricted to persons 55 years of age or older.

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FACTORS CONTRIBUTING TO THE FUTURE HOUSING NEEDS IN RANCHO CORDOVA

The high foreclosure rates that stemmed from subprime mortgages have resulted in tightened lending standards. Fewer households qualify for market-rate financing, though the for-sale market is beginning to rebound, and low interest rates have helped stabilize the market-rate mortgage market. However, the number of households requiring affordable rental and owner housing opportunities will continue to grow. Therefore, the need to plan for affordable housing in Rancho Cordova will remain important through 2029.

REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and counties their “fair share” of the region’s projected housing needs or growth. A fair share of housing units is calculated for each of four income groups based on projected population growth, and on the jurisdiction’s amount of available vacant land. Fair share needs are allocated over the eight-year planning period for every jurisdiction’s Housing Element. The RHNP, which covers a span of eight years, also identifies and quantifies the existing housing needs for each jurisdiction. SACOG’s current Regional Housing Needs Plan schedule is from June 30, 2021, through August 31, 2029.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but fill the projected housing needs for the entire region. Another major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited from addressing the housing needs for all populations within a particular community.

Table A-19 provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2021 through 2029 (also referred to as “basic construction needs”) for each of the four household income groups for the City of Rancho Cordova.

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TABLE A-19
2021–2029 RHNA

Total Number of Units (based on proportion of MTP/SCS 2020 projection)	Number of Units	% of Total
Extremely Low Income	1,057	11.7%
Very Low Income	1,058	11.7%
Low Income	1,274	14.1%
Moderate Income	1,684	18.6%
Above Moderate Income	3,994	44.0%
Total Number of Units	9,067	100.0%

Source: SACOG, 2020

Based on the above projections, the City of Rancho Cordova will need to provide an additional 3,389 affordable housing units, or 37.4 percent of all new housing units, to people in the very low- to low-income groups in order to comply with SACOG's RHNP allocation targets for these income levels. Of the 2,115 very low-income need, 50 percent (1,057 units) are presumed to be needed for extremely low-income households (households with incomes below 30 percent AMI). In addition, the City will have to provide 5,678 housing units available to moderate and above moderate income-households. SACOG anticipates a total of 9,067 new housing units for the City of Rancho Cordova by 2029.

FUTURE DEVELOPMENT POTENTIAL

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites. The identification of these sites will help in fulfilling the City's share of regional housing needs as determined by SACOG. **Tables A-20, A-21, and A-22** show a detailed analysis of the residential development potential for multi-family and single-family development. The sites listed in **Tables A-20, A-21, and A-22** are opportunity sites. The City is working with developers and property owners to ensure that sufficient sites will be available through the end of the planning period (2029).

The City of Rancho Cordova currently has approximately 82 acres of vacant infill land, 18 acres of underutilized land, and approximately 588 acres of vacant greenfield land available for residential development. This section provides the inventory of vacant land that is available in the City of Rancho Cordova for both multi- and single-family residential development. **Tables A-20, A-21, and A-22** provide the development information for the vacant, underutilized, and greenfield acreage in the City's land inventory. The City is relying on two underutilized sites (218 units or 6 percent of the total RHNA) to meet a portion of the lower income RHNA.

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AVAILABLE MULTI-FAMILY SITES

The City of Rancho Cordova currently has approximately 84.6 acres of vacant and underutilized infill sites and 78.9 acres of greenfield sites that are zoned to accommodate multi-family development. These sites are adjacent to existing residential developments, indicating that infrastructure is available, and the sites do not have other known constraints to development. Sites with residential densities of at least 30 units per acre are anticipated to accommodate housing units affordable to low-income households.

Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. Multi-family development is allowed on sites with Limited Commercial (LC), Shopping Commercial (SC), and Business Professional (BP) zoning based on the same standards and approval process as multi-family development in the RD-20 and RD-40 zones. The City is relying on sites with LC designation to meet a portion of the moderate income RHNA. RD-20 development standards apply to LC sites. **Figure A-2 through Figure A-4** provides a map of the sites listed in the land inventory.

REALISTIC CAPACITY

To demonstrate that multi-family housing can be accommodated in commercial zones that allow residential development, the following projects have been or are being processed through the Planning Department. Many projects have been approved and are waiting for developers to move forward.

- **Capital Village.** This 827-unit project on approximately 34 acres ranges in densities from 7 to 17 units per acre and was rezoned from MP (Office Park Industrial) to Capital Village Special Planning Area. The project has completed construction. Planning staff processed the application for this project, which consisted of a rezone and development of a master planned community and included complex environmental issues, in six months.
- **Anatolia II - Sundance.** This 114-unit (10 units per acre) housing project consisting of 114 detached single-family homes is on an 11.9-acre LC (Limited Commercial) site. This project is located on Site R-5 in the inventory of available sites (**Table A-22**).

In addition to the vacant land available for multi-family development, the City's adopted Folsom Boulevard Specific Plan (FBSP) establishes policy guidance and regulatory provisions for the development and redevelopment of the FBSP project area. The FBSP area spans a stretch of land along the Sacramento Regional Transit light rail line and includes four existing transit stops. The FBSP contains transit-oriented development (TOD) overlay zones with a maximum residential density of 80 dwelling units per acre. Residential development is not

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

subject to a conditional use permit in the Folsom Boulevard mixed use zone or the TOD overlay zone

Table A-20 details the vacant infill sites available for multi- and single-family residential development. **Table A-21** details the underutilized infill sites potentially available for single- and multi-family residential development. **Table A-22** details the greenfield development currently working through the planning process. Some of the plans identified in **Table A-22** are expected to break ground during the 2021–2029 Housing Element cycle. There are a number of finished lots ready for development spread throughout the area. **Table A-22** also includes the housing estimates for greenfield development that is not expected to break ground during the 2021–2029 Housing Element cycle.

Realistic capacity is noted in the comments column for each site. The realistic capacity is based on the assumed development standards, including setbacks, for most sites, and assumes a realistic assumption for residential development on mixed-use sites.

The City sees mixed use as an opportunity for new economic growth while addressing the need for housing. Mixed use also advances infill development, which brings residents closer to jobs, amenities, and transit. Although the City has not approved mixed use in the past, based on market trends of surrounding communities, and conversations with local developers, the City sees this as a viable option for affordable housing during the 2021-2029 planning period. To assist with the development of mixed use, the City has included Action H.1.4.2 to promote mixed use development by providing regulatory and financial incentives to increase the probability that residences will be constructed on mixed use sites, either as single-use projects or in mixed-use developments.

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TABLE A-20
VACANT INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-Site Constraints	Income Category	Existing Use	Comments
Sunrise North												
A-1	056-0430-001	1.6	100%	MDR	MDR	RD-20	20	Yes	None	Mod	Vacant	Capacity based on a previous application for a 20-unit townhouse project that has expired.
Folsom Boulevard Specific Plan												
C-1	075-0450-009	10	24%	RMU	UR2/FBSP	6.1-40	240	With Development	None	VL/L	Vacant	(Assumes 80% of 30 du/acre for 10 acres).
C-2	076-0020-019	1.4	50%	CMU (TOD)UR2	UR2/FBSP	6.1-40	17	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-3	076-0020-021	7.34	50%	CMU (TOD)	UR2/FBSP	6.1-40	88	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-4	076-0020-020	0.45	50%	CMU (TOD)	UR2/FBSP	6.1-40	5	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-5	076-0020-022	0.58	50%	CMU (TOD)	UR2/FBSP	6.1-40	7	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-6	057-0293-007	0.43	100%	CMU/TOD	FBSP	10-80	13	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-7	057-0254-024	0.61	100%	CMU/TOD	FBSP	10-80	18	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-8	057-0254-025	0.55	100%	CMU/TOD	FBSP	10-80	17	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-9	057-0223-019	0.80	100%	RMU	FBSP	6.1-40	24	Yes	None	VL/L	Vacant	City owned
C-10	057-0221-022	1.07	100%	RMU	FBSP	6.1-40	32	Yes	None	VL/L	Vacant	City owned
C-11	057-0211-038	0.40	100%	RMU	FBSP	6.1-40	12	Yes	None	VL/L	Vacant	contiguous with -039
C-12	057-0211-039	0.40	100%	RMU	FBSP	6.1-40	12	Yes	None	VL/L	Vacant	contiguous with -038
Countryside/Lincoln Village Planning Area												
D-1	077-0200-022	0.44	50%	LC	CMU	10-18	3	Yes	None	Mod	Vacant	Assumes 50% of the site at 18 units/acre with an 80% site capacity.

D-2	068-0030-044	5.1	50%	VCMU	VCMU	10-18	92	Yes	None	Mod	Vacant	Assumes density of 18 du/acre of full 5.1 acres (92 units) will actually be built on the back half of the parcel, resulting is a factual density of 36 du/acre.
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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT												
Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-Site Constraints	Income Category	Existing Use	Comments
Annexation Sites												
F-1	072-0240-004	5.65		HDR/RMU	HDR/RMU	18.1-80	194	Yes	None	VL/L	Vacant	Capacity based on approved county project in 2008.
F-2	058-0270-031	1.04		GC	GC	10-40	5	Yes	None	VL/L	Vacant	Capacity based on approved county project in 2008.
F-3	058-0270-034	1.41		GC	GC	10-40	34	Yes	None	VL/L	Vacant	Capacity is based on 30 units/acre at 80% site capacity.
Bradshaw and Highway 50												
G-1	068-0160-083	3.84		OPMU	CS/LCPA	10-18	29	Yes	None	Mod	Vacant	OPMU allows for 49% of the site to be residential with a density of 18 units/acre (80% site capacity). Based on a total residential buildable area of 2.05 acres, 29 units can be accommodated.
G-2	068-0160-084	1.32		OPMU	CS/LCPA	10-18		Yes	None	Mod	Vacant	
Mather Redevelopment Area												
J-1	067-0010-006	5.98	50%	Public Facilities - Commercial	OMU	No Max	89	Yes	None	VL/L	Vacant	Half of APN -064 is vacant. Capacity is assumed for only the vacant portion. This site is within the human service subarea of the plan and would not require a CUP. Capacity Assumes 30 du/acre.
Source: City of Rancho Cordova, September 2020												
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TABLE A-21
UNDERUTILIZED INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
Town Center TOD										
H-1	058-0291-003	8.07	50%	RMU (TOD))	UR1	10–80	257	VL/L	Half of parcel is retail and half is vacant land	Assumes 40 units per acre at 100% site capacity for 4.29 acres and assumes 40 units per acre at 50% site capacity for the other 4.29 acres.
H-2	072-0280-024	6.97	14%	CMU (TOD)	DTPA	10–80	40	VL/L	Parking lot – interested in redevelopment	Assumes 1 acre built at 40 units per acre at 100% site capacity.
H-3	072-0330-002	2.41	50%	CMU (TOD)	DTPA	10–80	36	VL/L	vacant retail -- single-story commercial building almost 50 years old, formerly used as a fitness gym, located adjacent to a light rail station	Assumes 30 units per acre
Folsom Boulevard Specific Plan (Potential New Markets Tax Credits Proposal)										

Source: City of Rancho Cordova, September 2020

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TABLE A-22 GREENFIELD DEVELOPMENT												
Map Reference	APN	Acres	Total SP Acres	GP/Zoning	Allowable Density	Assumed Capacity	Total Unit Capacity Est.	Infra.	On-Site Constraints	Income Category	Existing Use	Comments
Sun Creek Specific Plan*												
M-1/M-2	Grantline 220	5.4		HDR	26-40	162	162	Yes	None	VL/L	Vacant	
	Grantline 220	2.5		HDR	26-40	75	75	Yes	None	VL/L	Vacant	
	Grantline 220	5		HDR	26-40	150	150	Yes	None	VL/L	Vacant	
	Sierra Sunrise	5		HDR	26-40	150	150	Yes	None	VL/L	Vacant	
	Callahan	2.5		HDR	26-40	75	75	Yes	None	VL/L	Vacant	
	Callahan	9.3	44.2	HDR	26-40	279	279	Yes	None	VL/L	Vacant	Assumed 30 du/acre at 100% capacity
	Gilmartin	1.7		HDR	26-40	51	51	Yes	None	VL/L	Vacant	
	Gilmartin	3.7		HDR	26-40	111	111	Yes	None	VL/L	Vacant	
	Shalako	2.5		HDR	26-40	75	75	Yes	None	VL/L	Vacant	
	Shalako	2.1		HDR	26-40	63	63	Yes	None	VL/L	Vacant	
	Shalako	4.5		HDR	26-40	135	135	Yes	None	VL/L	Vacant	
M-3	Multiple APNs	5.7	43.7	MDR	12.1-18	200	504	Yes	None	Mod	Vacant	Unit assumptions based on approved plan
M-4	Multiple APNs	44	316	MDR	6.1-12	500	2286	Yes	None	Abv Mod	Vacant	Unit assumptions based on approved plan
M-5	Multiple APNs	33	176.7	LDR	2.1-6	200	899	Yes	None	Abv Mod	Vacant	Unit assumptions based on approved plan
Rio Del Oro Specific Plan												
N-1	Multiple APNs	12	98	HDR	18.1-40	860	2548	Yes	None	VL/L	Vacant	Assumes built density of 26 du/acre
N-1	Lot 65	12	12	HDR	Min 26 du/acre	360	360	Yes	None	VL/L	Vacant	Assumed 30 du/acre at 100% capacity
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Map Reference	APN	Acres	Total SP Acres	GP/Zoning	Allowable Density	Assumed Capacity	Total Unit Capacity Est.	Infra.	On-Site Constraints	Income Category	Existing Use	Comments
	Lot 87	11	11	HDR	Min 26 du/acre	330	330	Yes	None	VL/L	Vacant	
	Lot 93	10	10	HDR	Min 26 du/acre	302	302	Yes	None	VL/L	Vacant	
N-2	Multiple APNs	45	256	MDR	6.1-18	850	3680	Yes	None	Mod		Unit assumptions based on approved plan
N-3	Multiple APNs	170	1518.5	LDR	2.1-6	816	7295	Yes	None	Abv Mod		Unit assumptions based on approved plan
The Ranch at Sunridge Special Planning Area												
O-1	Site 1	7.14	7.14	HDR	Min 26 du/acre	214	214	No	None	VL/L	Vacant	Assumed 30 du/acre at 100% capacity
O-2	Multiple APNs	5	105.4	MDR/GC	RD 20	149	149	No	None	Mod	Vacant	Unit assumptions based on approved plan. Pending approved maps.
O-3	Multiple APNs	15	142.3	LDR	RD 10	1191	1191	No	None	Abv Mod	Vacant	Unit assumptions based on approved plan. Pending approved maps.
Anatolia II												
R-1	067-0430-037	2.76	2.76	HDR	18.1-20	66	66	Yes	None	Mod	Vacant	Assumes 80% of 20 du/acre.
R-3	067-0430-043	5.9	5.9	HDR	18.1-20	94	94	Yes	None	Mod	Vacant	Assumes 80% of 20 du/acre.
R-4	067-0430-044	1.17	1.17	HDR	18.1-20	19	19	Yes	None	Mod	Vacant	Assumes 80% of 20 du/acre.
R-5	067-0030-040	15.96	15.96	LC	10-18	114	114	Yes	None	Mod	Vacant	Approved at 114 units.
Montelena												
U-1	Multiple APNs	11.8	11.8	MDR	RD 7	66	66	No	None	Mod	Vacant	Pending Development Agreement.
U-2	Multiple APNs	163.7	163.7	LDR	RD 5	655	655	No	None	Abv Mod	Vacant	Pending Development Agreement.
Arista del Sol												
V-1	Multiple APNs	0	158.2	LDR	5-10	100 806	906	No	None	Mod Abv Mod	Vacant	
Douglas 103												
AA-1	067-0040-026	0	12.03	MDR	RD 10	213 88	213 88	No No	None None	Mod Abv Mod	Vacant	Pending finished lots.

Source: City of Rancho Cordova

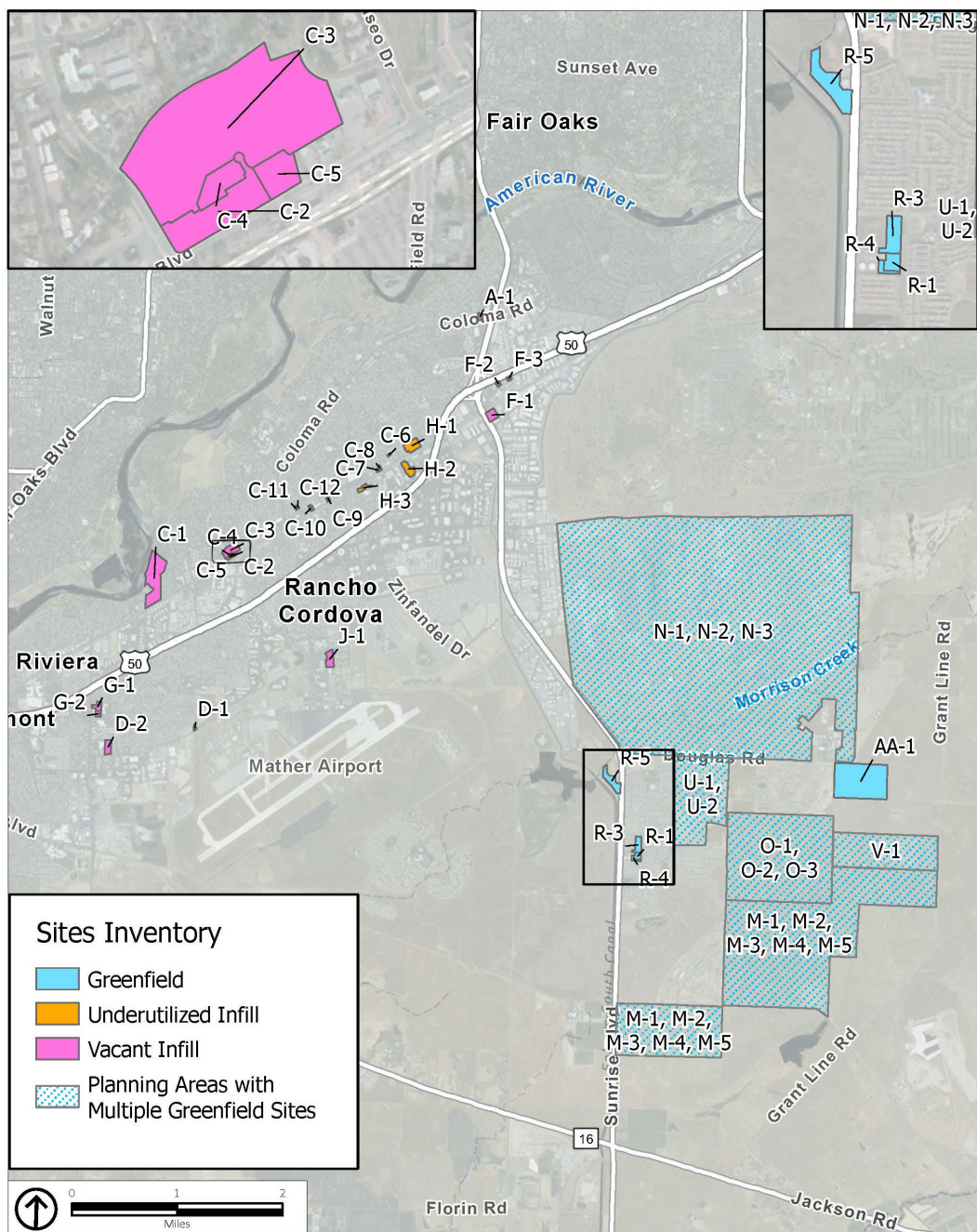


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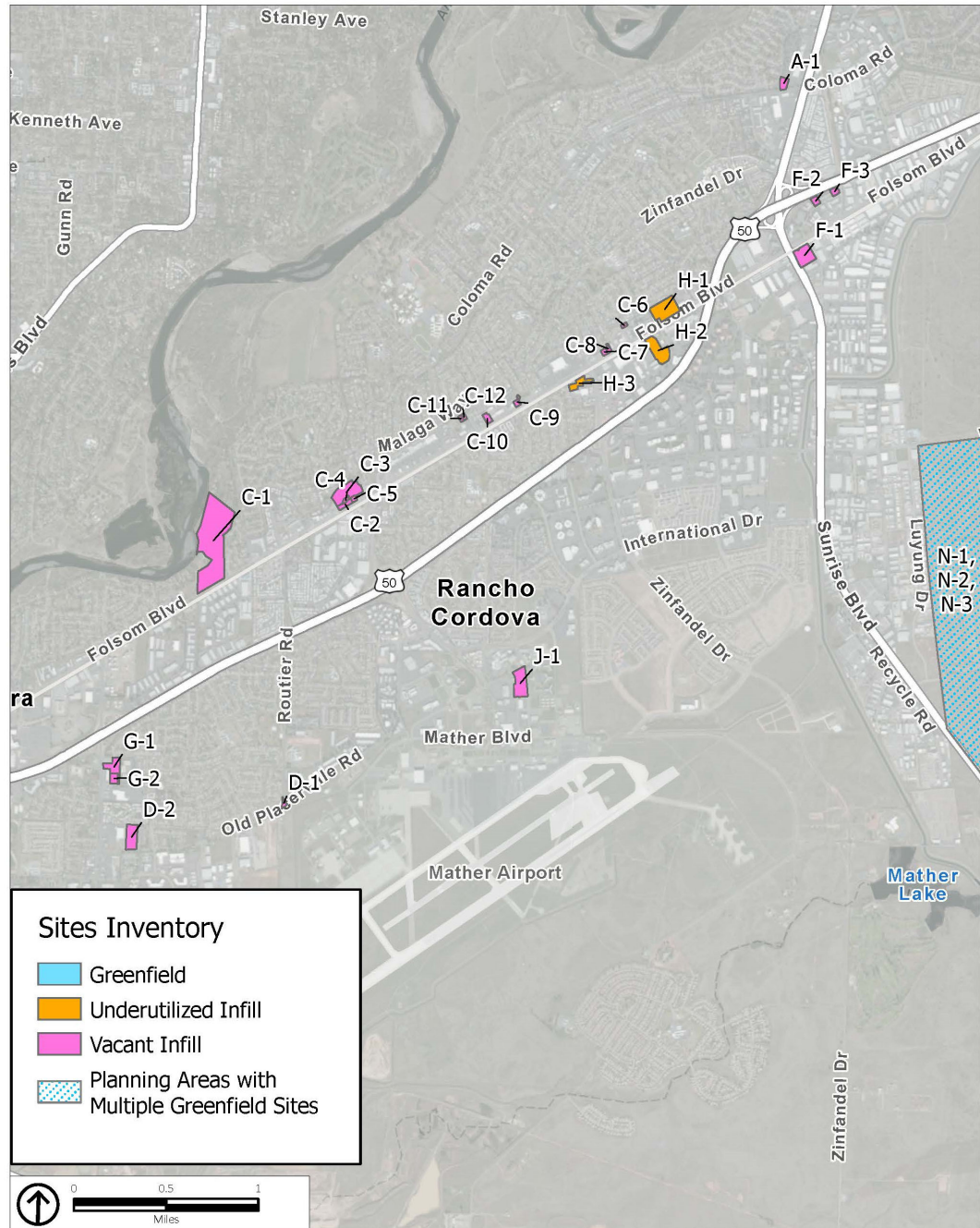
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-2
HOUSING ELEMENT SITES MAP



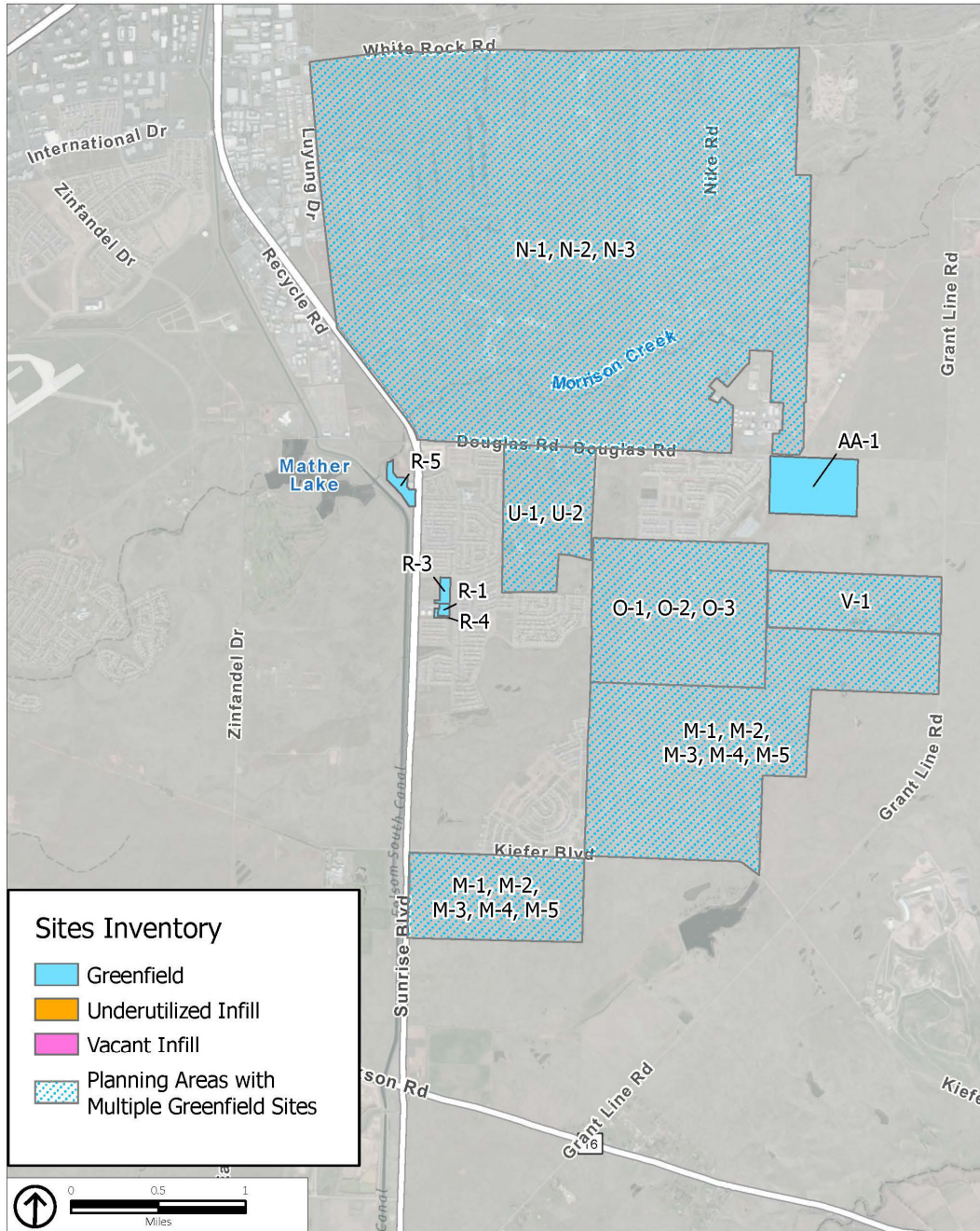
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-3
INFILL SITES MAP



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FIGURE A-4
GREENFIELD SITES MAP



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LAND INVENTORY SUMMARY

Table A-23 compares the RHNA requirements to the City's capacity for new housing. The table is divided into affordability ranges and developing areas, comparable to the land inventory tables above.

TABLE A-23
LAND INVENTORY RHNA SUMMARY

RHNA		VL/L	M	AM
		3,389	1,684	3,994
Vacant Infill	Sunrise North	0	20	0
	Folsom Boulevard	485	0	0
	Countryside/Lincoln Village	0	95	0
	Annexation Sites	233	0	0
	Bradshaw and Highway 50	0	29	0
	Mather RDA	89	0	0
Underutilized Infill	Town Center TOD	333	0	0
Greenfield	Suncreek SP	1326	200	700
	Rio Del Oro SP	992	850	816
	The Ranch @ Sunridge	214	149	1,191
	Anatolia II	0	293	0
	Montelena	0	66	655
	Arista del Sol	0	100	806
	Douglas 103	0	213	88
Land Capacity Total		3,672	2,015	4,256
Accessory Dwelling Unit Capacity		23	17	0
Surplus		306	348	262

Source: City of Rancho Cordova, September 2020

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SPECIAL PLANNING AREAS

The Special Planning Areas assumed to meet a portion of the City's RHNA all have zoning and land use designations approved. While there are phasing requirements for these projects only phase 1 capacities have been assumed with the exception of Rio Del Oro, which also assumes unit capacity from phase 3. The City has included units from phase 3 because the Rio Del Oro plan states that it is anticipated that several phases will be under construction at any given time and the plan allows each phase to develop independently from other phases.

Suncreek Specific Plan

The proposed Suncreek Specific Plan is near Sunrise Boulevard and Douglas Road. Proximity to Sunrise Boulevard and Grant Line Road make the area ideal for public transit. Current proposals include several residential neighborhoods, with some office and commercial development. Mixed-use commercial, recreational parks, trails, and schools are also planned. Development agreements and affordable housing plans have been executed with all the property owners within the Suncreek Specific Plan.

The affordable housing plans will require the dedication of three sites, with the purchase option of a fourth site to the City, as well as a per-door residential in-lieu fee that the City will use to sponsor the development of affordable housing in the planning area. With the completion of the adjacent Sunridge Specific Plan parcels and the entitlement of the adjacent Ranch Specific Plan complete, it is reasonable to expect all areas of the Suncreek Specific Plan, including all of the sites to be dedicated to the City and the remaining high density sites, to be developable in the 2021–2029 Housing Element cycle.

Rio del Oro Specific Plan

The Rio del Oro Specific Plan was adopted by the City Council on September 7, 2010. At the same time, the City Council approved a “tier one development agreement” that vested the Specific Plan, land use designations, development densities, and intensity of uses (among other things). The plan encompasses approximately 3,828 acres south of White Rock Road, east of Sunrise Boulevard, and north of Douglas Road. The first phase broke ground in 2020, but the area remains mostly undeveloped with dredger tailings. Development is anticipated to begin in phases, with phases 1, 2, and 3 likely to be completed during the 2021–2029 Housing Element cycle. As approved, the entire Rio del Oro project area would contain approximately 13,523 residential units at a variety of densities, with several village centers, a local town center, and two regional commercial sites. Phases 1, 2 and 3 are expected to develop 2,526 of this total number of units during the 2021-2029 Housing Element cycle. Future adjustments to the land use plan resulting from amendments to the City's Open Space policies may result in small increases in total residential units. Approximately one-third of the land area would be retained

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as natural wetland preserve and improved open space. A network of major roadways, connector streets, and local streets integrate into the City's planned roadway system and create walkable neighborhoods. The project area also includes both office and light industrial uses, primarily within the Mather Field Noise Contours. The City has executed affordable housing plans with the two Rio del Oro owners. These affordable housing plan include a residential per-door in-lieu fee with the option to purchase several identified parcels of high-density (HD) zoned land. The affordable housing plans also indicates a minimum development density for 98 acres of High Density (HD) zoned land. Consistent with the assumptions of this Housing Element, a minimum development density of 26 units per acre will be required for up to 98 acres of land zoned HD in Rio del Oro.

The Ranch Special Planning Area

The Ranch is proposed to be primarily residential, but will incorporate open space and commercial uses and preserve some wetlands on the site. The initial phase of development in the Ranch will include the northwest corner and move east to tie into infrastructure that either exists currently or will be under construction on a concurrent time scale. The most logical second phase of development will include the southern portion of the site. The City has executed an affordable housing plan with the Ranch that will include an in-lieu fee for each single-family home built as well as the dedication of one high density site to the City.

Arboretum Specific Plan

The proposed Arboretum Specific Plan is at the southernmost border of the City's undeveloped incorporated land. When development does begin in the Arboretum, it will most likely be phased from the southwestern corner and move east and north as infrastructure is completed. The proposed Arboretum Specific Plan will most likely include a negotiated affordable housing plan that will provide for the development of multi-family and affordable housing in the specific planning area. It is not expected to break ground during this housing element cycle and therefore is not included in the analysis.

Sunridge Specific Plan

The Sunridge Specific Plan was approved before the City's incorporation and did not include an affordable housing plan or any requirements for multi-family or affordable housing performance. There are some subdevelopments in the Sunridge Specific Plan that include RHNA-obligated properties or have a multi-family obligation that was negotiated after the City's incorporation.

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Sunridge Park

The approved Sunridge Park development is complete. The Sunridge Park project did not include a multi-family or affordable housing component at approval and will be almost exclusively single-family homes on low-density parcels.

Anatolia II

While the City assumes that three of the four Anatolia II sites will develop with affordable units (Site R-1 is a City-owned site, making this a prime site for an affordable project), currently these sites are zoned for a moderate product. Should these sites develop with an affordable project, the City will credit them towards the lower income RHNA.. The City is also working with interested developers to evaluate the viability of an affordable housing project on that site. The site capacity is based on the assumed project capacity. It is assumed that this would be a mix of affordable family and senior housing. Site R-5 is currently proposed to be developed as a project with 114 detached single-family homes.

Anatolia IV

This project includes 203 single-family lots, a 2.6-acre park, and four landscape corridor lots; it is currently under construction. It is expected that the Anatolia IV project will reach buildout during the 2021–2029 Housing Element cycle.

Montelena (in the Sunridge Specific Plan)

The approved Montelena project is in the Sunridge Specific Plan Area. The project site is generally bounded by Rancho Cordova Parkway to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south. The Montelena project covers 251.9 acres and proposes the construction of 721 dwelling units. Although the area will be primarily residential, plans also include a community park area, detention basin, fire station, and wetland preserve. The approved project does not include an affordable housing plan and has no designated multi-family development planned. It is expected to start construction during the 2021–2029 Housing Element cycle and may reach buildout within the next eight years.

Arista del Sol

The Arista del Sol project is on approximately 158 acres adjacent to the Ranch Specific Plan Area, which is now entitled for development, and the Grant Line 208 subdivision, which is now under construction. Because the Grant Line 208 subdivision is expected to be completed early in the 2021–2029 Housing Element cycle, the Arista Del Sol project is expected to be

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developed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Sunridge Lot J

The Lot J project is on an approximately 81.1-acre parcel and includes a tentative subdivision map to create 342 residential lots, a park site, and 3 landscape corridor lots. It is currently under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Douglas 103

The Douglas 103 project is on approximately 40 acres adjacent to Douglas Road. The project is currently under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Douglas 98

The Douglas 98 project is on approximately 100 acres and has a final approved map for 528 residential lots. The project is under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Grantline 208

The Grantline 208 project is on approximately 210 acres and includes 503 single-family homes, wetland preserve, an elementary school, and neighborhood greens. It is currently under construction and is expected to be completed within the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Mather East

The Mather East project is on an approximately 12-acre parcel and is adjacent to existing infrastructure. No plans to complete development have been routed through the City. The project does not include an affordable housing plan or a multi-family development obligation, and it is unknown if it will develop during the 2021–2029 Housing Element cycle.

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North Douglas

The North Douglas project is on an approximately 119-acre parcel and includes a final subdivision map that creates 665 residential lots and has completed construction. The project does not include an affordable housing plan or a multi-family development obligation.

Development accelerated during the latter half of the 2013–2021 Housing Element cycle. Most of the large areas entitled before 2013 were either under construction or completing construction. Two areas also completed their entitlements—one of these, Rio Del Oro, broke ground in 2020. Housing construction is expected to continue at a similar pace during the 2021–2029 Housing Element cycle, with the potential buildout of many greenfield areas and the possible entitlement of the Arboretum project.

AVAILABLE SINGLE-FAMILY SITES

As is shown in **Table A-20** and **Table A-21**, there is potential for 217 single-family dwelling units on 14.12 vacant and underutilized infill acres in the City as well as 1,690 units on 333.93 acres on greenfield sites, as shown on **Table A-22**. These units are split between the moderate and above-moderate affordability levels, though the housing products for moderate- and above-moderate-income households do not necessarily have a clear delineation, and the City's projections are based on proposed densities. Some development projects have reacted to the changes in the housing market that resulted from the market collapse in 2007 by introducing smaller units on smaller lots that will generally be more affordable. These housing products are generally zoned at 10 to 20 dwelling units per acre. For the purpose of moderate and above-moderate housing, land zoned or planned for RD-10 to RD-20 is identified as affordable to households with a moderate income, and land zoned or planned for densities lower than RD-10 are identified as affordable to households with an above-moderate income.

ACCESSORY DWELLING UNIT CAPACITY

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase, from prior to these State law changes. The City has received one application in January 2021. This analysis assumes an average of 5 ADUs will be built per year during the June 30, 2021-August 30, 2029 RHNA projection period, for a total of 40 ADUs.

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In order to determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower income households, 43 percent to moderate income households and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the City during the planning period were based on the SACOG analysis. Of the total 40 ADUs that are projected to be built during the projection period, 23 are estimated to be affordable to lower-income households, 17 to moderate-income households, and none to above-moderate income households. Action 3.1.3 has been included to amend the zoning ordinance to comply with state law regarding ADUs.

HOUSING RESOURCES AND INCENTIVES

AT-RISK HOUSING

Housing element law in the California Government Code (Section 65583) requires jurisdictions to include a study of all low-income housing units that may at some future time become unaffordable upon the expiration of affordability restrictions. Three general cases create the opportunity for the conversion of affordable units to market rate:

- Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236
- Opt-outs and expirations of project-based Section 8 contracts
- Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately owned project with HUD providing either below-market-interest-rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs to tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. With Section 202, HUD provides a direct loan to nonprofit organizations for project development and rental subsidy for low-income tenants. All Section 202 handicapped units are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between a tenant's ability to pay and the contract rent. The likelihood for opt-outs increases when the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as low income

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housing tax credit (LIHTC); bond financing; density bonuses; CHFA, CDBG, and HOME funds; and redevelopment funds.

As shown at the bottom of **Table A-24**, one of the federally assisted multi-family housing complexes in Rancho Cordova, Coloma Woods, is at risk of losing its affordability restrictions during the Housing Element planning period.

AFFORDABLE HOUSING PROJECTS IN RANCHO CORDOVA

There are 19 housing developments in Rancho Cordova providing subsidized housing, with a total of 575 low- and very-low-income units. The address, number of affordable units, source of financing, and affordability expiration for each development is provided in **Table A-24**.

TABLE A-24
SUBSIDIZED AND AT-RISK AFFORDABLE UNITS

Name	Address	Subsidized Units	Program	Source	Affordability Expiration
Sunrise Meadows	11020 Coloma Rd	94	LIHTC, LMSA	HUD	2069
Gold Ridge-El Parque	2605 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2609 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2613 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2617 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2619 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2623 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2701 El Parque Cir	4	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2703 El Parque Cir	4	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2707 El Parque Cir	4	Public Housing	SHRA	Public Housing
2970 Portsmouth	2970 Portsmouth Dr	9	Public Housing	SHRA	Public Housing

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Name	Address	Subsidized Units	Program	Source	Affordability Expiration
Gold Ridge-El Parque	10730 Coloma Rd	24	Public Housing	SHRA	Public Housing
Cordova Meadows Apartments	2312 Sierra Madre Court	183	LIHTC	HUD	2053
Rancho Cordova Apartments	10685 Coloma Road	91	LIHTC	HUD	2056
The Crossings @ New Rancho	2708 & 2728 Woodberry Way	17	LIHTC	CTCAC	2065
Mather Veterans Village Phase I	3615 Bleckely Street	50	LIHTC		2068
Mather Veterans Village Phase III	3607 Bleckely Street	50	LIHTC		2071
Mills Tower Apartments	10499 Mills Tower Dr	9	Sec 8 NC	HUD	
SUBTOTAL		557			
At-Risk Units					
Coloma Woods	2300 Heather Glen Ln	28	Sec 8 NC	HUD	6/30/2023
Subtotal		28			
Total		575			

Source: SACOG, 2020

COST ANALYSIS

The cost of maintaining the assisted units is estimated to be significantly less than the cost required to replace the units through new construction. Conserving assisted units generally requires subsidizing the difference between market-rate and assisted rents.

The cost of acquiring an apartment complex with more than five units ranges from \$152,500 per dwelling unit to \$229,000 per dwelling unit (sales data of comparable rental housing taken from loopnet.com July 2020). Based on this information, the acquisition cost of an individual 28-unit multi-family rental complex in Rancho Cordova would range from \$5.17 to \$5.46 million.

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Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is both more feasible and more economical than constructing new units.

RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. **Table A-25** lists local, state, and federal housing programs that are valuable resources for developing affordable housing, preserving “at-risk” housing, and rehabilitating housing.

TABLE A-25
AFFORDABLE HOUSING FUNDING RESOURCES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.” The City of Rancho Cordova was granted entitlement status in January 2005 and began its funding cycle in July 2006.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance

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Program Name	Description	Eligible Activities
Housing Choice Voucher (HCV) Rental Assistance	Provides rental assistance payments to owners of market-rate properties on behalf of very-low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and	New Construction Rehabilitation Acquisition Support Services

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Program Name	Description	Eligible Activities
	sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	Supportive Housing Homebuyer Assistance
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multi-family housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Planning
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements

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Program Name	Description	Eligible Activities
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multi-Family Housing
Transit Oriented Development Program	Supports the development of affordable multi-family rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
CalHFA Programs		
Affordable Housing Partnership Program	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Low Income Housing Tax Credits	Provides state tax credits for rental housing programs.	New Construction Rehabilitation
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development

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Program Name	Description	Eligible Activities
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

Local Program and Private Sources

Local Housing Trust Fund	The City of Rancho Cordova has a Local Housing Trust Fund (LHTF) (originally adopted under Sacramento County, funded through the Housing Development Impact Fee), which provides a linkage between the demand for very-low-income housing and the development of commercial, office, industrial, and other nonresidential uses that create lower-paying employment opportunities and generate a demand for very low-income housing. Nonresidential developments in Rancho Cordova are required to pay into the LHTF on a square-footage basis at building permit. The housing fee is in effect at the time the building permit is to be issued. The fees are as follows: - Office \$.97 per square foot - Hotel \$.92 per square foot - R&D \$.82 per square foot - Commercial \$.77 per square foot - Manufacturing \$.61 per square foot	New Construction
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Program Name	Description	Eligible Activities
Public Housing Authority Rental Subsidy	The local PHA is operated by SHRA, which manages housing and community development activities, including conventional or low-rent public housing and the Housing Choice Vouchers program (Section 8 certificate). The conventional housing program involves housing developments that are managed and maintained by SHRA. The Housing Choice Vouchers program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the vouchers at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30% of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent, as determined by HUD. The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent in the certificate program is not restricted by FMR.	Tenant-Based Rental Assistance
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and	Provides down-payment assistance to first-time homebuyers and second mortgages that include a	Homebuyer Assistance

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Program Name	Description	Eligible Activities
Renovation Mortgages	rehabilitation loan. The City provides gap financing for the rehabilitation component.	Rehabilitation

Source: City of Rancho Cordova, 2020

INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to the affordable housing resources in **Table A-25**, the City anticipates offering incentives to promote the development of housing affordable to very-low- and low-income households. Such incentives as the City may offer to encourage the development of affordable housing will include, but are not limited to:

- Financial assistance (based on availability of federal, state, local foundation, and private housing funds)
- Expedited development review
- Streamlined development application processing
- Modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis

QUALIFIED ENTITIES

There are several nonprofit organizations active in the Sacramento County region that have the managerial capacity to own and manage assisted rental housing.

- ACLC Inc
- Affordable Housing Foundation
- Eskaton Properties Inc.
- Housing Corporation of America
- Norwood Family Housing
- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento Valley Organizing Community
- Satellite Housing Inc.
- Volunteers of America

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ELEMENT NEEDS ASSESSMENT

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL
CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, environment issues, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Land Use Controls

The Rancho Cordova General Plan establishes policies that guide all new development, including any residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multi-family residential development are provided in **Table A-26**.

TABLE A-26
GENERAL PLAN RESIDENTIAL LAND USE
DESIGNATIONS

Residential Land Uses		
Designations	Dwelling Units per Gross Acre	Notes
Rural Residential (RR)	0.1–0.5	Designates areas near the edge of the City in a more natural setting where larger ranchette-style homes on 2- to 10-acre lots are predominant. May include limited farming and agriculture.
Estate Residential (ER)	0.51–2.0	Generally characterized by larger “executive” homes on generous lots ranging in size from 0.5 acre to 2 acres. Appropriate for urban-to-rural transition areas, significant natural areas, and integrated into neighborhoods with a variety of housing types.

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Low Density Residential (LDR)	2.1–6.0	Predominantly single-family detached homes in traditional neighborhoods. Representative densities are consistent with the majority of the older housing stock in Rancho Cordova.
Medium Density Residential (MDR)	6.1–18.0	Generally characterized by small-lot single-family detached or single-family attached (i.e., condominium/townhome-type) development. The wide variety of site development patterns and architectural styles that represent this density range is often referred to as “Village Residential.”
High Density Residential (HDR)	18.1–40.0	Predominantly apartments, condominiums, or clustered single-family units, generally in multi-story configurations. Parking is typically provided in traditional surface lots, but parking structures may be used at high densities.
Commercial and Mixed Land Uses		
Designations	Dwelling Units per Gross Acre	Notes
Residential Mixed Use	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 40 units per gross acre.
Commercial Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acre and a maximum density of 18 units per gross acre.
Office Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acre and a maximum density of 18 units per gross acre.
Village Center Mixed Use	6.1–18.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 18 units per gross acre.
Town Center Mixed Use	6.1–18.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 18 units per gross acre.
Transit-Oriented/ Town Center Mixed Use	18–80.0	Multi-family is allowed at a minimum density of 18 units per acre and a maximum density of 80 units per gross acre.
Regional Town Center	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 40 units per gross acre.
Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10–100	Rural areas where some agricultural uses may occur, but where residential homes on lots of 10 to 100 acres are the predominant land use.
General Agriculture	100+	Areas set aside for commercial agricultural production. Minimum parcel size is 100 acres to ensure economic viability for farming operations.

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Other Designations	
Designation	Notes
Planning Areas	Planning areas are subject to the preparation of more detailed comprehensive plans.
Folsom Boulevard Planning Area (FBPA)	The Folsom Boulevard Planning Area will serve as the high-intensity development center of the City. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 24 units per acre).
Rio Del Oro Planning Area	The Rio Del Oro Planning Area will contain a mix of low-, medium-, and high-density residential units with an average density of approximately 6 to 8 units per acre. Residential areas will be developed as an interconnected series of walkable neighborhoods served by Neighborhood Center and Village Centers.
Suncreek/Preserve Planning Area	The Suncreek/Preserve Planning Area is within the approved Sunrise Douglas Community Plan area. Based on previous approval and current development requests, land uses in the Suncreek/Preserve Planning Area could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, accompanied by 450 acres of supporting commercial, office, and mixed uses.
Countryside/Lincoln Village Planning Area	This planning area is almost entirely developed and includes primarily residential development. Existing residential development contains a high concentration of low- and moderate-income households with limited east-west connectivity.

Source: City of Rancho Cordova

Note: This table provides a summary of land use designations described in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Rancho Cordova Zoning Code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential land use zones in Rancho Cordova and the respective minimum and maximum densities are shown in **Table A-27**. In addition to zoning and density requirements, the City of Rancho Cordova further controls residential development through development standards. **Table A-27** details the development standards that are applied to residential development in the City. The City's development standards and fees are available on the City's website.

The City's parking requirements for residential projects are dependent on the housing type. Parking requirements may be reduced or negotiated through the entitlement process. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multi-family residential units ranges from 1.5 off-street spaces for

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one-bedroom units to two spaces for units with two or more bedrooms. An additional 0.6 parking space per unit is required to accommodate guests in multi-family residential projects. Mobile homes and accessory dwelling units are required to have two parking spaces per unit, except where an accessory dwelling unit is within one-half mile of public transit or one block of car share, or in a historic or architectural district. Actual observed parking requirements for affordable senior and special needs developments near transit hubs and after completing design review are considerably less than the normal standard. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal and none are considered to constrain development—as evidenced by the amount of housing development occurring in the City—but are used to ensure an aesthetically pleasing project that allows for recreational uses and open space areas.

Typical Densities for Development

Rancho Cordova has experienced moderate housing development in the last 10 years. Lots in recently proposed single-family residential projects have varied in size from approximately 2,000 square feet to 10,000 square feet. Most recent single-family subdivisions resulted in typical density of between 8 and 12 homes per acre. Multifamily densities within Rancho Cordova are typically 13 to 30 units per acre but can be as dense as 50 units per acre. The City did not receive any requests for development at densities lower than those listed in the sites inventory during the last planning period.

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TABLE A-27
RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ¹	RD-15 ¹	RD-20 ¹	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH ²
Density (gross, neighborhood, or development average for product type) ³																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
	Maximum	1 du/ 2 ac	2 du/ac	1 du/ac													
Setbacks (minimum)																	
Front – General	30 ft			20 ft					18 ft	18 ft1 ¹		18 ft					
Front – Living Area	n/a				14 ft				n/a					10 ft	n/a		
Side – Interior Lot/Detached Units	15 ft		5 ft							5 ft		25 ft		3 ft	20 ft	5 ft	
Side – Interior Lot/Attached Units	n/a		n/a							5 ft		n/a		0 ft	n/a		
Side – Street Side/Corner Lot	30 ft		12.5 ft									25 ft		12.5 ft	15 ft	15 ft	
Side – Zero Lot Line	n/a		0 ft/10 ft							0 ft/10 ft		0 ft/10 ft		0 ft/10 ft	n/a		
Rear – In General ⁴	25 ft ⁵									20 ft		20 ft		10 ft	20 ft	20 ft	
Rear – Setback to Alley ROW	3 ft																
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft	65 ft	n/a												
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft	65 ft	n/a												
Depth	100 ft		n/a														
Height (maximum)																	
Primary Structure/Unit	40 ft		30 ft									40 ft (3 stories allowed)			45 ft	60 ft	30 ft
Accessory Structure	16 ft									16 ft					26 ft	26 ft	16 ft
Lot Coverage (maximum)	25%	30%	75%									75%			75%	75%	n/a
Common Open Space Requirement (minimum) ⁶	n/a											25%			n/a	25%	n/a

Source: City of Rancho Cordova Zoning Code, 2020

Notes:

1. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.
2. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).
3. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.
4. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC.
5. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.
6. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

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Specific Plan and Special Planning Areas

Rancho Cordova has Specific Plan (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. Once adopted, SPs and SPAs replace the zoning of the property with zoning unique to the project area. While SPs rely on the existing development standards in the Zoning Code, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to protect certain resources of the City from incompatible land uses and to preserve areas with unique social, architectural, or environmental characteristics not otherwise adequately protected by regular zoning. In general, the intent of an SPA is to allow flexibility in development standards and existing zoning. Developers are encouraged to vary housing designs and densities in these areas, including such types as mixed-use commercial/residential developments and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

In many cases, SPs and SPAs allow unique uses and development standards for the planning area. These unique zoning provisions may increase flexibility for subsequent development within the planning area. All SPs and SPAs must be consistent with the City's General Plan. The SPAs and SPs are not considered to hamper housing development and, in reality, may promote housing development through the easing of some standards.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally non-governmental, including high land and construction costs, lack gap financing for affordable projects, and a variety of other market factors.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table A-28** (see below) identifies allowed uses and corresponding permit requirements for the residential zoning districts, and **Table A-29** identifies allowed uses and permit requirements for mixed-use districts of Rancho Cordova.

EMERGENCY SHELTERS

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six

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months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City has included Action H.3.3.3 to amend the City Zoning Ordinance to permit emergency shelters by-right without discretionary review in the Light Industrial/Manufacturing (M-1) Zoning District as appropriate to emergency shelters by-right without discretionary review. The M-1 zone is within close proximity to services and shopping. There are currently 17 vacant parcels, ranging in size from 0.5 to 3.95 acres, that would be appropriate for an emergency shelter, totaling 37.20 acres. Additionally, the City has identified at least 50 parcels that are not vacant but have uses that could accommodate an emergency shelter, such as a warehouse building. The total square footage of these buildings are at least 20,000 square feet.

Through Action H.3.3.3, City will add development and managerial standards that will be consistent with Government Code Section 65583(a)(4).

These standards include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Security during hours that the emergency shelter is in operation

Action H.3.3.4 will also allow the development of low-barrier navigation centers by-right in any zone that permits multi-family or mixed-use residential uses.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multi-family units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income persons with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive

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housing usually focus on retaining housing, living and working in the community, and/or health improvement.

The City's Zoning Code allows transitional housing as a residential use without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone. Action H.3.3.3 will amend the Zoning Code to include supportive housing consistent with State Law.

REASONABLE ACCOMMODATIONS

The City has a formal procedure for providing housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households. The City provides accessibility in housing for persons with disabilities by implementing state and federal requirements and undertaking the following actions: (1) review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities; and (2) include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods. The City has included Action H.3.3.1 to review the current reasonable accommodate procedure and ensure compliance with State Law. The City will review the current findings and will remove the current fee required for a reasonable accommodation request. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.

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TABLE A-28
ALLOWED USES AND PERMIT REQUIREMENTS FOR
RESIDENTIAL ZONING DISTRICTS

Land Use Category	RR	ER	RD -1	RD -2	RD -3	RD -4	RD -5	RD -6	RD -7	RD- 10	RD- 15	RD- 20	RD- 25	RD- 30	MDR	HDR	RMH
Residential Uses																	
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Dwelling, Multi-Family	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Dwelling, Two-Family	N	N	N	N	N	AUP ²	AUP ²	AUP ²	AUP ²	P	P	P	P	P	P	N	N
Emergency Shelter ³	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C
Employee Housing ⁴	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small or Large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Residential Care Home, Small ⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
Residential Care Home, Large ⁵	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N

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Land Use Category	RR	ER	RD -1	RD -2	RD -3	RD -4	RD -5	RD -6	RD -7	RD- 10	RD- 15	RD- 20	RD- 25	RD- 30	MDR	HDR	RMH
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N
Transitional/Supportive Housing ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Source: City of Rancho Cordova Zoning Code, 2020

Notes:

- 1 Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses permitted allowed by right, “AUP” symbolizes uses that require approval of a administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.*
- 2 Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district, provided that the overall neighborhood or subdivision has an average density within the allowable range.*
- 3 Emergency Shelters will be permitted by-right in the M-1 zone, transitional and supportive will be amended to comply with State Law (Action H.3.3.3.)*
- 4 To comply with Health and Safety Code sections 17021.5 and 17021.6, the City has included Action H.3.3.5.*
- 5 Senior independent living facilities are required to meet provisions in Section 23.901.070 of the Rancho Cordova Municipal Code.*

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TABLE A-29
ALLOWED USE AND PERMIT REQUIREMENTS
FOR MIXED-USE DISTRICTS

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC
Residential Uses								
Adult Day Care Home	P	N	N	N	N	N	N	N
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multi-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Emergency Shelter	C	C	C	P	P	N	N	N

Source: City of Rancho Cordova Zoning Code, 2020

Notes: P = Permitted use

S = Permitted use subject to special conditions

C = Permitted use subject to the issuance of a conditional use permit

1. See the density restrictions in the underlying zoning district. Subject to development plan review by Planning Director. Projects of 80–150 units are subject to development plan review by the City Council. Projects of more than 150 units are subject to development plan review by the City Council.
2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development.

Density Bonus

State law requires that cities and counties provide a density increase of up to 35 percent over the otherwise maximum allowable residential density (or bonuses of equivalent financial value) when developers agree to construct housing with units affordable to low- or moderate-income households. Adopted in 2008 and updated in 2012, Section 23.710 of the City's Municipal Code provides density bonuses up to 35 percent, consistent with Government Code Section 65915. The City has included Action H.1.5.4 to comply with current State Density Bonus Law.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement costs are usually charged for the provision of sanitary sewer and water service and for necessary transportation improvements, as well as any other necessary infrastructure or services. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g., payment for an off-site traffic signal).

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Developers of new residential projects are also required to construct all on-site streets, sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Generally, new residential streets are to comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet, with a pavement width of 32 feet and a 4-foot-wide sidewalk on each side (**Table A-30**). Minor residential streets are used when serving fewer than 100 single-family residential units.

Primary residential streets are required to have a 50-foot right-of-way, with a pavement width of 42 feet, and may serve up to 400 single-family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in Rancho Cordova. However, alternative designs to improve the aesthetics, pedestrian experience, or circulation are encouraged, with the condition that minimum pavement width for public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs may include sidewalks separated from the back of curb by a landscape planter strip, landscaped medians, traffic circles, and other approved traffic-calming devices.

**TABLE A-30
SITE IMPROVEMENTS**

Type	Service	Street Width	Sidewalk Width (each side)	Total
Minor Residential	Up to 99 single-family	32	4	40
Primary Residential	100 to 399 single-family and duplexes	42	4	50
Collector Street	400 or more residential units	48	4	56
Collector Street	Multi-family, industrial, commercial	48	6	60
Arterial Street	N/A	72	6	84

Source: City of Rancho Cordova Improvement Standards, 2020

Rancho Cordova collects fees from new development projects to cover the costs of planning review and permit processing, which include plan checks and inspection fees. A more detailed discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g., sewer and water connection fees).

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The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects. A breakdown of the community facility fee for single-family and multi-family projects is shown in **Table A-31**. **Table A-32** provides a listing of planning fees charged by the City of Rancho Cordova. The breakdown of the total fee for a 100-unit single-family residential development, as well as the per-unit fee, is provided in **Table A-33**. Development fees, including building, planning, and impact fees, for a 1,600-square-foot home are estimated to be \$46,195 (**Table A-33**). **Table A-34** provides development fees per multi-family unit and for a multi-family project. The estimated development fees for a 900-square-foot multi-family unit are \$28,650 (**Table A-34**).

TABLE A-31
COMMUNITY FACILITIES FEE

	Single-Family Residential (per unit)	Multi-Family Residential (per unit)
Community Facilities Fee—Facilities	\$3,410.39	\$2,664.74
Community Facilities Fee—Library	\$698.51	\$546.24
	\$4,108.90	\$3,210.98

Source: City of Rancho Cordova 2005 Residential Fee Schedule

Table A-33 lists the planning fees and deposits associated with development projects and use permits.

TABLE A-32
PLANNING FEES

Description	Deposit Amount	Fee Amount
General Plan Amendment	\$15,000	--
Rezone	\$15,000	--
Specific Plan Initiation	\$5,000	--
Special Planning Area Initiation	\$5,000	--
Zoning Ordinance Amendment	\$10,000	--
Design Review – Major	\$10,000	--
Design Review – Minor	\$5,000	--
Design Review Amendment	\$5,000	--
Development Agreement	\$10,000	--
Development Agreement Amendment	\$5,000	--
Conditional Use Permit	\$10,000	--

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Description	Deposit Amount	Fee Amount
Conditional Use Permit Amendment	\$5,000	--
Use Permit – Condo Conversion	\$8,000	--
Tentative Parcel Map	\$10,000	--
Tentative Parcel Map Extension	\$1,000	--
Tentative Parcel Map Resubmission	\$5,000	--
Tentative Parcel Map Waiver – Condo	\$3,000	--
Tentative Parcel Map Amendment	\$3,000	--
Tentative Subdivision Map (1–20 lots)	\$10,000	--
Tentative Subdivision Map (21 or more)	\$20,000	--
Tentative Subdivision Map Amendment	\$5,000	--
Variance	\$10,000	--
Nonconforming Use Certificate	\$3,000	--
Initial Study Deposit (Negative Declaration/EIR)	\$5,000	--
SSHCP Permit Deposit	\$5,000	--
Development Agreement Annual Compliance Review	\$5,000 minimum balance for the term of the Agreement	--
Limited Use Permit	\$4,000	--
Planning Director Determination – Public Hearing	\$1,500	--
Planning Director Determination – No Public Hearing	\$1,000	--
Unified Sign Program	\$2,000	--
Reasonable Accommodation	\$2,000	--
Administrative Use Permit	--	\$1,184
Adjustment	--	\$1,231
Temporary Use Permit	--	\$241
Signs Temporary Use Permit	--	\$60
Boundary Line Adjustment	--	\$942
PCN (Public Convenience and Necessity)	--	\$1,830
Zoning Verification Letter	--	\$397
Appeals of Planning Director Decision to City Council	--	\$4,383
Appeals of Decision to City Council	--	\$4,373
Appeal of Zoning Decision to City Council	--	\$2,590

Source: City of Rancho Cordova Planning Department, 2014

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TABLE A-33
DEVELOPMENT FEES FOR A SINGLE-FAMILY
RESIDENTIAL UNIT AND 100-UNIT PROJECT

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$1,398.60	\$139,860
Plan Review Fee	\$932.40	\$93,240
Zone Check Fee	\$121.21	\$12,121
Impact Fees		
General Plan Cost Recovery Fee	\$120.41	\$12,041
Capital Fire Facilities Fee	\$1,280	\$120,800
Community Facilities Fee	\$4,108.90	\$410,890
Measure A Impact Fee		
Measure A Impact Fee	\$1,329	\$132,900
Transit Fee		
Regional Transit	\$175	\$17,500
Drainage Fee		
Zone 11A	\$4,193.75 (0.25-acre parcel)	\$419,375
Zone 11B	\$2,860.50 (0.25-acre parcel)	\$286,500
Schools		
Folsom Cordova Unified Fee	\$9,952	\$995,200
Elk Grove Unified Fee	\$10,144	\$1,014,400
Utility Connection Charges		
Water Connection	\$17,601	\$1,760,100
Sewer Connection		
Sacramento Area Sewer District	\$4,791 (0.25-acre parcel)	\$479,100
Total	\$44,670–46,195	\$4,467,000–4,619,500

Source: City of Rancho Cordova Building & Public Works Department, 2020

¹ Units are assumed to be 1,600 square feet on 0.25 acre, valued at \$280,000, and built in new subdivisions. Infill development may be somewhat less expensive.

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TABLE A-34
DEVELOPMENT FEES FOR MULTI-FAMILY
RESIDENTIAL UNIT AND PROJECT

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$1,501.80	\$150,180
Plan Review Fee	\$1,001.20	\$100,120
Zone Check Fee	\$130.16	\$13,016
Impact Fees		
General Plan Cost Recovery Fee	\$65.14	\$6,514
Capital Fire Facilities Fee	\$1,000	\$100,000
Community Facilities Fee	\$3,210.98	\$321,098
Measure A Impact Fee		
Measure A Impact Fee	\$930	\$93,000
Transit Fee		
Regional Transit	\$356	\$35,600
Drainage Fee		
Zone 11A	\$810.73 (26 units per acre)	\$81,073
Zone 11B	\$540.08 (26 units per acre)	\$54,008
Schools		
Folsom Cordova Unified Fee	\$5,598	\$559,800
Elk Grove Unified Fee	\$5,706	\$570,600
Utility Connection Charges		
Water Connection	\$13,200.75	\$1,320,075
Sewer Connection		
Sacramento Area Sewer District	\$737 (26 units/acre)	\$73,700
Total	\$28,271–\$28,650	\$2,827,100– \$2,865,000

Source: City of Rancho Cordova Building & Public Works Department, 2020

¹ Units are assumed to be 900 square feet on 0.05 acre, built in a previously undeveloped area.
Infill development may be somewhat less expensive.

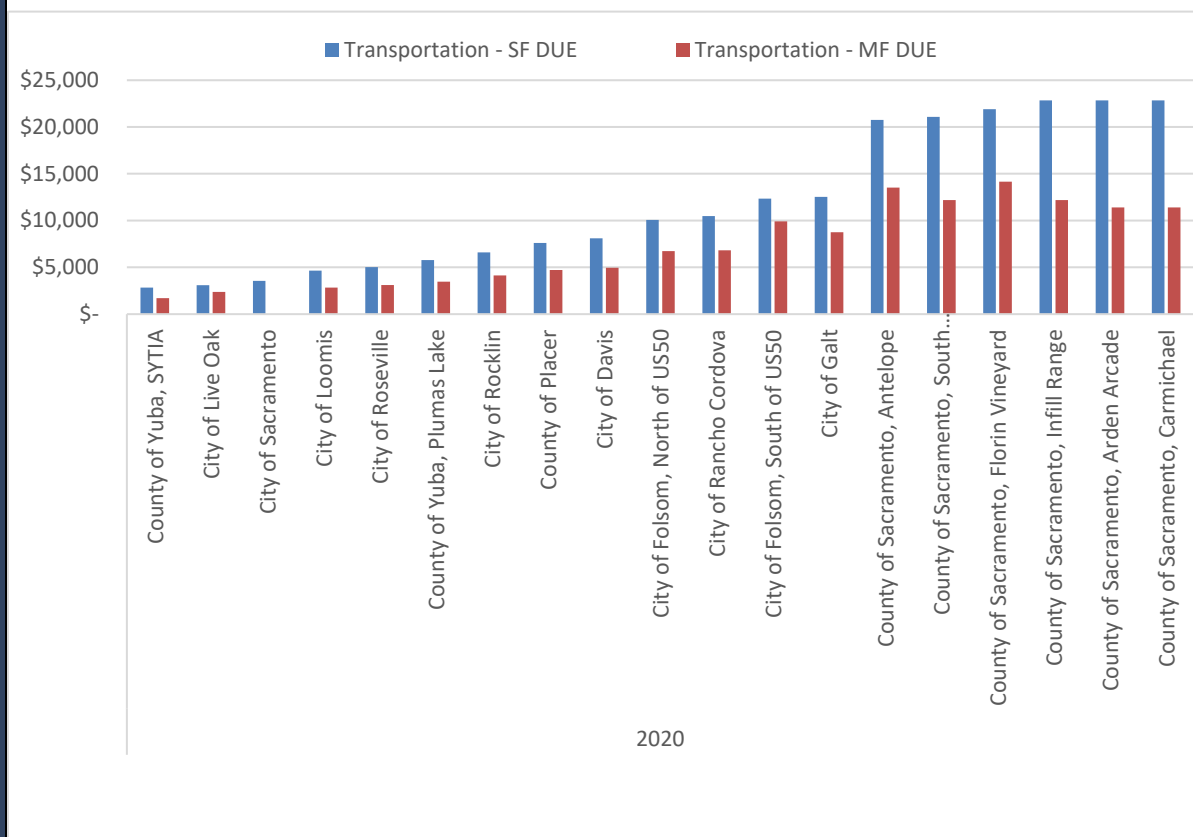
SACOG Impact Fee Study

In 2020, SACOG published a comparative study of the estimated development impact fees for jurisdictions across the Sacramento area. At the time of the study, Rancho Cordova's per-unit fees for single-family development were the fourth-highest in the region, at \$49,197 per unit. This is similar to the level of fees charged by Rocklin (\$46,136 per unit) but significantly lower than the next highest rate, charged by Sacramento County for development in the Antelope area (\$70,494). For multi-family housing, the City's impact fees were more moderate at \$32,384, which was similar to those charged by Rocklin (\$31,169 per unit) and Galt

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(\$33,313). While fees for transportation infrastructure made up the largest percentage of the overall required development fees, at \$10,749 for single-family homes and \$6,821 per unit for multi-family units these fees were in the middle of the overall trend for the region.

FIGURE A-5
SINGLE FAMILY AND MULTI FAMILY UNIT FEES CHARGED



Specific Plan Areas

Specific Plan areas in the City of Rancho Cordova (e.g., Sunridge, Villages at Zinfandel) address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent on the cost of infrastructure, public services, and other associated improvement requirements. **Table A-33** showed the estimated development costs for a single-family home in a Specific Plan area. The estimated development fees for a 1,600-square-foot, single-family home are \$46,195, including planning, building, and impact fees per unit. Development fees for proposed Specific Plans, such as Rio del Oro and the Suncreek Specific Plan, will be based on infrastructure financing plans that will be developed as the specific plans go through the entitlement process.

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Development Permit and Approval Process

Applications for development projects are submitted to the City's Planning Department. The application process varies depending on the type of entitlement that is being requested. In most cases, the planning application process requires a public hearing before the City Council. In case of design review for multi-family or commercial projects, a public hearing will be required before the City Council. The permitting process in Rancho Cordova does not create any unnecessary delays or increases to the cost of housing. In addition, City staff accelerates the application process by allowing concurrent review of the following entitlements:

- Tentative map reviews
- Design review
- Special development permits
- Rezones
- Development agreements

The steps in the approval process for housing developments differ with the type and conditions of the development. Single-family subdivisions that do not require any change to the zoning are submitted to the Planning Department, reviewed by staff for their conformance to the Design Guidelines, and presented at a public hearing before the City Council for approval.

Multi-family projects are processed in the same manner but are subject to design review by the City Council. Specific plans, rezoning requests, subdivisions, and variances require staff and City Council review for approval. Multi-family development in commercial and business zones requires the same procedure as in residential zones. As previously stated, City staff allows concurrent review of entitlements to process multi-family projects in a timely manner, and the City's Design Review process has minimal financial impact on the development of housing but promotes sustainable development by encouraging quality design and pedestrian-friendly neighborhoods.

Many other factors, such as public sentiment, may also affect the approval of a project. The time frame for processing an application in the City of Rancho Cordova is no longer than that of the majority of jurisdictions in the region and may be considerably shorter. It is estimated that the period between application approval and issuance of a building permit is only a few days. To further elaborate, once an application is approved and all fees are paid, the City has no additional requirements for issuing a building permit. Applicants can then request the building permit to be issued as soon as they are ready to proceed and the City can issue the building permit within a week or two. A complete listing of the lengths of estimated application-processing times is given in **Table A-35**.

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TABLE A-35
ESTIMATED APPLICATION PROCESSING TIMES

Applications	Time Frame	
Individual Single-Family Home (one/two story)	Building Permit	15 days
Staff Level Use Permits		3–4 months
Subdivision Design Review		3–5 months
Commercial and Multi-Family Design Review		3–5 months
Projects with Environmental Review	Negative Declaration Environmental Impact Report	Less than 90 days Approximately 1 year
Rezoning		6–8 months
General Plan Amendment		6–8 months
Boundary Line Adjustment		Less than 30 days
Tentative Parcel Map		4 months
Tentative Subdivision Map		6 months
Conditional Use Permit		3–5 months

Source: City of Rancho Cordova Planning and Building Departments

Design Review

In 2012, the City Council dissolved the City of Rancho Cordova Planning Commission. The Council's goal was to remove barriers to development and improve the speed and efficiency by which development applications and projects were processed. The responsibilities of the Planning Commission were split between City Planning staff and the City Council. Most of the minor or routine development decisions are made at the staff level, while design review and major project decision are brought before the City Council.

The current City Council design review process for multi-family housing follows a straightforward and efficient path to approval, and in a worst-case scenario would add no more than two weeks to the review process. Prior to construction of multi-family developments, the City requires approval of a Design Review package for the project. Such projects are considered by the City Council, and the approval or denial of the project is based on four criteria:

- Consistency with the General Plan, any applicable Specific Plan, and the City's design guidelines.

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- Project design (architecture and site improvements) that enhances the character of the neighborhood.
- Architecture, scale, and design details that are compatible with adjoining or nearby properties.
- Project circulation design that will not create conflicts with vehicular, bicycle, or pedestrian transportation modes.

Since adoption of the City design guidelines and the establishment of the design review process, the City has never denied a project based on findings that the project design did not meet the required findings in the Zoning Code. Therefore, the design review is not seen as a constraint to the development of housing.

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Rancho Cordova requires predevelopment meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project. Predevelopment meetings have helped to shorten the review process and allow for better communication between applicants and City departments. The City currently defers to HCD for the required application process but will consider creating a City specific process during the planning period.

Design Guidelines

The City of Rancho Cordova recently adopted Design Guidelines that apply to all new development within the City and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects within the City. Experience with projects funded by the Low Income Housing Tax Credit demonstrates that well-designed multi-family low- and very-low-income apartment complexes contribute to community acceptance and improved living conditions for the residents of such rental housing. These guidelines are intended to:

- Create an integrated community framework.

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- Promote a mix of uses, both at the street level and within individual structures, that captures the essence of the community and contributes to the health and vitality of the City.
- Respect the existing uses and environment while maximizing opportunities for smart, vibrant development that shapes a new identity for the City.
- Encourage pedestrian-oriented development that is successful and attractive to residents and visitors.

The designated approving authority for design review in Rancho Cordova is the City Council. The City Council will review and approve, conditionally approve, or deny design review applications using the guiding principles and design concepts described in the Design Guidelines.

The Design Guidelines allow flexible alternative standards for streets, bikeways, open space, parks, and streetscape design. They encourage many pedestrian-oriented design aspects, including sidewalks separated from the street by landscaping, landscaped medians, tree preservation within the right-of-way, traffic circles, curb extensions to slow traffic, and other approved traffic-calming devices. To promote the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed to improve traffic circulation in and through the site.

Parks and open space should be consistent with current open space plans adopted by the City. The specific location of parks and open space are to be determined by the Planning Department and the City Council in conjunction with area plans or subdivision map review.

Bikeways are required throughout each project and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping, lighting, and the use of street furniture to make the street more inviting to the pedestrian.

The City's Design Guidelines would have minimal financial impact on the development of housing and promote sustainable housing by encouraging quality of design and pedestrian-friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines, and a multitude of designs are acceptable to the City.

The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products.

By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income

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households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and halfplexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard.
- Minimum lot sizes and widths have been eliminated to allow for greater densities and design flexibility.

In an effort to provide more objective standards and a guidance, the City is using SB 2 funding to create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments (Action H.5.3.2).

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of federal, state, and municipal codes and standards designed to maintain a healthy, safe, and clean environment and preserve the quality of life standards that residents and businesses enjoy in Rancho Cordova. These codes include the 2019 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, 2010 California Electrical Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock (Action H.2.3.1).

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TABLE A-36
HEALTH AND SAFETY CODE VIOLATIONS

Health and Safety Violation	2016	2017	2018	2019
Water Intrusion/Mold	110	260	274	136
Structural Deficiencies	19	28	22	6
HVAC/Mechanical/Plumbing	9,956	9,676	5,134	3,750
Maintenance Deficiencies	3,015	3,155	2,316	1,331
Pest Infestation	243	333	353	158
Building Code Violations	858	763	534	362
Complaint Total	14,201	14,215	8,633	5,743

Sources: City of Rancho Cordova Neighborhood Services Division. 2020

INFRASTRUCTURE CAPACITY

Water Supply and Infrastructure

Buildout of the General Plan is estimated to occur around the year 2030 with the addition of 53,480 housing units. The General Plan EIR has determined that buildout of the General Plan will require additional treatment, capacity, storage capacity, and other conveyance facilities to meet the projected water demands. In addition, new development under the General Plan will not proceed without verification and determination that adequate water supply and adequate water supply infrastructure exists and does not contribute to service area shortfalls.

Wastewater Treatment

The Sacramento Regional Water Treatment Plant (SRWTP) currently has permitted capacity of 181 million gallons per day (mgd) for Average Dry Weather Flows (ADWF), and currently operates under this capacity. It is estimated that the district will have sufficient wastewater treatment capacity through the year 2048. The Sacramento Area Sewer District is currently undergoing an update of its System Capacity Plan. As of the 2010 System Capacity Plan, much of the residentially zoned areas of the city have planned sewer capacity of between 5.51 and 10 ESD (Equivalent Single-Family Dwelling) per acre. Some higher-density residential areas, community services-zoned parcels, and mixed-use residential areas are planned for 10.01 to 30.0 ESD per acre. Because not all developments utilize the maximum sewer capacity for which they are planned, upzoning a parcel or parcels beyond their currently planned capacity may not require infrastructure improvements to accommodate the increased sewer use.

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The SRWTP is currently undergoing an upgrade process called the ECHOWater Project. The project will not add capacity to the SRWTP, but will allow the plant to comply with effluent requirements. The SRWTP also participates in Regional San's Harvest Water Project, which will provide recycled water to southern parts of the county for use in agricultural irrigation.

Currently, there is sufficient water and wastewater capacity to meet the regional housing needs allocation.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To comply with SB 1087, upon adoption, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

ENVIRONMENT

The City of Rancho Cordova incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is the presence of wetlands. There are no significant portions of the City located in the 100-year floodplain, but much of the newly developing area has significant wetlands. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges.

NON-GOVERNMENTAL CONSTRAINTS

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land.

Table A-37 shows a sample of vacant land for sale and properties with development potential in both Rancho Cordova and surrounding communities as of July 2020. There were two parcels listed in the City of Rancho Cordova at the time that would permit residential uses.

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Both were within Commercial Mixed Use zones. The parcels were listed at \$199,900 and \$295,000 and were each less than half an acre. Depending on the size and location of the parcel, the sample vacant parcels in areas surrounding Rancho Cordova ranged from \$195,000 to \$600,000. On a per-unit basis, the parcels in Rancho Cordova were among the least expensive, at \$66,633 and \$42,143, owing to the high unit density permitted in the Commercial Mixed-Use zones.

TABLE A-37
VACANT LAND “FOR SALE”

Type	Lot Size (Acres)	Total Units ¹	Location	Price	Price per Unit
Mixed Use - CMU	0.18	3	Rancho Cordova (95670)	\$199,900	\$66,633
Mixed Use – CMU (FBSP)	0.42	7	Rancho Cordova (95670)	\$295,000	\$42,143
Residential – RD5	0.23	1	Citrus Heights (95621)	\$195,000	\$195,000
Residential – RD10	0.27	2	Citrus Heights (95610)	\$227,500	\$113,750
Residential – RD2	3.18	6	Citrus Heights (95610)	\$314,151	\$52,359
Residential – RD5	1.08	9	Fair Oaks (95628)	\$480,000	\$53,056
Residential – RD2	0.52	1	Fair Oaks (95628)	\$280,000	\$280,000
Residential - RD2	3.45	7	Orangevale (95662)	\$600,000	\$85,714
Agricultural-Residential - AR2	2.00	1	Orangevale (95662)	\$329,000	\$329,000

Source: Zillow.com, July 14, 2020

1. The maximum number of units allowed by the Zoning Code was used in calculating total units.

Construction and Labor Costs

Many factors affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The cost of raw land is estimated to be \$54,388 per unit, based on the average of the two currently available parcels in the city. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems and rough grading, plus installation of water and sewer lines. The estimated costs for these types of improvements are \$40,000 per unit.

An internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per-square-foot cost of a single-story home in the Rancho Cordova area to be approximately \$134.81 per square foot. This cost estimate is based on a 2,000-square-foot house of good-quality construction with a two-car garage and forced-air heating. The total construction costs are estimated at \$269,627, excluding land costs.

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If labor or material costs increased substantially, the cost of construction in Rancho Cordova could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Rancho Cordova. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable or adjustable rate mortgages (ARMs). These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. **Table A-38** shows interest rates for 15- and 30-year fixed-rate conventional and jumbo loans in the Rancho Cordova area as well as 7-year adjustable rate mortgages. In Sacramento County, the limit for conventional loans is \$569,250, which may put mortgages for larger homes in the city into the higher-rate “jumbo” category. Interest rates change on a daily basis.

TABLE A-38
INTEREST RATES FOR 15- AND 30-YEAR LOANS

Loan Product	Conforming		Jumbo	
	Interest Rate	APR	Interest Rate	APR
30-Year Fixed Rate	3.000%	3.093%	3.250%	3.314%
15-Year Fixed Rate	2.500%	2.721%	3.000%	3.098%
7/1 ARM (30 Years)	2.625%	2.813%	2.625%	2.746%

Source: WellsFargo.com, as of July 16, 2020.

Notes: In Sacramento County, jumbo loans are defined as loans higher than \$569,250 (via <https://www.nerdwallet.com/blog/mortgages/jumbo-loan-limits/>).

Rates are subject to change on a daily basis.

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OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Rancho Cordova. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an “energy budget.” The housing industry must meet these standards, and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving Rancho Cordova, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower-income customers.

The Sacramento Municipal Utility District (SMUD) provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with an eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy-efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, Energy Star sun-reflecting coating, duct improvements, insulation, and a solar water heater.

Pacific Gas and Electric Company (PG&E) provides natural gas to consumers in Rancho Cordova and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH). Energy efficiency rebates are also available for multi-family properties.

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

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The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP), which provides financial assistance to eligible low-income persons to offset the costs of heating and cooling their housing unit.

State law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies....” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

ASSESSMENT OF FAIR HOUSING

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City, and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

- Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.
- Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the City has completed the following outreach and analysis.

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Outreach

The City of Rancho Cordova conducted extensive and varied outreach to solicit input and feedback from community members, advocacy groups, and other stakeholders to inform the Housing Element Update.

In 2019, the City of Rancho Cordova participated in a joint effort with other jurisdictions in the Sacramento Valley region to develop the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI) to guide actions that will guide the participating communities to overcome historic patterns of segregation, foster inclusive communities, and promote fair housing. The AI resulted in several goals and actions that the City is committed to pursuing.

During the development of the AI, extensive community engagement was conducted with residents and stakeholders across the Sacramento region to gather their experiences with fair housing. Engagement techniques included focus groups and subsequent in-depth interviews, “pop ups” at local events, and a resident survey. Resident focus groups targeted protected classes and groups who experience discrimination in housing, including African American and Hispanic residents, low-income families, residents with disabilities, and transgender residents. Stakeholder focus groups included those who work in housing, real estate, supportive services, education, transportation, advocacy, and more. While this engagement process included residents and stakeholders from across the region, the findings are representative of Rancho Cordova as well.

Additionally, as discussed in the Citizen Participation section of this Housing Element, the City held two public workshops in the summer of 2020. The workshops were open to stakeholders, nonprofits, representatives from the development community, housing advocacy representatives, and residents. The workshops provided opportunities for participants to learn about the Housing Element update and bring questions and concerns to the City. Due to the COVID-19 pandemic, the public workshops were held virtually, which enabled participants to attend regardless of their location. These meetings were held in addition to standard public hearings.

Finally, the City conducted one-on-one consultation meetings with service providers and community organizations who serve low-income residents and special needs groups and other typically hard to reach groups during the outreach process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the public workshops and hearings. The primary concerns raised by stakeholders included cost barriers to development of affordable and supportive housing, inadequate opportunities for homeownership, and limited access to high quality schools.

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Assessment of Fair Housing

State Government Code Section 65583(10)(A)(ii) requires the City of Rancho Cordova to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to the 2020 TCAC/HCD Opportunity Area map, Rancho Cordova is primarily a Low Resource area north of Highway 50 and bordering the highway on the south, and predominantly Moderate Resource south of Highway 50 (**Figure A-6**). There is one census tract of High Segregation and Poverty located on Folsom Boulevard and one tract of Highest Resource at the intersection of Douglas Road and Sunrise Boulevard.

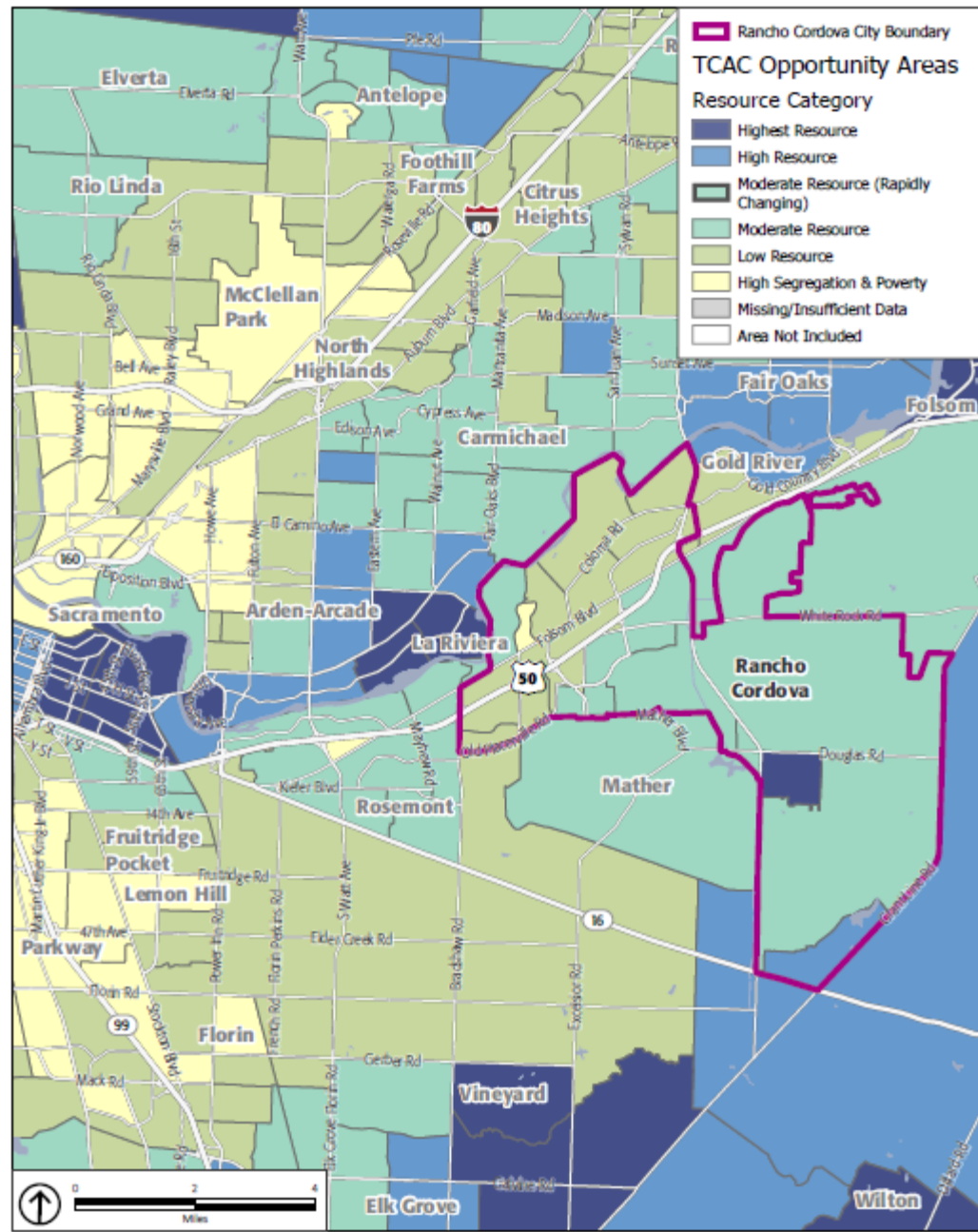
Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until “Low Resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources such as low-cost transportation, jobs, and high-quality schools, with Low Resource areas having the most limited access. In an area of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. In addition to reviewing these categorizations, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these. The results of the AI have also been incorporated in this Assessment of Fair housing.

In the 1950s, the area that is now the City of Rancho Cordova began to experience urbanization as a result of the suburban expansion of Sacramento. During the remainder of the 20th century, Rancho Cordova’s community grew as housing was constructed for people working at Mather Field and Aerojet and agricultural lands were converted to residential and commercial uses. However, the community remained unincorporated during this time, despite efforts to change that, and was subject to the land use policies and investment strategies of Sacramento County. Suburban sprawl dominated housing development, especially along the Highway 50 corridor for residents commuting to jobs elsewhere, and setting the stage of the dominance of older, single-family housing in this area of Rancho Cordova. In 2003, Rancho Cordova was incorporated into its own city, and efforts to invest in public infrastructure and revitalization began. Since 2003, the City has formed inter-departmental groups such as “Growing Strong Neighborhoods” to invest in areas of blight, raised money to resurface 75 miles of roadways and restore Folsom Boulevard, and formed the Leadership Rancho Cordova program to encourage residents to engage in City policies and growth. Despite these efforts, the history of concentrated, older housing stock is still present and has resulted in

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many of the patterns of segregation and areas of low resource identified in this assessment of fair housing.

FIGURE A-6
TCAC/HCD OPPORTUNITY AREAS MAP



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Patterns of Integration and Segregation

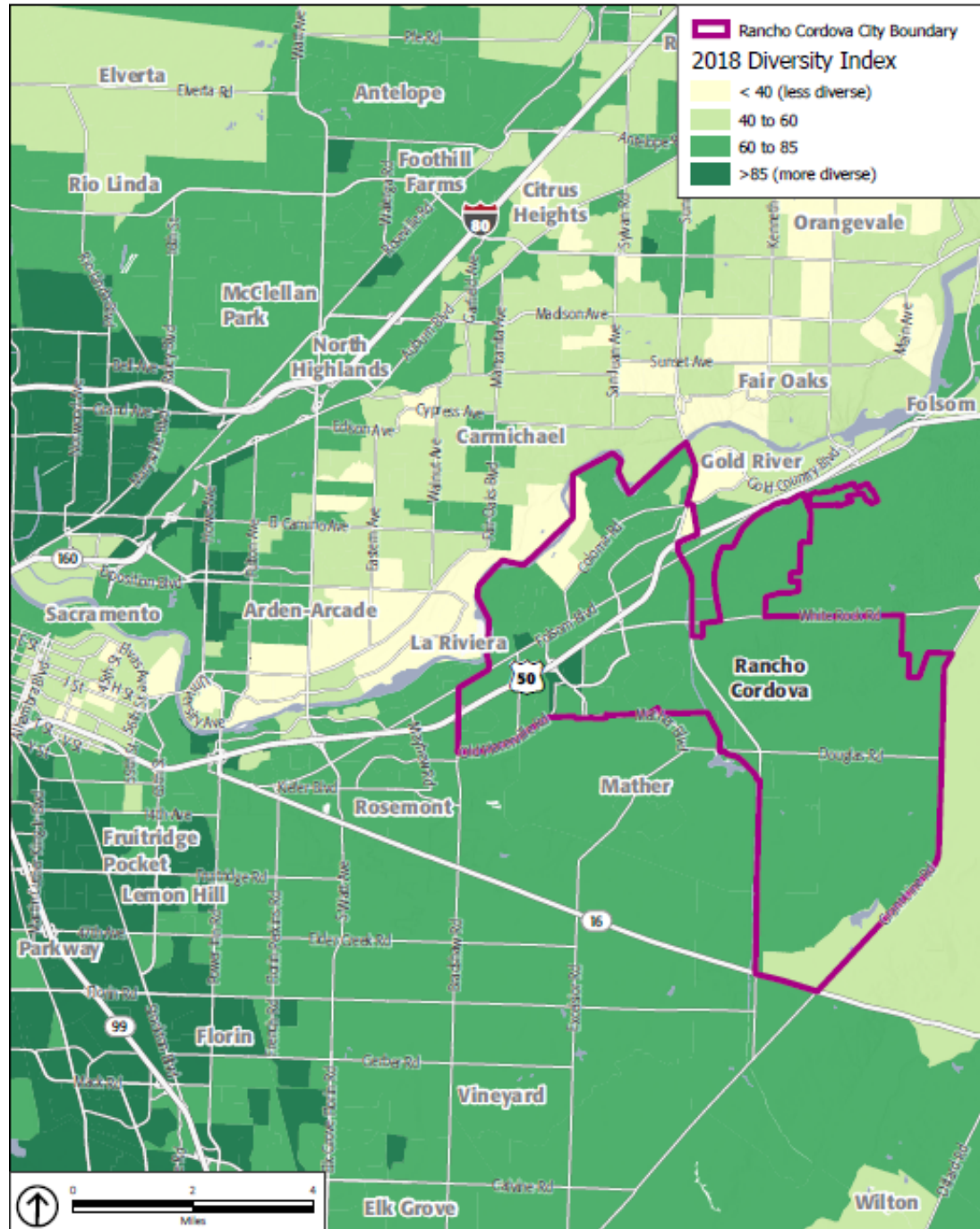
During the AI process and analysis conducted as part of this Housing Element, the City assessed patterns of segregation with a focus on segregation based on disability, race and ethnicity, income, and familial status as well as how land use policies and zoning may contribute to fair housing issues.

Since 1990, the population of Rancho Cordova has become less non-Hispanic White (a decrease from 75 percent of the population to 52 percent) and increased the percent of the population that identifies as other races and ethnicities. The racial and ethnic demographics of Rancho Cordova closely mirror the Sacramento region as a whole, but with higher levels of diversity than many suburban communities north of Highway 50 (**Figure A-7**). However, the City has a higher share of foreign-born and limited English proficiency residents compared to the Sacramento region (25 percent and 15 percent, respectively). Diversity of Rancho Cordova mirrors the western areas of the SACOG region more closely than other suburban communities in Sacramento, El Dorado, and Placer counties. As shown in **Figure A-8**, there is a significantly higher concentration of households in which no adults speak English north of Coloma Road and between Folsom Boulevard and Highway 50. The areas of newer development east of Sunrise Boulevard have a significantly lower concentration of linguistically isolated residents, suggesting that non-English speaking households are concentrated in the lower resource areas of the City. The cause of this segregation may be a result of several factors, including cost of housing, type of housing, or proximity to cultural resources and communities, among others. The City has included a variety of strategies in **Policy H.3.1** and **Action 3.4.1** to support integration of housing for a variety of households and incomes.

The City of Rancho Cordova has one census tract that is considered a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), as defined by HUD. The tract is in the Cordova Meadows area surrounded by La Loma Dr, W La Loma Drive, and Folsom Blvd. A R/ECAP, as defined by HUD, is any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. As of the 2014–2018 ACS, the population of this R/ECAP tract was estimated to be 2,445. A disproportionately high percentage of Black residents in Rancho Cordova live in this area, including a majority of project-based Section 8 housing and Housing Choice Voucher recipients. No public housing projects are located in the R/ECAP. The City will actively seek funding for rehabilitation, parks, transit, and housing creation to combat poverty and segregation in this area (**Action H.3.4.1**).

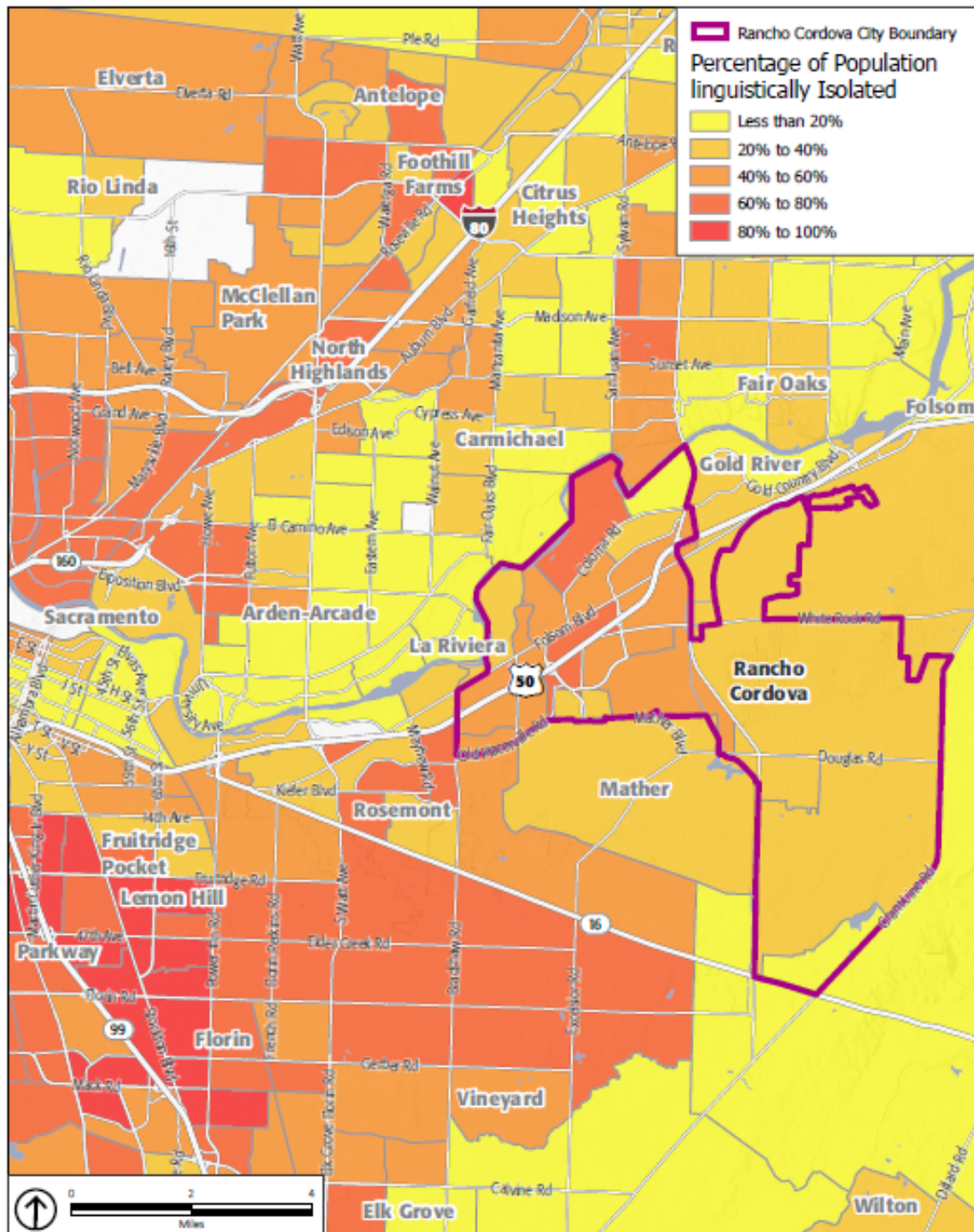
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-7
DIVERSITY INDEX



APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-8
PERCENT OF HOUSEHOLDS LED BY NON-ENGLISH
SPEAKERS



Source: Esri, CalEnviroScreen 2018.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

According to 2010-2014 and 2015-2019 ACS data, the household median income in Rancho Cordova increased slightly during this time. However, the median income in residential areas along the Highway 50 corridor are slightly lower than areas further away from the freeway, which has remained a constant trend over time (**Figure A-9**). This pattern is similar to communities throughout the SACOG region with the exception of the City of Sacramento, where the highest-income households are concentrated downtown. Throughout the SACOG region, there tends to be a higher concentration of poverty in downtown areas and near freeways, where housing is typically older. Patterns of income level in Rancho Cordova reflect those in surrounding suburban communities.

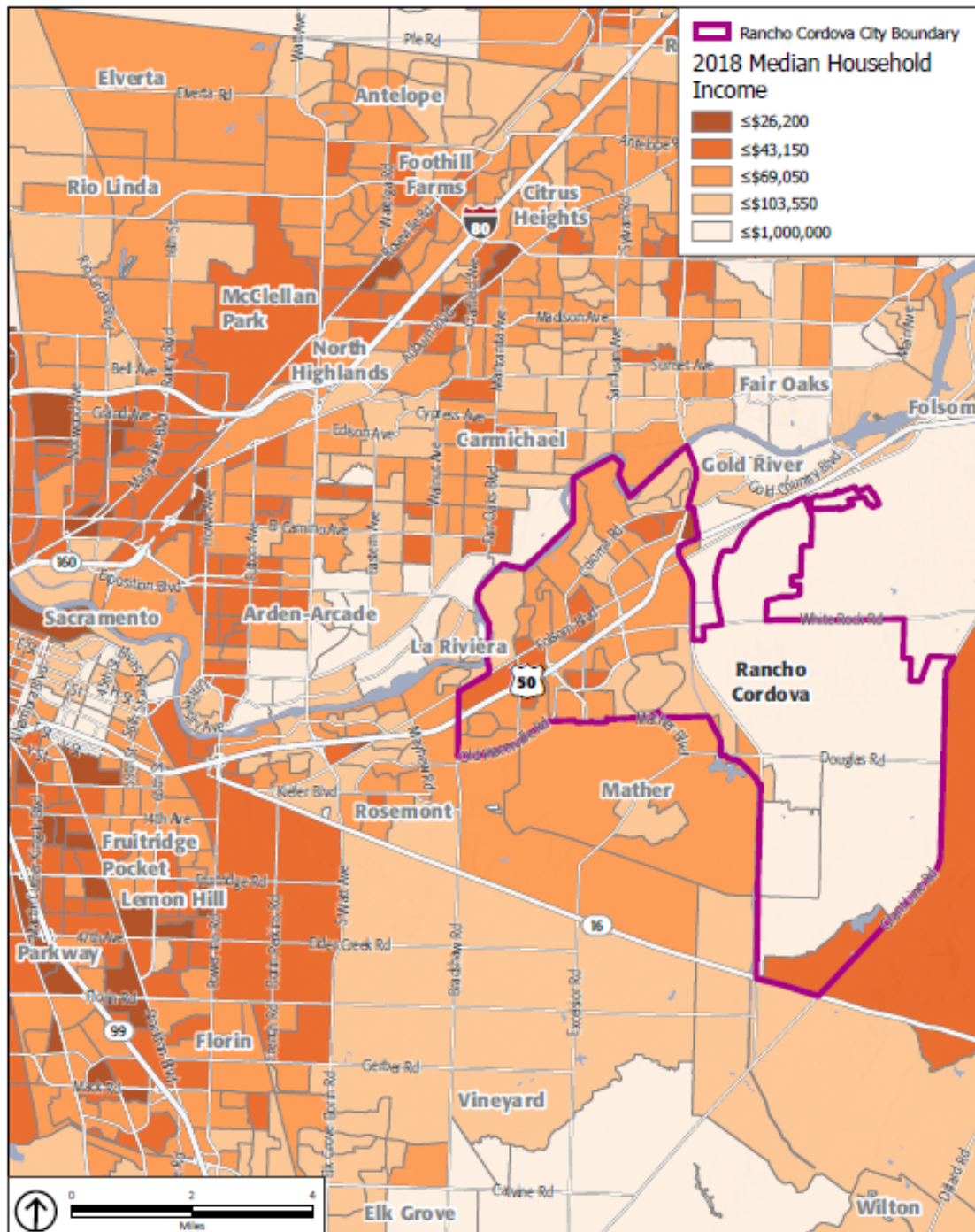
The federal poverty line was \$26,200 for a family of four in 2020. As with many jurisdictions in the region, Rancho Cordova experienced an increase in the number of people living in poverty between 2010 and 2016. However, compared to most other jurisdictions in the county of a similar size, the increase has been the same or smaller. As a percentage of the total population, the percentage of individuals in poverty increased by one percentage point (from 16 percent to 17 percent). The highest concentration of households below the poverty line in the City are in neighborhoods adjacent to Highway 50 and Folsom Boulevard, west of Mather Field Road on the north side of the highway and west of Zinfandel Drive south of the highway. Approximately one-quarter of households in these areas have incomes below the poverty line.

As shown in **Figure A-10** the areas of the City along Highway 50 have slightly lower concentrations of married-couple households. Through the AI process, the City confirmed that there is a large share of children and high proportion of families with children compared to the region. The dominance of families with children supports the need for large housing units, but the presence of non-family households in the areas shown in **Figure A-9** suggest a need for smaller housing units in these areas. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Rancho Cordova. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households.

There are no areas in the City with a disproportionate concentration of individuals with a disability. In fact, areas of the City south of Highway 50 have a lower percentage of residents with a disability than most of the region. However, disabled residents in Rancho Cordova were less likely to live alone (15 percent) than disabled residents of the region as a whole (21 percent). Additionally, labor force participation among Rancho Cordova residents with disabilities is among the lowest in the region; this may be related to the specific constraints of resident disabilities but may also speak to the distance between accessible housing and accessible job opportunities. The City has included **Action H.3.3.2** to incentivize development of housing to increase the stock of accessible housing meet the needs of individuals with disabilities, among other special needs groups and all residents.

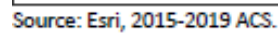
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FIGURE A-9
HOUSEHOLD MEDIAN INCOME



Source: Esri; US Census (2018); PlaceWorks, 2021.

FIGURE A-10
PRESENCE OF FAMILIES



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As discussed in the Land Use Element of the General Plan, low density residential land use designations are prevalent in the portion of the City north of Highway 50 and south of Highway 50 east of Bradshaw Road. In these portions of the City, the few areas that do permit medium to high density residential uses are located adjacent to office, commercial, or mixed use. The predominance of low-density land use designations in the northern portion of the City is a result of the suburban expansion from Sacramento, and now contributes to the over-abundance of affordable, smaller housing units in these areas. In contrast to the northern portion of the City, the recently annexed land east of Sunrise Boulevard has very integrated land use patterns, mixing low, medium, and high density uses to create mixed income neighborhoods and supporting the finding that there are fewer indicators of segregation in this area. However, the development in this area is newer and may be less affordable unless subsidized. The City has included several programs to encourage revitalization and investment in a variety of housing types in the northern portion of the city.

Access to Opportunity

Residents of the City of Rancho Cordova are some of the least likely in the region to live in neighborhoods with proficient schools. Of the fourteen schools located within City limits, only two ranked in the 80th percentile or above in a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com. These two schools were Sunrise Elementary K-6 (ranked in the 90th percentile) located in the high resource area at Douglas Road and Sunrise Boulevard, and Riverview STEM Elementary K-5 (ranked in the 80th percentile) located in the low resource area near Rossmoor Park. The remaining 12 schools are ranked in the 50th percentile or below, with 7 of these being in the 20th percentile or below. During consultations with stakeholders, the Cordova Community Council confirmed that the prevalence of poorly ranked schools has resulted in many higher-income families relocating to the neighboring cities of Elk Grove and Folsom, furthering the disparity between school quality in low- and higher-income neighborhoods. The City will encourage development of housing affordable to a typical middle and high school teacher and will work with the Folsom-Cordova Unified School District to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas (**Action 3.4.1**)

Rancho Cordova residents are served by SacRT and Rancho CordoVan, whose routes reach many neighborhoods south of Highway 50, but almost none north of the highway. The Rancho CordoVan shuttle serves residents of Villages of Zinfandel, the Anatolia neighborhoods, Kavala Ranch and Sunridge Park during the morning and evening commute times, connecting residents to the Zinfandel Light Rail Station. These routes have very limited stops off of the main thoroughfares of Zinfandel Drive and Sunrise Boulevard and do not serve residents during business hours or on weekends to connect to resources or other communities. During operation, transit riders can use a Regional Transit ticket or pass, pay 50 cents for basic fare, or pay 25 cents for a discount fare (seniors, Medicare holders, individuals

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with disabilities, and elementary and high school age students). Other areas of the City south of the highway are served by SacRT bus and light rail service. However, the local bus service head times range from 30-60 minutes and regional bus service is limited to peak commute hours. Respondents to the AI survey expressed that the limited availability of public transportation routes and infrequency of service is a concern when identifying a place to live. The City will actively seek funding to encourage TOD and will coordinate with Regional Transit to expand transportation routes and availability of service to meet the needs of all residents (**Action H.1.4.1**). Despite transportation limitations, residents of Rancho Cordova live in closer proximity to jobs than most residents of the region outside of the downtown core (**Figure A-11**). Residents north of Highway 50 are slightly further from jobs, but still have greater access than most communities north of Highway 50.

To meet the needs of the population with disabilities in Rancho Cordova, there are 10 licensed adult residential care facilities and 10 assisted living facilities in the city. Additionally, residents are served by SmartRT, an on-demand, corner-to-corner transportation service for all residents of Rancho Cordova operated by SacRT to connect residents to the services they need. The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (**Actions H.2.2.1 and H.3.3.1**).

Disproportionate Housing Need and Displacement Risk

As discussed in the Housing Needs and Opportunities of this Housing Element, overcrowding is not a significant issue in Rancho Cordova, with approximately 5.7 percent of the population living in housing units too small to adequately fit their household. However, the rate of overcrowding is significantly higher for renters (9.5 percent) than it is for owners (2.6 percent), with the highest concentration of overcrowded households in the area south of Highway 50, west of Mather Field, where poverty rates are among the highest in the City. Additionally, as shown in **Figure A-12**, this area also has the highest concentration of renters overpaying for housing. While most of the City has similar or lower rates of overpayment than much of the surrounding region, the concentration of overpayment in this area is higher than those with even higher rates of poverty in the City of Sacramento and other communities. This highlights a disproportionate need for larger housing units at affordable rates to meet the needs of this population, as well as a high risk of displacement due to cost. While housing appears to be more affordable in other areas of the City, a survey of residents for the AI found that there is a 30-percentage point gap between homeownership rates for Black and White residents and a 20-percentage point between White and Hispanic homeownership rates, some of the largest gaps in the region. There is also a higher rate of mortgage loan denial for minority groups.

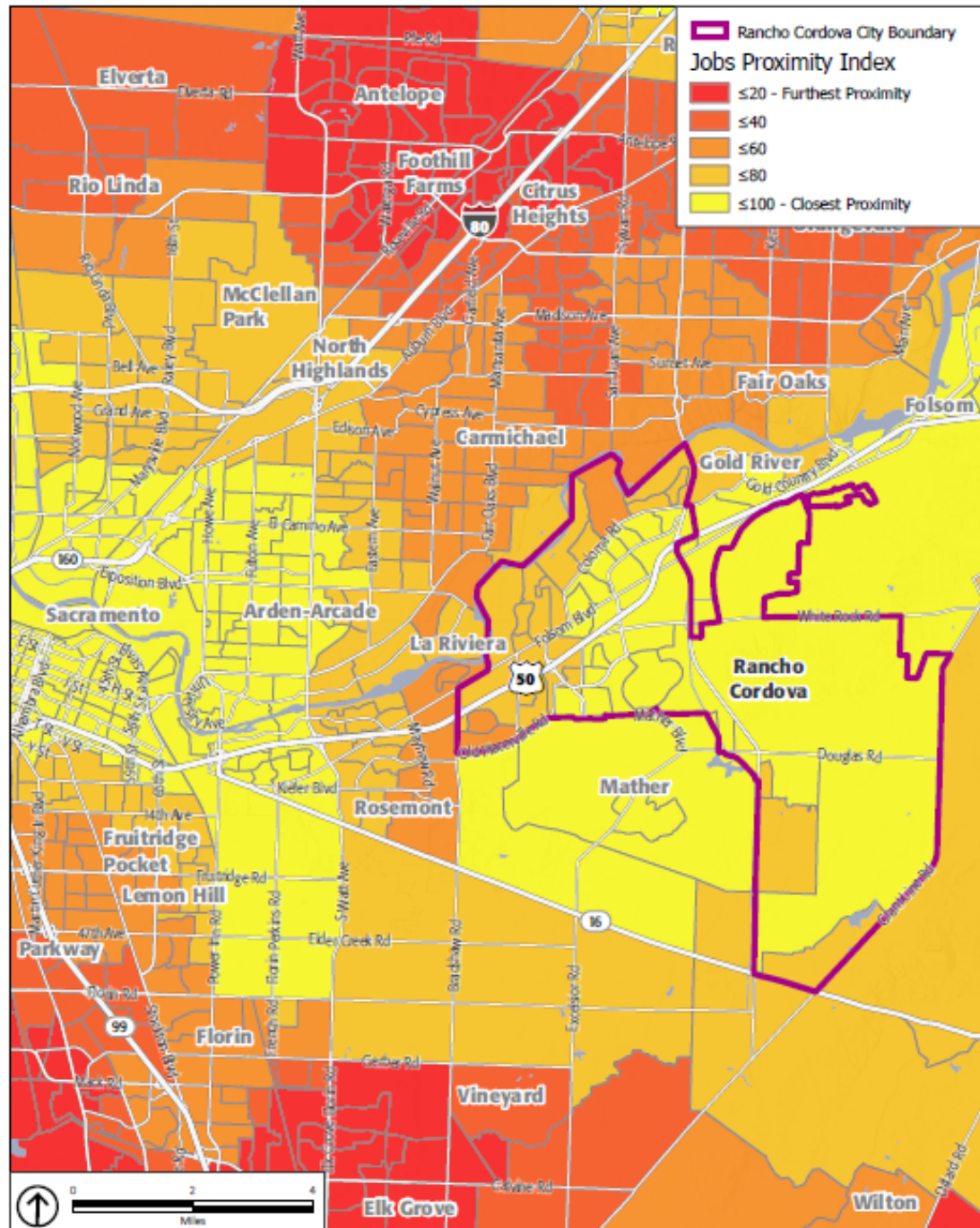
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Additionally, approximately one-quarter of respondents were displaced in the last 5 years, with most reporting rent increase as the cause, and households that include a member with a disability were half as likely as a non-disability household to own a home in the region. While these statistics were collected for the region as a whole, the AI found that Rancho Cordova residents are just as likely to experience these housing challenges as regional residents.

In addition to disproportionate housing need and displacement risk stemming from financial concerns, housing condition can present a barrier to fair, accessible housing. The City estimates that, due to the age of their housing stock, approximately three-quarters of housing units in the City may be in need of some type of repair or replacement. Additionally, in a focus group conducted for the AI, residents expressed concerns about lack of code enforcement and delayed maintenance of their apartment building, and that some had been evicted when their landlord received code enforcement violations. To combat this, the City has included action in **Action H.2.1.1** through **Action H.2.1.4** and **Action 3.4.1** to assist homeowners to identify and apply for rehabilitation funding and develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied. Access to affordable housing, and opportunities for homeownership, further disproportionate housing needs and increase risk of displacement in Rancho Cordova. To address displacement risks and housing need, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities in the City (**Action H.2.1.4, Action 3.4.1, and Action H.5.3.1**).

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FIGURE A-11
PROXIMITY TO JOBS



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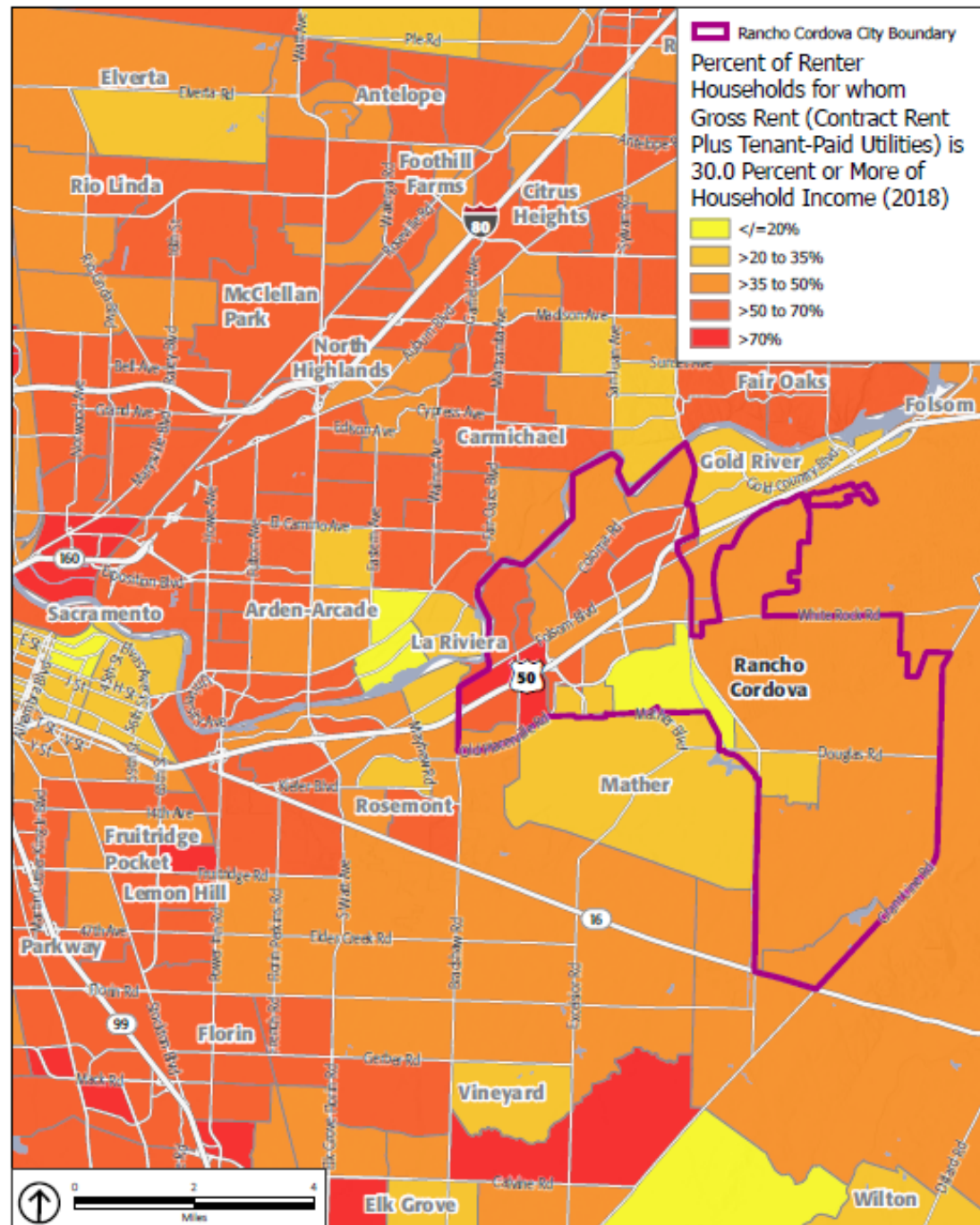
Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through regular review of City policies and codes and referring fair housing complaints to appropriate agencies.

Fair housing issues can include concentration of low-income housing, disproportionate access to services, housing design that make it inaccessible to an individual with a disability, discriminatory actions when renting or selling a housing unit, addressing housing needs disproportionately across the City, among other issues. The City proactively addresses any potential issues that may arise through ongoing review of land use policies, permitting practices, and building codes to ensure compliance with state and federal fair housing laws. The City conducted a complete review of the Zoning Code in 2017 to ensure compliance with fair housing law, and continues to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws. Periodic reviews of the zoning code and policies confirm that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. In addition, when considering development proposals, including Specific Plans or other policy documents, the City will endeavor to ensure that all persons have equal access to sound and affordable housing (**Policy H.3.4**).

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FIGURE A-12
RENTERS OVERPAYING FOR HOUSING



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The City's Housing Division refers discrimination complaints to Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, and other fair housing organizations and agencies. Fair housing issues referred to these organizations and agencies include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more.

In their *2018 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received 66 housing complaints for residents of Sacramento County, less than 1 percent of the total number of cases in the State that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD's FHEO reported that 17 housing discrimination cases were filed by residents of Rancho Cordova between January 1, 2013, and September 1, 2020 (**Table 39**). This number provides a snapshot of discrimination cases that exist as many may go unreported or be referred to other agencies, such as the Renter's Helpline. Of the 17 cases reported by HUD, the most common basis for allegation was discrimination due to a disability (64.7 percent of cases). In addition to filed cases, there were 36 inquiries made to HUD's FHEO housing providers in Rancho Cordova. However, the 36 inquiries resulted in 18 findings of no valid basis, 16 in which the filer failed to respond, one that was not filed within the necessary timeframe, and one other, undefined. While none of the cases successfully filed were against the City or the Sacramento County housing authority, three of the inquiries involved the housing authority as the housing provider. None of the inquiries against the housing authority were pursued.

TABLE A-39
BASES FOR HOUSING DISCRIMINATION CASES IN
RANCHO CORDOVA

Basis	Number	Percent
Disability	11	64.7%
Familial Status	1	5.9%
Race	2	11.8%
National Origin	2	11.8%
Religion	0	0.0%
Retaliation	3	17.6%
Sex	1	5.9%
Color	0	0.0%
Total Cases	17*	100.0%

Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2020

**The number of alleged bases exceeds the total number of cases because some cases alleged multiple bases.*

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Neither the California DFEH nor HUD FHEO were able to provide the specific locational origin of cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the City. **Action 3.4.1** includes an action to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the City. Additionally, the City will produce, market, and distribute information to residents in English and other languages on what fair housing laws are and provide information on assistance, advice, and enforcement activities that are available (**Action H.3.4.1**)

Sites Inventory

California Government Code Section 65583(c)(10)(A) requires jurisdictions to identify sites to meet their RHNA that are consistent with their duty to affirmatively further fair housing and to create integrating and balanced patterns. The City examined their selected sites in the context of the opportunity areas map prepared by the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) (**Figure A-3**). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and patterns of segregation, access to opportunity, and displacement risk as overlays to the City's sites inventory, the City was able to identify if the sites included in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation. While 11 sites have been identified in the Low Resource Areas to meet the City's lower-income household regional housing needs, these are expected to yield approximately 474 of the anticipated 3,827 lower-income units for this planning period, or just 12.4 percent of lower-income units. Sites identified to meet the lower-income RHNA are distributed across neighborhoods, primarily in areas with higher median income, lower rates of overcrowding, and other patterns that combat segregation and will affirmatively further fair housing. Additionally, most of the anticipated lower-income units are proposed in Specific Plan areas that will include the development of new schools, jobs, and other resources to increase access to opportunity for these residents. The City has included **Policy H.3.4** in this housing element to ensure that the sites for lower-income units will be distributed throughout the Specific Plan areas such that they encourage integration of housing type and mixed income neighborhoods. The distribution of lower-income housing through a variety of housing types will increase the potential for mixed income communities with housing to meet the needs of both family and nonfamily households in all economic segments of the community. However, the City has included a variety of actions in this Housing Element to ensure that development at all sites in the inventory, or others not identified, will further fair housing at work to increase integration in the City.

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Contributing Factors

Consultations with stakeholders, public outreach conducted through the AI development process, and this assessment of fair housing issues identified several factors that are barriers to fair housing in Rancho Cordova. These include the following:

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Presence of a R/ECAP	Concentration of affordable housing units	Prioritize investment in properties with blight conditions (Action H.2.3.1)
	Concentration of Housing Choice Voucher holders	Promote community revitalization programs (Action H.2.1.3)
	Limited economic mobility opportunities	Encourage landlords in high resource areas to accept Housing Choice Vouchers (Action 2.4.1)
	Lack of public investment	Promote development of affordable housing in high resource areas (Actions H.1.2.1 and H.1.5.1)
Displacement of residents due to economic pressures		Work with developers to support subsidized housing development (Action H.1.5.3)
	Unaffordable rents and sales prices	Promote the use of density bonuses to increase the housing supply (Action A.1.5.4)
	Shortage of subsidized housing units	Provide rehabilitation financing assistance (Action H.2.1.1)
	Concentration of poverty in low resource areas	Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities (Action H.3.4.1)
	Cost of repairs or rehabilitation	Provide annual training on fair housing laws at public meetings (Action H.3.4.1)
	Dominance of single-family housing, which is typically more expensive than multi-family	Promote development of affordable housing in high resource areas (Actions H.1.2.1 and H.1.5.1)
Disproportionate access to services	Discriminatory lending practices	
	Insufficient supply of accessible housing units	Seek funding to encourage TOD and coordinate with Regional Transit to expand routes and availability (Action H.1.4.1)
	Limited public transit availability	

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Substandard housing conditions	Lack of high-quality schools (disparities been high/low-income neighborhood)	Prioritize revitalization of Folsom Boulevard to improve access to resources (Action H.2.2.1) Work with school districts to attract and retain high-quality teachers (Action H.3.4.1)
	Age of housing stock, especially Cost of repairs or rehabilitation Lack of code enforcement or delayed maintenance	Prioritize investment in properties with blight conditions (Action H.2.3.1) Implement Housing Stock Conservation Fee (Action H.2.3.1) Acquire and rehabilitate rental housing (Action H.2.4.2) Provide rehabilitation financing assistance (Action H.2.1.1) Develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made (Action H.3.4.1)
Concentration of lower-income households along the Highway 50 corridor	Older housing stock Lack of public investment New development concentrated in newly annexed areas Limited, and concentrated, areas of high density residential	Require the densities required for affordable housing in all residential projects of 100 acres or more (Action H.1.2.1) Require residential development plans in new areas of the City to create an Affordable Housing Plan (Action H.1.5.1) Promote community revitalization programs (Action H.2.1.3) Promote construction of ADUs (Action H.3.1.3)

Areas with limited access to transportation and education or with poor public infrastructure are most likely to experience fair housing issues. Given that these issues are present throughout Rancho Cordova, the City has identified the above as contributing factors and barriers to fair housing and has included implementation strategies throughout the goals, policies, and actions in this Housing Element to further fair housing and address historic patterns of segregation and poverty beyond just the program required to satisfy AB 686 (**Action H.3.4.1**).

APPENDIX B – REVIEW OF THE
2013-2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status	Action
Action H.1.1.1 – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Inquire with employers once every two years	The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries.	Continue
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 accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project’s requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements: • Sites must be zoned exclusively residential. • Acres used to satisfy RHNA requirements will be required to maintain set minimum densities. • Sites must be of sufficient size to accommodate a minimum of 16 units per site. • Sites must be proximate to public transportation routes which provide ready access to fixed rail.	Funding Source: General Fund, Local Housing Trust Fund Responsible Agency: Planning Department, Housing Division Time Frame: 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. The Ranch Project, which was approved in 2019, includes an Affordable Housing Plan. The project includes a land dedication of 7.14 acres that will be dedicated to the City. This land will be developed at a minimum of 26 units per acre.	Continue
Action H.1.3.1 – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing, as projects are possessed though the Planning Department.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities, ranging from 6.1 dwelling units per acre (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.	Continue
Action H.1.4.1 – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community. • SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines. • Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City’s affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). • Local and Regional Complete Streets Advocate groups – The City will continue to work with local	Funding Source: General Fund Responsible Agency: Public Works, Housing Division, Planning, and Economic Development departments Time Frame: The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings, an affordable multifamily project near Zinfandel Regional Transit Authority (RTA) light rail station, was approved and is currently occupied. In addition, the City purchased a 10-acre TOD property in 2018 and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on	Continue

APPENDIX B – REVIEW OF THE
2013-2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status	Action
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.		linkages (i.e., bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.	
Action H.1.5.1 – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. • The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. • The Affordable Housing Plan shall specify and include the following: ○ A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households. ○ The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. ○ Program options within project-specific Affordable Housing Plans may include but are not limited to the following: ▪ Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.). ▪ Land dedication (on-site and off-site). ▪ Rehabilitation of existing residential structures located within existing City neighborhoods. ▪ Payment of in-lieu fees. • The timing for completion of affordable housing obligations includes the following considerations: ○ For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. ○ For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. • At the City Council’s discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. • In order to ensure the production and preservation of housing affordable to the City’s workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: ○ Density bonuses ○ Fee waivers or deferrals (as reasonably available) ○ Expedited processing/priority processing ○ Reduced parking standards ○ Technical assistance with accessing funding ○ Modifications to development standards (on a case-by-case basis) ○ Other incentives	Funding Source: General Fund Responsible Agency: Housing Division, Planning, and Economic Development Departments Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these for areas with AHPs is 4,777 units at build out.	Continue

APPENDIX B – REVIEW OF THE
2013-2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status	Action
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.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Annually monitor the Affordable Housing Plan.	Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.	Continue
Action H.1.5.3 – Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund).	Funding Source: State and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund) Responsible Agency: Housing Division, Planning, and Economic Development Departments Time Frame: Apply for funding as available.	During the planning period, the City partnered with three non-profit developers and one for-profit housing developer. Two permanent supportive housing developments were completed. Additionally, the City's developer partnerships worked on one transitional housing development and one affordable family housing development. These projects included 100 permanent supportive housing units, up to 60 transitional beds, and 17 affordable family units.	Modify
Action H.2.1.1 – The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: Apply for funding as Notices of Funding Available (NOFAs) are released.	During the previous Housing Element period, the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year. In addition, the City has strongly encouraged rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.	Continue
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 homeowners and single family homeowners to address immediate health and safety problems.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: The City will provide loans as funding becomes available each year.	The Emergency Repair Program, funded in part by the City’s CDBG allocation, funded 42 home repairs during the previous Housing Element period. These grants funded roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes.	Modify

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Action	Timeline	Implementation Status	Action
Action H.2.1.3 – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: 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. The City’s neighborhood volunteer program repaired the exterior of 10 homes during the last planning cycle. The City’s Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Blight Busters, and other clean-up and beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations. Over 2,500 trees have been planted in the City since 2016 in partnership with the Sacramento Tree Foundation, of which 80 percent have been in disadvantaged communities. In 2016 Blight Busters was able to cover all 17 of the City’s residential neighborhoods. The City’s nine Rebuild Day events in the last planning cycle assisted 81 homes in the Lincoln Village, Sunriver, White Rock, Walnutwood, Aspen Creek, and Cordova Lane neighborhoods.	Modify
Action H.2.1.4 – Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	Funding Source: HOME Program and CDBG Program Responsible Agency: Housing Division and Neighborhood Services Division Time Frame: Ongoing.	Throughout the previous Housing Element period, 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, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based site review to continue to bolster that encouragement. The City proactively inspects all apartment complexes every three years and rental properties of 1-8 units every seven years to ensure health and safety standards are met. Rental properties must repair any deficiencies, or they are ultimately not allowed to operate as rental properties.	Modify. Combine with H.2.3.1.
Action H.2.1.5 – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	Funding Source: General Fund Responsible Agency: Planning and Building Departments Time Frame: Implemented as part of the project processing and review of individual development applications.	The Planning Department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety 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. Additionally, the City continues to consult with the City’s police department for further CPTED	Continue

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Action	Timeline	Implementation Status	Action
Action H.2.2.1 – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following: Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	Funding Source: General Fund Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department Time Frame: Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	and other safety standards. The City continuously worked with both property owners and developers along Folsom Blvd. to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. In 2013, the City partnered with Portland State University to develop an infill program to encourage use of underused sites in this corridor. Additionally, one multifamily affordable housing project was approved on Folsom Blvd. Other actions the city is taking or has taken are as follows: - invested \$35 million to repave, add sidewalks, and beautify Folsom Blvd. - acquired substandard buildings and properties and demolished blight on at least three sites. - working on the Civic Center project on an approximately 10-acre site that will include over \$100 million in investment and will hopefully catalyze further development along the Boulevard. - funding a shopping cart removal service at a high level to ensure shopping carts are removed within hours. - funding a Homeless Outreach Navigator and created a Homeless Outreach Team within the Police Department to specifically address homeless issues on Folsom Blvd. - working with other government agency partners, such as the Los Rios Community College and Sacramento Metro Fire to aid in the development of sites they own on Folsom Blvd.	Continue
Action H.2.3.1 – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.	Funding Source: CDBG Funds, General Fund Responsible Agency: Housing Division and Neighborhood Services Division Time Frame: Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.	Modify. Combine with H.2.1.4
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 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	Funding: Local Housing Trust Fund, CDBG Responsible Agency: Housing Division and Neighborhood Services Division	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. To date, no units have converted to market rate.	Modify

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become available. • Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. • Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. • Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). • Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. • Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.	Time Frame: Annually	The City continues to monitor and update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing. Specifically, the City provided grant funding that, along with 4 percent tax credits, helped resyndicate the La Loma apartments, preserving 34 units.	

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Action H.2.4.2 – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	Funding Source: General Fund, Local Housing Trust Fund and other subsidies as available Responsible Agency: Housing Division Time Frame: Ongoing	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects. City staff continually reviews the market for multi-family properties for sale that could be converted. Several properties have been identified but due to the high cost of such a project and policy direction to use the City’s limited existing resources on higher priorities, this was not pursued. Once a project is identified City staff will reach out to nonprofit and for-profit partners to analyze the opportunity and discuss further steps. The City has coordinated with Mercy Housing, Mutual Housing, Bridge Housing Urban Housing Communities, CalCHA, and others on this effort.	Continue
Action H.3.1.1 – Continue to review other local jurisdictions’ programs that spread a range of housing types throughout the jurisdiction.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Ongoing	The City has encouraged best practices by maintaining ongoing contact with other jurisdictions’ housing programs and creating a matrix of information about other jurisdictions’ programs. The City does this periodically to review other jurisdictions current practices and does not plan to continue this as a formal program.	Delete.
Action H.3.1.2 - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City’s RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Annually monitor the CUP process to ensure it doesn’t pose a constraint to any of the sites listed above.	These sites are located throughout the City, including Villages of Zinfandel and the Mather Special Plan Area. Discussion with applicants is ongoing and occurs when applicants approach the City. The Limited-Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 state laws.	Modify
Action H.3.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	Funding Source: General Fund Responsible Agency: Planning Department, Housing Division, Building Department, and Sacramento Metro Fire District Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City did not have an opportunity to identify a conversion facility during this period. However, a new retirement congregate care facility was approved in 2019 and The Ranch Special Planning Area includes an active adult neighborhood.	Continue
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.	Funding Source: General Fund Responsible Agency: Planning Department, Building Department, and Housing Division Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning	The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. Phases 1 and 3 of the Mather Veterans Village (MVV), provide permanent supportive housing and have assisted approximately 130 people. Phase 2 is a transitional housing program, and is serving approximately 24	Modify

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Action	Timeline	Implementation Status	Action
	Department.	people. Phases 1 and 3 will assist 10 additional people annually for the next 50 years, and Phase 2 will assist approximately 1,200 people over the next 50 years.	
Action H.3.3.2 – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.	Funding Source: General Fund, Local Housing Trust Fund, CDBG Responsible Agency: Housing Division and Planning Department Time Frame: Implemented as part of project processing and review of individual development applications	The City has not seen market interest in developing SRO type housing except for student housing. The City did not receive any SRO applications or inquiries during this period beyond the student housing application which is a 420-unit SRO dormitory on an infill property within the City’s central business district. .	Continue
Action H.3.3.3 – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; • Off-street parking based upon demonstrated need; • Size and location of on-site waiting and intake areas; • Provision of on-site management; • Proximity to other shelters; • Length of stay; • Lighting; and • Security during hours when the shelter is open	Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding Responsible Agency: Housing Division Time Frame: Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City participates in the Continuum of Care through Sacramento County. 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. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location, including a transitional housing program, a veteran’s transitional housing program, and a transitional age youth housing and services center.	Modify
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: • Production, marketing, and distribution of fair housing materials, and marketing in non-English languages • Fair housing case intake, and routing of fair housing complaints through the City’s Fair Housing Representative • Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.	Funding Source: General Fund, CDBG funds Responsible Agency: Housing Division Time Frame: Ongoing	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, Sacramento Self-help Housing, the Sacramento Housing and Redevelopment Agency, and the Rental Housing Association. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement.	Modify

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Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City’s Analysis of Impediments to Fair Housing (AI) completed in 2010.			
Action H.3.4.2 – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals. This program will be updated to ensure compliance with State Law.	Modify and combine with Action H3.3.1
Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD’s photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City’s newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City’s website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	Funding Source: General Fund Responsible Agency: Planning and Building Departments Time Frame: Ongoing	The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2018, the City and Mercy Housing successfully implemented Sacramento Municipal Utility District’s (SMUD’s) virtual net-metering program on Mather Veterans Village Phase 1 and has planned to extend the program to Phases 2 and 3. The City has also partnered with Grid Alternatives.	Continue
Action H.5.1.1 – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Determine viability of creating a local housing trust fund by end of fiscal year 2014.	In 2019, the City established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each market rate housing unit, land dedication, and land purchase options.	Modify
Action H.5.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Funding Source: Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds Responsible Agency: Housing Division Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD.	The City has continuously submitted applications for grants and other affordable housing funding, including: - HOME - CalHOME - UrbanLift - Infill grant - Affordable Housing Sustainable Communities - Tax Credits Over the past planning period, the City has been awarded funds from TCAC, IIG, VHHP, CA LHTE, and DOF CBTH programs for the Mather Veterans Village Phases 1,2, and 3 projects. These projects included 100 units of permanent supportive housing and 48 units of transitional housing. The City has also received a CalHome grant for single-family home rehabilitation loans. 12 single-	Modify

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Action	Timeline	Implementation Status	Action
		family home rehabilitations were completed.	
Action H.5.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	Funding Source: CDBG, HOME and other funds (as funding becomes available to the City) Responsible Agency: Housing Division Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City contacts financial institutions operating within the City to learn more about local CRA programs and discuss any issues or obstacles for using CRA funds in Rancho Cordova. City sponsored partners, such as the Cordova Community Council, also directly reach out to financial institutions for program sponsorships and grant funding. A number of banks already operate in the City, providing very low-cost down payment programs and mortgages to low- and moderate-income households.	Continue
Action H.5.3.1 – To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include: - Financial assistance (based on availability of housing funds) - Expedited development review - Streamlined processing - Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.	Funding Source: General Fund Responsible Agency: Housing Division and Planning Department Time Frame: Offer incentives as projects are processed through the Planning Department.	The City has continuously worked to encourage development of affordable housing projects as funds and resources become available.	Continue
Action H.5.4.1 – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; - A fee component to cover administrative costs; - An annual inflationary adjustment; - Exempt uses; and - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City. As of January 2021, there is approximately \$250,000 in the trust fund.	Remove.



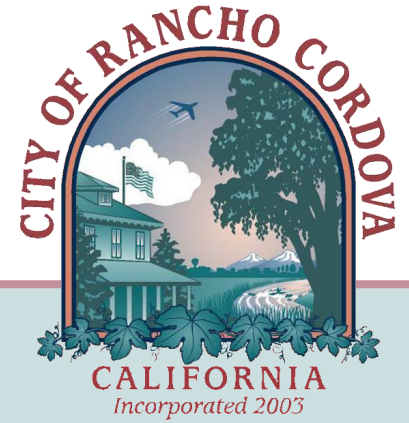
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Adoption Draft – June 2021
HCD Revisions



City of Rancho Cordova

2021-2029 HOUSING ELEMENT





City of Rancho Cordova

2021-2029 HOUSING ELEMENT

JUNE 2021
ADOPTION DRAFT

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V: HOUSING

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Appendix A: Housing Needs Assessment

Appendix B: Review of Previous Element

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INTRODUCTION

The City of Rancho Cordova (City) incorporated in 2003 as a jobs-rich community with aging homes and apartments that did not serve the workforce. While quality new construction ownership units have been added to the City's housing stock, much of the older multifamily rental stock is reaching the end of its economic life. Rancho Cordova's housing and rental prices are generally more affordable than most areas of the region. The City strives to ensure that new development will complement existing communities and that the mix of housing in the future will match the community's housing needs.

Rancho Cordova is committed to a balanced housing strategy that considers the wide-ranging issues associated with housing. In pursuing this strategy, the City recognizes that housing is many things to many people:

- To the individual or family, housing is a safe shelter, a place for family, an investment, a sense of identity, a place to play/recreate, and a place to learn.
- To the community, housing is neighborhoods, community identity, sense of place, history, culture, and diversity, and a reflection of how people live and circulate.
- To the City, housing is civic pride, quality of life, diversity and unity, and an opportunity to ensure a livable, walkable, and sustainable community.
- To the City's Economic Development Department, housing establishes market conditions, supports a diverse workforce, and attracts business leaders.
- To the developer, housing is a financial commitment, livelihood, commitment to creating built environment, and identity/reputation.
- To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.
- To schools, housing provides a stable environment for students that supports successful educational programs.

This Housing Element reflects the City's desire to address Rancho Cordova's unique housing needs in a manner that creates and sustains a balanced community.

PURPOSE OF THE HOUSING ELEMENT

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

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State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear housing policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Section 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends;
- The City's fair share of the regional housing needs;
- Household characteristics;
- Land suitable for residential development;
- Fair housing concerns in the jurisdiction, including factors that may limit or deny fair housing or access to opportunity;
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing for all income levels;
- Special housing needs;
- Opportunities for energy conservation; and
- Publicly assisted housing developments that may convert to non-assisted housing developments.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Rancho Cordova.

ISSUES AND CONSIDERATIONS

The Housing Element establishes policies and programs to address the housing concerns listed here, which were identified during the preparation of this General Plan:

- Improve the condition of existing older apartments.
- Enhance the livability of existing, older neighborhoods.
- Facilitate reinvestment in existing neighborhoods as a catalyst for change.
- Incentivize the development of executive housing.
- Ensure that housing is available for and in proximity to the City's workforce.
- Promote economic vitality through a balance of residential and employment land uses.
- Provide a range of housing choices that meet the needs of our residents.

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- Support special-needs housing – seniors, veterans, and persons with disabilities.
- Integrate mixed-income housing throughout the community, but with special attention to our newly developing Specific Plan areas.

HOUSING NEEDS

Planning for housing needs is very important at the statewide, regional, and local levels. For the last 35 years in the United States, the gap between incomes and housing costs has dramatically widened. Despite the recent fluctuations in the housing market resulting from the housing boom and bust, housing affordable to low-, very low-, and extremely low-income is still in critically short supply, as evidenced by the demand for subsidized housing and housing vouchers that far outstrips the supply. Additionally, the stall in the home building industry that resulted from the recession that followed the housing bust in 2007 to 2008 resulted in fewer new homes built, and many cities began to experience a housing shortage as the economy and the housing market recovered. As populations in cities and counties across California have increased at a faster rate than housing has been constructed, housing availability and affordability has become a concern, particularly for lower-income households in high-demand regions of the state.

REGIONAL HOUSING NEEDS

An important step in addressing state housing needs is the Regional Housing Needs Plan (RHNP), which is mandated by the State of California (California Government Code, Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The RHNP for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), which allocates to cities and the unincorporated county their “fair share” of the region’s projected housing needs, also known as the RHNA. The RHNP allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction’s Housing Element. Table H-1 shows the overall allocation for each Sacramento County jurisdiction during the 2021-2029 6th Housing Element Cycle, as well as the percentage of housing allocated to each income level.

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TABLE H-1
2021- 2029 REGIONAL HOUSING NEEDS ALLOCATION

Jurisdiction	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Citrus Heights	9.5%	9.5%	11.3%	20.7%	49.1%	697
Elk Grove	16.1%	16.1%	19.4%	14.4%	34.0%	8,263
Folsom	17.5%	17.5%	21.1%	13.0%	30.9%	6,363
Galt	10.5%	10.5%	12.6%	19.7%	46.7%	1,926
Rancho Cordova	11.7%	11.7%	14.1%	18.6%	44.0%	9,067
Isleton	7.1%	10.7%	10.7%	21.4%	50.0%	28
Sacramento	11.5%	11.5%	13.8%	18.7%	44.5%	45,580
Unincorporated County	10.5%	10.5%	12.7%	19.7%	46.7%	21,272
Sacramento County Total	12.1%	12.1%	14.5%	18.2%	43.2%	93,196

Source: SACOG, Regional Housing Needs Plan for Sacramento County, 2020

The intent of the RHNP is to ensure that local agencies not only address the needs within their jurisdictions but also provide for the housing needs for the entire region. Additionally, a major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that an adequate number of sites with appropriate zoning are provided to address existing and anticipated housing demands during the planning period and to ensure that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table H-2 provides the RHNA target for the planning period 2021 to 2029 for each of the five household income groups for the City of Rancho Cordova.

TABLE H-2
CITY OF RANCHO CORDOVA REGIONAL NEEDS
ALLOCATION FOR 2021–2029

Income Group	2021–2029 RHNA
Extremely Low	1,057 units
Very Low	1,058 units
Low	1,274 units
Moderate	1,684 units
Above Moderate	3,994 units
Total	9,067 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County, 2020;
City of Rancho Cordova.

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Based on the state allocation needs, the City will need to demonstrate the capacity, based on appropriately zoned land, to accommodate 1,057 housing units affordable to extremely low-income households, 1,058 housing units affordable to very low-income households, and 1,274 housing units available to low-income households during the current RHNA period. In addition, the City will have to demonstrate the capacity to accommodate 1,684 housing units available to moderate-income households and 3,994 housing units available to above-moderate-income households.

Since the 2013 Housing Element through December 31, 2019, the City has added 100 housing units affordable to extremely low-, very low- and low-income households. The City has also produced 424 housing units affordable to moderate-income households and 2,019 to above-moderate-income households. To determine the current land availability to meet the RHNP for the City, HCD considers the existing land “zoned” for residential single- and multifamily development.

While the Land Use Element establishes additional opportunities for mixed-use development, including multifamily residential uses, the analysis reflects only those lands currently zoned for such in the City. Zoning designations include areas within adopted Specific Plans and Special Planning Areas designated for residential or mixed-use development. The City currently has 105.5 acres of vacant and under-utilized land available for multifamily residential development. The acreage would have capacity for 2,898 units. Development is based on an average of the density range and a consideration of site constraints. Sites with multiple-use designations, such as commercial/multifamily and office/multifamily, are considered appropriate sites to accommodate future multifamily uses.

The City has 588.08 acres of greenfield vacant land available for development within the eight-year period, as well as 81.88 acres of vacant infill land and 23.62 acres of underutilized land.

There are also several development projects in various phases of entitlements that could add significant residentially zoned land. In addition to the City’s vacant land area, the adopted Folsom Boulevard Specific Plan (FBSP) development strategy will focus efforts on the promotion of new infill development, redevelopment of underutilized properties, and the revitalization of existing development along the Folsom Boulevard corridor.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

State law requires that “...the general plan elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

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The Housing Element of the Rancho Cordova General Plan spans an eight-year time period and focuses on the city limits, while the overall Rancho Cordova General Plan includes goals and policies that will direct the City as well as the Rancho Cordova Planning Area over a 20-year period or longer. According to HCD, cities and counties located in SACOG's jurisdiction are required to submit their adopted Housing Element to HCD by May 15, 2021, for the planning period 2021 through 2029. Pursuant to state law, the Housing Element will be updated for each subsequent planning period established by the state.

The Safety Element updated through the Multi-Jurisdictional Hazard Mitigation Update will be completed in 2021. The Hazard Mitigation Plan is updated every five years and will address all new state laws. No other elements are being updated at this time.

The Housing Element has been reviewed for consistency with the City's other General Plan elements, and the policies and programs in this element reflect the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained. Additionally, as portions of the General Plan are amended in the future, the Housing Element will be reviewed and updated to ensure that internal consistency is maintained.

GOALS, POLICIES, AND ACTIONS

The purpose of this section is to provide a plan for meeting the housing needs of the existing and future residents of Rancho Cordova. The plan includes goals, policies, and actions directed toward the preservation, improvement, and development of a range of housing types and choices affordable to all income ranges in Rancho Cordova. Specifically, the goals, policies, and actions are designed to address the housing needs identified in the Housing Needs Assessment of this Housing Element. The housing program provides a foundation upon which detailed housing activities can be developed and implemented. The Housing Element includes the following goals:

- Goal H.1: Balance Employment and Housing
- Goal H.2: Neighborhood Preservation and Rehabilitation
- Goal H.3: Encourage Housing Opportunities
- Goal H.4: Pursue Sustainable Design
- Goal H.5: Pursue Housing Resources

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GOAL H.1 – SEEK A BALANCE OF HOUSING OPPORTUNITIES APPROPRIATE FOR THE RANGE OF JOBS AVAILABLE AND PLANNED IN THE CITY.

Policy H.1.1 – Improve the City’s jobs-housing balance by ensuring that housing development in Rancho Cordova provides opportunities for all income levels to serve the full range of available and projected jobs in the City.

- **Action H.1.1.1** – The City will work with the Economic Development Department to inquire with larger employers in the community and determine salary information and employee preference for housing type, specifically for lower wage workers.

Funding Source:	General Fund
Responsible Agency:	Economic Development Department
Time Frame:	Inquire with employers once every two years.

Policy H.1.2 – Maintain adequate sites that support a range of housing types appropriate for the City’s housing needs, considering employment projections, household growth, and the City’s share of regional housing needs.

- **Action H.1.2.1** – Currently, rResidential 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~~ requires 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 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.

To satisfy the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:

- Sites must be zoned exclusively for residential use.
- 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.

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- Sites must be proximate to public transportation routes that provide ready access to fixed rail.

– In an effort to enhance and facilitate a range of housing choices and affordability, the City will reevaluate the 5 percent and consider an increase by 2022. The City will also encourage the development of large lot residential projects with affordable housing in high resource areas to facilitate mobility for lower-income households.

Funding Source: General Fund, Local Housing Trust Fund

Responsible Agency: Planning Department, Housing Division

Time Frame: Ongoing, as residential applications are received.

Quantified Objective: 40 acres zoned for sufficient density to accommodate 1,200 lower income units, 40 acres zoned for sufficient density to accommodate 400 moderate income units. Evaluate a percentage increase by December 2022.

Policy H.1.3 – Promote a broader range of housing options for executives.

- **Action H.1.3.1** – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (more than 500 units) in the Rural Residential (RR) and the Estate Residential (ER) zones.

Funding Source: General Fund

Responsible Agency: Planning Department

Time Frame: Ongoing, as projects are possessed through the Planning Department.

Policy H.1.4 – Promote higher-density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development.

- **Action H.1.4.1** – As part of an ongoing effort to promote transit-oriented development (TOD) to increase mobility and access to resources for residents, the City will coordinate with regional partners to incentivize the production of housing for persons living and working in the same community.

– Density Bonus – The TOD overlay provides substantial density bonus up to 80 units per acre for projects that are within one-quarter of a mile of transit stations.

- SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD along the Regional Transit Light Rail lines.

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- Regional Transit – The City will continue to cooperate with Regional Transit to identify transit needs in the community and work to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount Regional Transit 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 (TOD).
- Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportation options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services and to facilitate mobility for access to opportunity for lower-income households.

Funding Source: General Fund

Responsible Agency: Public Works, Housing Division, Planning, and Economic Development ~~departments~~ Departments

Time Frame: The City will coordinate efforts to apply for funding for transit-oriented developments to complete such projects as quickly as is feasible, and as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes. The City will also proactively reach out to developers annually to continue to inform them of available incentives and any possibility for coordination with other parties listed.

- **Action H.1.4.2:** To promote mixed use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed use sites, either as single-use projects or in mixed-use developments, particularly within the Folsom Blvd Specific Plan Area, Mather Redevelopment Area, Town Center and on the Annexation Sites. The City will offer the following regulatory and financial incentives including but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.

Funding Source: General Fund

Responsible Agency: Public Works, Housing Division, Planning, and Economic Development Departments

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Time Frame: The City will work with developers to provide regulatory incentives including fee deferments and flexible development standards as projects are submitted to the Planning Department.

Policy H.1.5 – Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing. These areas are typically high resource and promote inclusion of affordable housing in high opportunity areas.

- **Action H.1.5.1** – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.
 - The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.
 - The Affordable Housing Plan shall specify and include the following:
 - A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low-, moderate-, and above-moderate-income households.
 - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.
 - Program options within project-specific Affordable Housing Plans may include, but are not limited to, the following:
 - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.), prioritizing production in areas of high opportunity.
 - Land dedication (on-site and off-site).
 - Rehabilitation of existing residential structures located within existing City neighborhoods.
 - Payment of in-lieu fees.

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

Funding Source: General Fund

Responsible Agency: Housing Division, Planning, and Economic Development
Departments

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Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.

Quantified Objective: Land and resources secured for the future development of 240 extremely low- units, 240 very low- units, 720 low- units, 400 moderate- units, and 6,480 above-moderate-income units

- **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.

Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: Annually monitor the Affordable Housing Plan.

- **Action H.1.5.3** – Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, 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). The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects and will assist in identifying sites for development in high resource areas.

Funding Source: State and federal housing programs and the City programs, such as the City's non-residential linkage fee (Local Housing Trust Fund)

Responsible Agency: Housing Division

Time Frame: Apply for funding as programs are available, annually meet with housing developers, collaborate on application support as projects come forward.

Quantified Objective: 30 extremely low- units, 30 very low- units, 120 low- units

- **Action H.1.5.4** – Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.

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Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: Ongoing, as projects are processed through the Community Development Department. Comply with State Law by July 2022.

Policy H.1.6 – Allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.

- Action H.1.6.1 – The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, B-1, C-1, D-1, and D-2, L-1, L-2, and L-3.

Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: Ongoing, as projects are processed through the Community Development Department.

GOAL H.2 – ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS

Policy H.2.1 – Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).

- **Action H.2.1.1** – The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. The City will market the program in the R/ECAP north of Folsom Boulevard and areas of concentrated poverty to assist residents with the cost of repairs and thus reduce risk of displacement due to costs or housing condition.

Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)

Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department

Time Frame: Apply for funding annually and as NOFAs are released. Publicize available funding on the City's website as it becomes available.

Quantified Objective: 160 units. Target 50 units in moderate resource areas and 50 units in areas of concentrated poverty.

- **Action H.2.1.2** – Continue the use of the City's Home Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and

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low-income ranges. This is a grant for mobile and manufactured homeowners and single-family homeowners to address immediate health and safety problems.

Funding Source: CDBG or other funds (as funding becomes available to the City)

Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department

Time Frame: The City will provide loans as funding becomes available each year.

Quantified Objective: 160 households. Target 50 households in moderate resource areas and 50 households in areas of concentrated poverty.

- **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at the City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs, including, but not limited to, Blight Busters, the Neighborhood Engagement Program, Sacramento Municipal Utility District (SMUD), and the Sacramento Tree Foundation, with targeted marketing in areas of concentrated rehabilitation need and poverty to assist residents with the costs of repairs and reduce displacement risk.

Funding Source: CDBG or other funds (as funding becomes available to the City)

Responsible Agency: Housing Division, Community Engagement Division, and Neighborhood Services Division

Time Frame: Ongoing, as community improvement days occur and new programs become available.

Quantified Objective: 100 units. Target 25 units in moderate resource areas and 25 households in areas of concentrated poverty.

- ~~**Action H.2.1.4** – Continue to identify the most troubled multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.~~

~~Funding Source: HOME Program and CDBG Program~~

~~Responsible Agency: Housing Division and Neighborhood Services Division~~

~~Time Frame: Annually identify properties, apply for available funding annually, as NOFAs are released.~~

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- **Action H.2.1.5-4** – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.

Funding Source: General Fund
 Responsible Agency: Planning and Building Departments
 Time Frame: Implemented as part of the project processing and review of individual development applications.

Policy H.2.2 – Continue to implement the Folsom Boulevard Specific Plan.

- **Action H.2.2.1** – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:

- Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor.
- Land banking where and when opportunities arise.
- Continue to reach out to private property owners to encourage a sale or development of their properties.
- Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged.
- Pursue grant funding where available to address environmental issues.

Funding Source: General Fund

Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department
 Time Frame: Scanning for opportunities and communicating with private property owners is ongoing. Discussions with special districts and agencies to be completed by the end of 2023. Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.

Policy H.2.3 – Ensure that existing housing stock within the City is maintained and remains habitable to assist in meeting the housing needs of the community.

- **Action H.2.3.1** – Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will work to identify/facilitate place-based revitalization by

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identifying high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and will pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will target these efforts in areas of concentrated poverty, overpayment, and rehabilitation need and The City will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.

In addition, the City will continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. ~~This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.~~

Funding Source: CDBG Funds, General Fund

Responsible Agency: Housing Division ~~and Neighborhood Services Division~~

Time Frame: Annually identify properties. Continue to proactively inspect all rental property on a consistent basis, currently on a 3- or 7-year rotation depending on the number of units at a property.

Policy H.2.4 – Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.

- **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 efforts listed here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts use existing City and local resources as well as additional resources from the public and private sector should they become available.
 - Monitor owners of at-risk projects on an ongoing annual basis to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
 - Maintain and annually update the inventory of “at-risk” projects using existing databases (e.g., California Housing Partnership Corporation [CHPC], United States Department of Housing and Urban Development [HUD], HCD, and California Tax Credit Allocation Committee).
 - Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of

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- the project, including proactively ensuring notices to qualified entities, coordinating an action plan, and assisting with financial resources or supporting funding applications.
- Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
 - Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.
 - Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Contact property owners annually. Identify nonprofit partners and pursue funding on a project basis.
 - Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
 - Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability.
 - Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
 - Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.

Funding: Local Housing Trust Fund, CDBG
 Responsible Agency: Housing Division and Neighborhood Services Division
 Time Frame: Annually

- **Action H.2.4.2** – In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will ~~W~~work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.

Funding Source: General Fund, Local Housing Trust Fund, and other subsidies as available

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Responsible Agency: Housing Division

Time Frame: Meet annually with interested individuals, nonprofit housing corporations, and for-profit developers.

- Action H.2.4.3 – In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.

Funding Source: General Fund, Local Housing Trust Fund, and other subsidies as available

Responsible Agency: Housing Division

Time Frame: Monitor owner interest in preserving manufactured housing and mobile-home parks every five years.

GOAL H.3 – PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTIFAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL-NEEDS GROUPS.

Policy H.3.1 – Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.

- ~~Action H.3.1.1 – Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.~~

~~Funding Source: General Fund~~

~~Responsible Agency: Housing Division~~

~~Time Frame: Annually review~~

- **Action H.3.1.2** - The City has identified sites ~~B-1, J-1, L-1, L-2, L-3~~, G-1, and G-2, in the Land Inventory (see Tables A-~~2048~~, A-~~2149~~, and A-~~220~~ in Appendix A), as appropriate, to meet a portion of the City's ~~lower and moderate income~~ RHNA. These sites are mixed-use sites and require a Conditional Use Permit (CUP) to allow for residential development ~~in the CMU, OMU, and OPMU zones~~. 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, ~~annually, and~~ upon consultation with

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developers, and 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 an alternative site.

Funding Source: General Fund
 Responsible Agency: Planning Department
 Time Frame: Annually monitor the CUP process to ensure it does not pose a constraint to any of the sites listed.

- **Action H.3.1.3** – Update Sections 23.901.060 and 23.901.065 of the City’s Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City’s website and at the planning counter and will target marketing in high resource areas to encourage construction of affordable housing types to facilitate mobility from low to high resource areas.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: By January 2022, December 2021

- **Action H.3.1.4** To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions, and lot line adjustments, resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

The City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower income households,
- Providing technical assistance to acquire funding, and
- Modification of development requirements.

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Funding Source: A combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available.

Responsible Agency: Housing Division

Time Frame: Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted.

Policy H.3.2 – Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.

- ~~• **Action H.3.2.1** – Research feasibility of converting existing multifamily rental housing to senior housing facilities, such as a congregate care or assisted living facility.~~

~~Funding Source: General Fund~~

~~Responsible Agency: Planning Department, Housing Division, Building Department, and Sacramento Metro Fire District~~

~~Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.~~

Policy H.3.3 – Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, ~~the homeless people experiencing homelessness, farmworkers,~~ and single-parent households.

- ~~• **Action H.3.3.1** – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to allow requests for provide a reasonable accommodation procedure in the Municipal Code in regard to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required ~~in the Zoning Code~~. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.~~

Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.

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Funding Source: General Fund
 Responsible Agency: Planning Department, Building Department, and Housing Division
 Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department. Amend the Reasonable Accommodation Ordinance by December 2021.

- **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 CUP in the RD-20, RD-25, RD-30, and high-density residential (HDR) zones as well as General Commercial and Light Industrial (M-1). To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards that 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 five units

The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.

Funding Source: General Fund, Local Housing Trust Fund, CDBG
 Responsible Agency: Housing Division and Planning Department
 Time Frame: Implemented as part of project processing and review of individual development applications

- **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) identify a zone to permit homeless facilities by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for

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~~emergency shelters than other residential or commercial uses within the M-1 zone.~~ 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. Additionally, the City will revise the Zoning Ordinance to allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable. The allowed uses, along with corresponding development standards, are detailed in AB 2162. The City will also work to establish managerial standards for homeless facilities that will include the following:

- Maximum number of beds;
- ~~— Off-street parking based upon demonstrated need;~~
- Size and location of on-site waiting and intake areas;
- Provision of on-site management;
- Proximity to other shelters;
- Length of stay;
- Lighting; and
- ~~—~~ Security during hours when the shelter is open.

Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit 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 and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.

Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding

Responsible Agency: Housing Division

Time Frame: Participate in regional coordination on an annual basis. Amend the Zoning Code to aAllow emergency shelters in the M-1 by—right by May 2021 and develop managerial standards for homeless facilities, amend the Zoning Code to address transitional and supportive housing types consistent with State Law by July 2021. Develop managerial standards for homeless facilities and permit supportive housing per State Law within one year of adoption of the Housing Element.

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- **Action H.3.3.4** – Per AB 101 (2019), amend the City’s Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: By January 2022

- **Action H.3.3.5** – To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Funding Source: General Fund
Responsible Agency: Housing Division
Time Frame: By January 2022

- **Action H.3.3.6** – The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.

Funding Source: General Fund
Responsible Agency: Housing Division
Time Frame: By January 2022, and annually thereafter.

Policy H.3.4 – The City will continue to promote equal housing opportunity for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.

- **Action H.3.4.1** – The City will continue implementation of its Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a fair housing effort that the City began in fiscal year 2012–2013 and that was continued by the City’s participation in the Sac Valley Fair Housing Collaborative’s Analysis of Impediments to Fair Housing Choice (AI) ~~and includes~~. In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:

– Implement Actions 1.4.1, 2.1.1, 2.1.3, 2.2.1, and 2.3.1 and the AI for a comprehensive and regional approach to affirmatively further fair housing including targeting community revitalization through place-based programs.

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enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk for special needs groups and lower income households and overpayment (Actions 2.4.2 and 3.1.3) and facilitating affordable housing in high opportunity areas (Actions 1.2.1, 1.5.1, 1.5.3, and 1.5.4).

- By March 2022, translate all fair housing materials into non-English languages that are prominent in Rancho Cordova; continue multi-lingual Pproduction, marketing, and distribution of fair housing materials, and marketing in non-English languages as updates are made.
- As fair housing cases are received, refer intake to the Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative
- As Routing of potential fair housing cases are processed by the City, work with the complainant to file with 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.
- Work with fair housing providers such as Sacramento's Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
- As funding is available, annually apply for funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.
- Meet with the Folsom-Cordova Unified School District by June 2022 to develop strategies to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas. Additionally, the City will provide materials to affordable housing developers on standard teacher, and other lower-income workers, salaries to encourage development of housing affordable to teachers.
- By June 2022, develop a targeted program to connect lower-income residents to homeownership opportunities in their community.
- By December 2022, develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.

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- ~~— Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI) completed in 2019 under the timeframes identified in:~~
- Provide annual training on fair housing laws and discrimination at public meetings.
- ~~— Annually provide information to landlords and property managements on the benefits of accepting Housing Choice Vouchers, with a particular emphasis on marketing this information at rental properties in high resource areas, to facilitate housing choice mobility throughout the city.~~
- As part of the APR process in year 2025, evaluate the City's fair housing objectives and adjust as appropriate.
- ~~— Meet with school districts within one year of Housing Element adoption to develop a program to attract and retain high quality teachers to schools in low resource areas.~~

Funding Source: General Fund, CDBG funds
 Responsible Agency: Housing Division
 Time Frame: Continue to implement the City's AI on an ongoing basis and review progress twice within the planning period. Produce and distribute materials by December 2022, route fair housing complaints on a complaint basis. Refer to bullets for specific metrics and milestones.

GOAL H.4 – PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.

Policy H.4.1 – Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.

- **Action H.4.1.1** – Partner with SMUD and Pacific Gas and Electric Company (PG&E) to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City

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will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.

Funding Source: General Fund
 Responsible Agency: Planning and Building Departments
 Time Frame: Ongoing, provide information as programs are available

GOAL H.5 – PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.

Policy H.5.1 – Partner with private organizations to encourage housing investment in the City.

- **Action H.5.1.1** – Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.

Funding Source: General Fund
 Responsible Agency: Housing Division
 Time Frame: Ongoing as funding is available. Explore possible funding sources by 2023.

Policy H.5.2 – Pursue state and federal funding sources needed to achieve the desired range of housing choice.

- **Action H.5.2.1** – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis (see Funding Source and Time Frame that follow). The City will collaborate with nonprofit organizations and agencies, such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, and CalHome programs, the state Multifamily 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, Affordable Housing Sustainable Communities Program, California

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Community Housing Agency, and various other HUD programs for special-needs groups.

Funding Source: Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, Multifamily Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds

Responsible Agency: Housing Division

Time Frame: Ongoing. The City will apply for all the above loans and grants as NOFAs are released from HCD.

- **Action H.5.2.2** – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions.

Funding Source: CDBG, HOME, and other funds (as funding becomes available to the City)

Responsible Agency: Housing Division

Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.

Policy H.5.3 – Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.

- **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

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Given equal quality of design, priority will be given to projects containing units affordable to extremely low- and very low-income households.

The City will also establish a regular forum and meet biannually to learn from affordable housing developers on what incentives they need to develop in the City.

Funding Source: General Fund
 Responsible Agency: Housing Division and Planning Department
 Time Frame: Offer incentives as projects are processed through the Planning Department. Forum with nonprofit developers every two years.

Quantified Objectives: 150 units

Action H.5.3.2 – The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

Funding Source: General Fund, SB 2 funding
 Responsible Agency: Housing Division and Planning Department
 Time Frame: January 2022 December 2021

Policy H.5.4 – Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.

- **Action H.5.4.1** – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of the City. The update to the fee program shall include the following:
 - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;
 - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;
 - A fee component to cover administrative costs;
 - An annual inflationary adjustment;
 - Exempt uses; and

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- Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multifamily projects and provide a homebuyer assistance program.

Funding Source: General Fund

Responsible Agency: Housing Division

Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by the end of fiscal year 2021. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.

Quantified Objectives: 5 units

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QUANTIFIED OBJECTIVES SUMMARY

Based on the policies and actions outlined in the previous section, the following objectives (Table H-3) represent a reasonable expectation of the maximum number of new housing units that will be developed, rehabilitated, or conserved, and the number of households that will be assisted over the next eight years.

TABLE H-3
QUANTIFIED OBJECTIVES

Action Item	Extremel y Low- Income	Very Low- Income	Low- Income	Moderat e- Income	Above Moderat e Income	Total
<i>New Construction Units City's 2021-2029 RHNA</i>						
<i>City's RHNA</i>	1,057	1,058	1,274	1,684	3,994	5,073,067
	1,057	1,058	1,274	1,684		5,073
<i>New Construction Units</i>						
<u>Action H.1.2.1</u>	<u>0</u>	<u>600</u>	<u>600</u>	<u>400</u>	<u>0</u>	<u>1600</u>
<u>Action H.1.5.1</u>	<u>240</u>	<u>240</u>	<u>720</u>	<u>400</u>	<u>6,480</u>	<u>8080</u>
<u>Action H.1.5.3</u>	<u>30</u>	<u>30</u>	<u>120</u>	<u>0</u>	<u>0</u>	<u>180</u>
Subtotal	270	870	1440	800	6480	9860
<i>Rehabilitation Units</i>						
Owner Occupied Housing Rehabilitation Action H.2.1.1	0	0 <u>120</u>	120 <u>160</u>	0	<u>0</u>	240 <u>160</u>
<u>Action H.2.1.2</u>	<u>0</u>	<u>80</u>	<u>80</u>	<u>0</u>	<u>0</u>	<u>160</u>
<u>Action H.2.1.3</u>		<u>25</u>	<u>50</u>	<u>25</u>		<u>100</u>
Subtotal	0	80 <u>120</u>	120 <u>240</u>	0	0	240 <u>420</u>
<i>Preservation/Conservation Units[†]</i>						
Preservation Units Action H.5.3.1	0	0 <u>75</u>	28 <u>75</u>	0	<u>0</u>	28 <u>150</u>
<u>Action H.5.4.1</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
Subtotal	0	80 <u>0</u>	75 <u>28</u>	0	0	155 <u>28</u>
Total	270 <u>1,057</u>	1,030 <u>552</u> <u>1,178</u>	1,805 <u>1,42</u> <u>2</u>	802 <u>51,684</u>	6,480	10,435 <u>305</u> <u>,341</u>

Source: City of Rancho Cordova, 2020

[†]—Objectives based off of actions 2.1.1 and 2.1.2

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CITIZEN PARTICIPATION

Rancho Cordova, a city that incorporated recently as a result of the long-term efforts of its citizens, prioritizes the involvement of its residents in the development of plans aimed at improving the quality of life in the community, such as the General Plan and Housing Element.

Therefore, Rancho Cordova welcomes that Section 65583[c][8] of the California Government Code requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Compliance with that regulation is in alignment with Rancho Cordova's approach to citizen participation.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process. Active involvement of all segments of the community may include one or more of the following:

- Outreach to community organizations serving low-income, special needs, and underserved populations;
- Special workshops, meetings, or study sessions that include participation by these groups;
- Establishment of an advisory committee with representatives of various housing interests; and
- Public information materials translated into languages other than English if a significant percentage of the population is not English-proficient.

To meet the requirements of state law, the City of Rancho Cordova has completed the public outreach and community involvement activities described herein.

PUBLIC WORKSHOPS AND MEETINGS

In preparation for the update to the Housing Element, the City initiated broad public participation to gather input on Rancho Cordova's housing policies and implementation strategies. All workshops and meetings associated with the Housing Element update are listed here. Meetings were attended by residents of the City, developers, housing advocacy representatives, nonprofit housing organizations, and staff from the North State Building Industry Association.

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- **June and August 2020** – Two public workshops (virtual) were held, one ~~on-in~~ June 23, 2020 at 5:30pm and one on August 26, 2020 from 11:30am to 12:00pm, to inform and educate the community about the Housing Element update process, and to identify housing issues in the City that informed the update process. The City held these meeting at varying times to allow for the maximum number of participants. Attendees included a variety of stakeholder types, including nonprofits, representatives from the development community, housing advocacy representatives, and residents. During the workshop, attendees were informally surveyed to address what concerns the community may have about housing and what income groups need more affordable housing. Following the workshops, the City made the recordings available on the website to allow citizens to participate if they were unable to attend the virtual meetings.
- **September 2020** – A City Council study session (virtual and in person) was held ~~on~~ in September 21, 2020, at 5:30, that served as a general discussion to inform Council Members and the public about the Housing Element update process, and to receive feedback from City Council and attendees on proposed actions to include in the draft and vacant sites alternatives.
- **November 2020** – ~~Upcoming~~ A City Council meeting (virtual and in person) was held on November 16, 2020 at 5:30, to obtain approval of the ~~first updated~~ draft of the Housing Element and receive direction to submit the draft, to be submitted to HCD.
- **February 2021** – A public workshop was held on February 4, 2021 at 6:00 pm to provide time for a community question and answer meeting regarding the changes within the draft Housing Element, Emergency Shelters, and an explanation of the Regional Housing Needs Allocation sites and process.

Public Noticing

In an effort to achieve the participation of low- and moderate- income households ~~t~~he public workshop and City Council meetings were formally noticed on the City's website, the workshop and meetings were posted on the City's Facebook page, which has 7,340 followers, and notices were posted on Nextdoor, a neighborhood app, to all 29 neighborhoods in the City. The public workshops held on August 26, 2020 and February 4, 2021 ~~were~~ also informally noticed through email to housing stakeholders in the community, including developers, nonprofits, and housing advocacy representatives. The following is a list of organizations that were contacted and attended public meetings during the drafting of the Housing Element.

- Sacramento Housing Alliance
- Sunrise Health and Wellness Center

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- North State Building Industry Association
- Cullen Realty

CONSULTATIONS

In response to the COVID-19 pandemic, phone consultations were performed in lieu of in-person stakeholder meetings. Representatives from the following community groups, representing a broad cross-section of organizations focused on housing in Rancho Cordova, were contacted to discuss concerns and opportunities for housing in the City and the housing needs of special populations in the community:

- Mutual Housing
- Cordova Community Council
- Resources for Independent Living
- North State Building Industry Association

Consultation with Mutual Housing: On June 29, 2020, Keith Bloom, Director of Acquisitions at Mutual Housing, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. Mutual Housing is an affordable housing developer and operator in the Sacramento area. There was an interest expressed in supporting the City in understanding the strategies available to develop new affordable housing. The cost of renovating existing, older buildings to create affordable housing was described as having many challenges, particularly if some of the residents would not qualify for the affordable project and would need to be relocated. Impact fees were cited as a major line-item for developers, so an expansion of the impact fee waiver program would support the development of affordable projects. Because so many affordable projects rely on Low-Income Housing Tax Credits, it would be useful to developers for inventories of available development sites to also include whether or not the sites are in sufficiently close proximity to the amenities required for tax credit developments.

Consultation with Cordova Community Council: On June 29, 2020, Shelly Blanchard, Executive Director of the Cordova Community Council, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. The Cordova Community Council is a member organization made up of local businesses and community groups to coordinate community events and programs. It was noted that the City currently has areas where apartment buildings are highly concentrated, and few opportunities for higher-income earners who work in the City to purchase homes. This, along with lower-rated schools, has caused a certain amount of wealth to move to communities such as Roseville and Folsom. Community organizations see less investment from this wealth shift.

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Consultation with Resources for Independent Living: On June 30, 2020, April Wick, Executive Director of Resources for Independent Living, responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. Resources for Independent Living provides peer-supported services to persons with disabilities in the Sacramento area. Accessible housing is a major need across the Sacramento area. Rather than treating housing for persons with disabilities as “special” housing, or its residents as having special needs, local efforts and incentives should be focused on creating housing that is accessible to residents of all abilities and that allows residents to age in place. Additionally, when considering community engagement processes, local residents should be treated like assets and should be given space to “set the table” in the conversation.

Consultation with North State Building Industry Association: On June 30, 2020, Jeff Short, Legislative Advocate at the North State Building Industry Association (BIA), responded to a request for a stakeholder interview regarding the Rancho Cordova Housing Element Update. BIA represents members of the homebuilding industry within the Sacramento area. One recent positive change that was highlighted during the consultation was the City’s recent efforts toward transparency and ensuring that all developers had any necessary information about fees and regulations. This was a positive move to attract new housing development. Existing fees and regulations were identified as a barrier to new development, and there is concern within the industry that inclusionary policies or “electric only” policies will be enacted, which could also limit housing development within the City.

PUBLIC COMMENTS

As a part of the Housing Element update, the City considered public comments from local agencies and advocates, including Sacramento Housing Alliance, Legal Services of Northern California, and YIMBY Law, as well as comments from residents.

As of January 2021, the city received public comment from the following individuals and/or groups, summarized below. Appendix C includes the full comment emails and letter received. The revisions were available on the City’s website and were provided to the commenters and posted on the City’s Facebook page and Nextdoor.

Service Employees International Union Local 1000 – September 21, 2020 –

1) How recent is your nexus study and development fee impact report? Does it include assessment of linkage fees for commercial / non-residential development? Does it include job projections and funding for housing and services?

City Response: The City performs separate nexus studies for different fees. The last housing nexus analysis was performed in 2016 or 2017 and included job projections and funding for housing but not services. The City’s current commercial/non-residential fee, which applies citywide, was brought over from Sacramento

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County and has not been updated. During the current housing element cycle, the Council deemed that fee to be appropriate at its current levels.

2) We are interested in additional research on how lowering developer fees can create incentives to finance affordable housing development. In that research, we would like to see options for affordable housing development for rental for at least 55 years, and affordable housing for homeownership for at least 30 years. We would like to see the research include potential partnerships with affordable housing and non-profit developers.

City Response: As you saw during our presentation last night, there appears to be Council support on this topic. Staff will propose a Housing Element action item to look at this closer and then, if approved, will implement that action in the next year or two.

3) Could you please provide us with the parcel-specific land inventory? We did see the Infill and Greenfields studies; we would like to see the complete parcel-specific land inventory.

City Response: Yes, we will provide that to you once we have the complete parcel-specific land inventory drafted for all income levels. We expect to have that available for public comment next month.

4) It is our understanding that during the last housing element period, the city was 6.5% VLI compliant and 0% LI compliant. We would like to know what is going to change going forward in order to avoid this trend continuing in the future. In particular, we would like to see the analysis of what Rancho Cordova proposed doing in the prior Housing Element, an analysis of what worked and did not work, and how will this change going forward?

City Response: I believe you are referring to housing production of VLI and LI units. Outside of the SB 35 requirements, there is no state requirement to produce these units. VLI and LI units require a significant amount of public subsidy just to be able to apply for additional highly competitive and scarce State funding sources. Funds at this scale have not been available locally. Over the next 8 years we do expect to receive land dedications and in-lieu fees from housing developers that will provide sufficient subsidy for some VLI and LI units. Additionally, the City is considering joining the California Community Housing Agency, CalCHA, which uses a financing model for LI units that does not require public subsidy.

Sacramento Housing Alliance –

November 16, 2020 – request for extended review period prior to submittal to HCD.

City Response: The City extended the review time from 2 weeks to 30 days.

December 14, 2020 – comments pertaining to public outreach, the review and revision section of the document, request for revisions to the housing needs assessment, constraints, fair housing assessment, site inventory, and programs section.

City Response: The draft Housing Element has been revised to address SHA's comment letter.

V: HOUSING

Resident, Angel Ball – January 2, 2021 -- Ask questions that allow for thought and response. Explain and define common language and terms. Explain policies, requirements, and goals; request for clarification on what are policies, measures and goals, clarification on the RHNA and why the housing numbers were not met, request for additional parcels to be included in the sites inventory, request for high density projects to be managed by SHRA due to issues with safe living conditions, request for a Housing Element study session to read the Housing Element report and provide clarification, request for more attendance at workshops and meetings and provide more meetings at different times, more senior homes and apartments are needed for the aging population.

City Response: The City has reached out to Ms. Ball in an effort to clarify questions pertaining to the Housing Element. Additionally, City staff has revised the list of sites and has incorporated 6 sites into the inventory. Additionally, the City has included and or modified programs to address concerns regarding code enforcement, and the need for more senior homes and apartments.

Resident, Fayzah Mughal – January 5, 2021 – concerns regarding the difficulty to understand the document and Housing Element process, of the document, due diligence was not made to seek community participation, and public comment was not presented at meetings or included in the document, low-income minority households are not well represented at community meetings, concerns that Action H.3.3.3 (p.18 of the plan- Emergency Shelters) was not covered by staff during the public review process, major details, such as what the managerial standards will be, are lacking from the document; concerns that requested edits and concerns are not being addressed; interest in affordable housing for all, and that the homeless population is currently exploding and that we have even less housing for them during the cold season than in years past, due to COVID and the lack of affordable housing.

City Response: Revisions were made to the citizen participation section to clarify the efforts to reach all segments of the population, Action 3.3.3 has been revised to address the requirements of SB 2, public comments have been included in the draft and the revised draft will be provided.

Resident -- ~~One public comment has been received as of~~ October 12, 2020. The commenter identified one potential site in their neighborhood that they recommended for inclusion and consideration in the sites inventory.

City Response: That site has a couple major obstacles. The site is not currently zoned for residential development and has a pending project going through the application process. Based on these factors, the site is not considered appropriate to include in the Housing Element.

REVIEW OF PREVIOUS ELEMENT

Appendix B includes the City's 2013-2021 Housing Element accomplishments.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future Rancho Cordova residents.

The City utilized the Sacramento Area Council of Governments (SACOG) pre-approved data packet, which included data from the 2010 Census, 2014 to 2018 American Community Surveys, the California Department of Housing and Community Development, the California Department of Finance, and the Department of Housing and Urban Development's 2012-2016 Comprehensive Housing Affordability Strategy (CHAS). Additional data sources included community partners such as Sacramento Steps Forward, online real estate listings, and other City documents.

The 2010 Census marked a change in the way that the U.S. Census Bureau collected data. The 2010 Census forms were much shorter and collected a fraction of the data previously collected. To supplement the shorter form, the American Community Survey (ACS) was utilized to create sample based data sets. While the ACS provides a much larger range of data, it also comes with a margin of error. There are a few data sets referenced in this table that do not perfectly match totals or percentages. Those inconsistencies are the results of variable margins of error inherent in the ACS data source.

The Housing Needs Assessment comprises four sections. The first section focuses on demographic information, including population, ethnicity, age, income, employment, and housing characteristics. The demographic background is followed by an outline of the general characteristics of the community and an identification of those characteristics that may have significant impacts on housing needs in the community.

The second section describes the City's resources, historic development patterns, and housing opportunities. It also discusses the City's existing housing stock and potential areas for future housing development.

The third section centers on the governmental and non-governmental constraints to housing development in Rancho Cordova. The City established planning, zoning, and building standards that guide residential development patterns and influence housing availability and affordability. There are also numerous non-governmental constraints, such as environmental and housing market conditions, that affect the location, availability, affordability, and type of housing that is constructed in Rancho Cordova. Non-governmental constraints include such factors as the availability and cost of preparing and developing land for housing, as well as the business decisions of individuals and organizations in the home building, finance, real estate, and rental housing industries.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

The final section of the Housing Needs Assessment covers energy conservation opportunities that may reduce costs to homeowners and infrastructure costs to the City. A reduction in basic living costs through energy savings will allow more households to afford adequate housing.

HOUSING NEEDS AND OPPORTUNITIES

POPULATION CHARACTERISTICS

Rancho Cordova became an incorporated city on July 1, 2003. It is the 7th community in Sacramento County to incorporate and is also California's 478th city. A part of the greater Sacramento region, Rancho Cordova lies on the Highway 50 corridor between Sacramento and Folsom and is situated between Mather Field and the American River.

Population by Age

The City of Rancho Cordova has continued to grow in population each year over the past ten years, according to the California Department of Finance (DOF). The DOF estimates the City's population to be 78,381 in 2020. **Table A-1** identifies the population distribution in the City of Rancho Cordova by gender and age in 2010 and 2018.

The age groups that experienced the largest percent change in population are people aged over 85 years, followed by 65–74, 60–64 and 75–84. However, the groups with the greatest total growth in population were those aged 25–34 and 35–44. The population of teenagers aged 15–19, very young children (under five years), and young adults aged 20–24 all decreased during this period. The median age in the City increased slightly from 33 to 34.7.

TABLE A-1
POPULATION BY GENDER AND AGE

ACS	2010	2018
Male	31,693	35,776
Female	33,083	36,280
Total	64,776	72,056
Under 5	5,380	5,014
5 to 9	4,587	5,164
10 to 14	4,351	4,913
15 to 19	4,481	3,964
20 to 24	4,653	4,583
25 to 34	10,859	12,745
35 to 44	8,649	10,246

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

ACS	2010	2018
45 to 54	8,757	9,142
55 to 59	3,574	4,258
60 to 64	2,851	3,599
65 to 74	3,679	4,670
75 to 84	2,243	2,791
85 and over	712	967
Median Age	33	34.7

*Source: 2010 Census Summary File 1 and
2014–2018 American Community Survey*

Population by Race and Ethnicity

According to the 2018 American Community Survey, the largest ethnic group in Rancho Cordova is White, representing 49.1 percent of the City’s total population. Persons of Hispanic origin saw the largest increase in population in the City between 2010 and 2018 and constituted 21.6 percent of the population in the 2018 ACS. Asians make up the third largest ethnic group in the City at 13 percent. African Americans make up the fourth largest ethnic group in the City, representing 8.8 percent of Rancho Cordova’s population. Race and ethnicity characteristics are shown in **Table A-2**.

TABLE A-2
POPULATION BY RACE AND ETHNICITY

Year	White	Hispanic	African American	American Indian & Alaska Native	Asian	Native Hawaiian & Pacific Islander	Other Race	Two or More Races
2010	33,863	12,740	6,286	398	7,645	506	158	3,180
2018	35,385	15,599	6,309	213	9,392	568	377	4,213

Source: 2010 Census Summary File 1 and 2014–2018 American Community Survey

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

HOUSEHOLD CHARACTERISTICS

Household Size

According to the 2014–2018 ACS, the average household size for Rancho Cordova is 2.7 persons per household in owner-occupied and renter-occupied housing. **Table A-3** shows that, in Rancho Cordova, the majority of households are two-person and one-person households (32.0 and 23.7 percent, respectively). The next largest percentage was for three-person households (17.4 percent). Large households of five or more persons made up approximately 13 percent of households in the City.

TABLE A-3
HOUSEHOLD SIZE BY TENURE

Total Households	Owner 13,941	Renter 11,229	Total 25,170	% of Total
1-person	3,067	2,902	5,969	23.7%
2-person	4,772	3,291	8,063	32.0%
3-person	2,506	1,866	4,372	17.4%
4-person	1,835	1,740	3,575	14.2%
5-person	951	829	1,780	7.1%
6-person	448	410	858	3.4%
7-or-more person	362	191	553	2.2%
Average Household Size	2.7	2.7	2.7	

Source: 2014–2018 American Community Survey

INCOME CHARACTERISTICS

Household Income

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing while balancing housing costs with the costs of other necessities. Income levels vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Sacramento County, the applicable median income for a family of four in 2020 is \$86,300. HCD has defined the following income categories for Sacramento County, based on the median income for a household of four persons:

- Extremely low income: 0 to 30 percent of median income (\$0 to \$26,200)
- Very low income: 31 to 50 percent of median income (\$26,201 to \$43,150)
- Low income: 51 to 80 percent of median income (\$43,151 to \$69,050)
- Moderate income: 81 to 120 percent of median income (\$69,051 to \$103,550)
- Above moderate income: Above 120 percent of median income (\$103,551 or more)

HCD does not estimate median income for cities, but information provided by SACOG based on the 2012–2016 CHAS indicates that the median four-person household income for Rancho Cordova is approximately \$79,970. **Table A-4** illustrates the income distribution in 2016 by tenure, along with 2020 countywide income levels. ~~As shown in Table A-4, approximately 3,600, or 15 percent, of the total number of households are considered extremely low income.~~

TABLE A-4
HOUSEHOLD INCOME DISTRIBUTION BY TENURE

Income	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Households	Percentage	Households	Percentage	Households	Percentage of Total
Extremely Low (\$0 to \$26,200)	1,125	8.4%	2,475	22.4%	3,600	14.7%
Very Low (\$26,201 to \$43,150)	1,410	10.5%	2,375	21.5%	3,785	15.5%
Low (\$43,151 to \$69,050)	2,045	15.3%	2,445	22.1%	4,490	18.4%
Median (\$69,051 to \$86,300)	1,275	9.5%	1,245	11.3%	2,520	10.3%
Above Median (\$86,331 or more)	7,530	56.3%	2,520	22.8%	10,050	41.1%
Total	13,385		11,060		24,445	

Source: 2012–2016 CHAS, HCD 2020

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Poverty

The poverty threshold is set nationally and is based on a federally defined level of income for minimum subsistence. The dollar threshold for poverty is adjusted for household size and composition. Poverty rates and income are greatly affected by economic conditions and job availability. **Table A-5** shows the poverty distribution for the City of Rancho Cordova as tabulated in the 2014–2018 ACS.

According to the 2014–2018 ACS, about 11 percent of families in the City of Rancho Cordova had incomes below the poverty level. Approximately 24 percent of family households are female-headed households, and 25 percent of all female-headed households had incomes below the poverty level. The largest group of family households in poverty is either three- or four-person households.

TABLE A-5
POVERTY BY FAMILY HOUSEHOLD SIZE AND
COMPOSITION

Number of Persons in Household	Total Number of Family Households	Number of Family Households in Poverty	Percentage of Family Households in Poverty	Number of Female-Headed Family Households	Number of Female-Headed Family Households in Poverty	Percentage of Female-Headed Households in Poverty
2 persons	7,294	668	3.9%	1,994	425	10.1%
3–4 persons	7,284	862	5.0%	1,816	525	12.4%
5–6 persons	2,299	267	1.5%	392	104	2.5%
7 or more	403	81	0.5%	15	9	0.2%
Total	17,280	1,878	10.9%	4,217	1,063	25.2%

Source: 2014–2018 American Community Survey

Note: Family household is defined as: a household containing a householder and at least one other person related to the householder by birth, marriage, or adoption.

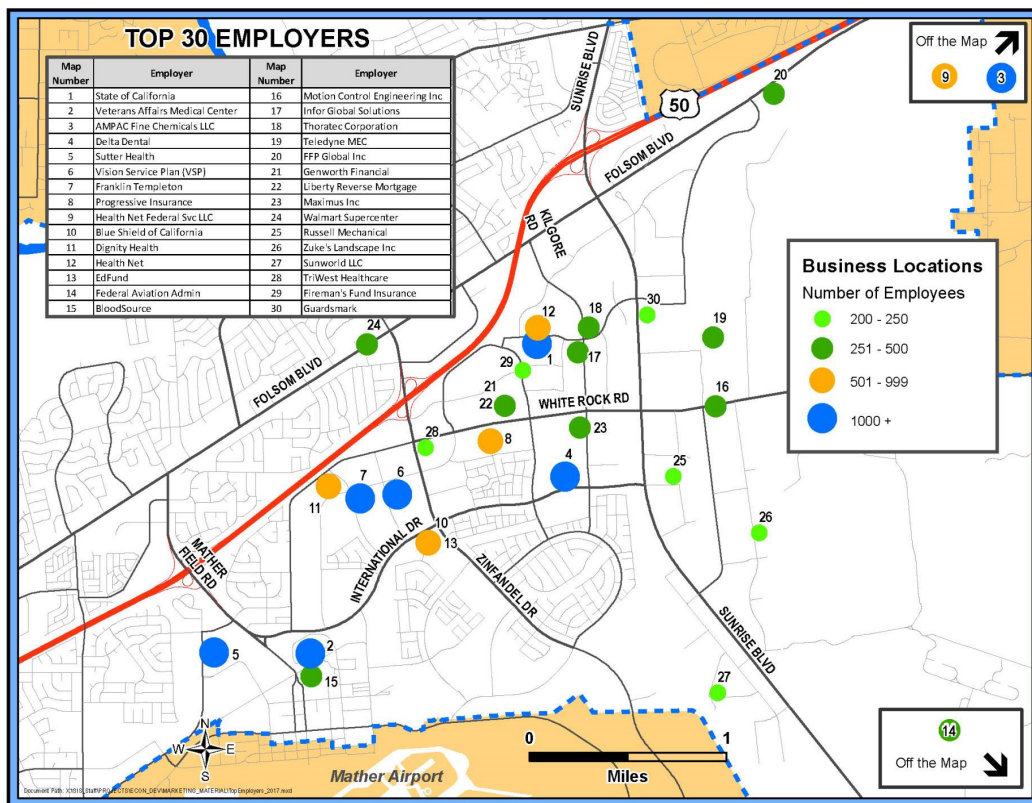
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

EMPLOYMENT CHARACTERISTICS

Area Employment Trends

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970s, spurred by the expansion of high-technology industries. The major employers in Rancho Cordova and the surrounding vicinity represent a wide range of employment sectors and generally employ from 75 to over 1,000 employees. Of the top 25 largest employers in Sacramento County, two are in Rancho Cordova: Aerojet Rocketdyne Inc. and AMPAC Fine Chemicals. **Figure A-1** shows the location of the largest employers in Rancho Cordova.

FIGURE A-1
TOP EMPLOYERS IN RANCHO CORDOVA, 2017



Source: SelectRanchoCordova.org

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

According to SACOG, employment in Rancho Cordova is expected to continue to grow throughout the 2021–2029 Housing Element cycle. **Table A-6** shows SACOG’s employment predictions for the City of Rancho Cordova.

TABLE A-6
SACOG EMPLOYMENT ESTIMATES

2016 Estimates	2040 Forecast
59,503	79,410

Source: SACOG Housing Needs

The City has a very strong employment base with an estimated jobs/housing balance of approximately 2:1, meaning there are two job opportunities in Rancho Cordova for every household.¹ While these estimates support the impression of Rancho Cordova as a strong jobs center, it is important to remember that these are estimates, and that the number fluctuates with the economy.

Table A-7 shows employment by industry for civilians in the City of Rancho Cordova, along with the estimated median incomes for those industries. The top three employment sectors in the City are education, health and social services with a median income of \$44,181; professional, scientific, management, administrative, and waste management services with a median income \$33,662; and retail trade with a median income of \$21,567.

TABLE A-7
EMPLOYMENT BY INDUSTRY

2014–2018 American Community Survey	Estimated Workforce	Estimated Median Income
Employed civilian population 16 years and over	34,518	\$36,585
Agriculture, forestry, fishing and hunting, and mining	92	\$21,284
Construction	2,067	\$39,196
Manufacturing	2,219	\$52,835
Wholesale trade	913	\$32,176
Retail trade	3,898	\$21,567
Transportation and warehousing, and utilities	1,980	\$35,769
Information	547	\$50,337
Finance, insurance, real estate, and rental and leasing	3,023	\$44,214

¹ A jobs/housing balance under 1.5 is a sign of a bedroom, or mainly residential, community. A jobs/housing balance over 2 is a sign of a jobs-rich community.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

2014–2018 American Community Survey	Estimated Workforce	Estimated Median Income
Professional, scientific, management, administrative, and waste management services	4,626	\$33,662
Educational, health, and social services	6,319	\$44,181
Arts, entertainment, recreation, accommodation, and food services	3,417	\$17,048
Other services (except public administration)	1,581	\$31,742
Public administration	3,836	\$59,705

Source: 2014–2018 American Community Survey

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty finding decent and affordable housing. As a result, these households may more frequently experience cost burdening, overcrowding, and various other significant housing problems.

SENIOR HOUSEHOLDS

Senior households have special housing needs, primarily as a result of physical disabilities or limitations, reduced incomes, and increased health care costs. Senior households may also need in-home support services, assistance with personal care and financial affairs, and networks of care to provide a wide variety of services and daily assistance. According to the 2014–2018 ACS, 8,428 persons in Rancho Cordova are 65 years and older, as shown in **Table A-8**, and these seniors account for approximately 12 percent of the City’s total population.

TABLE A-8
POPULATION OVER 65 YEARS OF AGE

Age Group	Population
65–69	2,755
70–74	1,915
75–79	1,621
80–84	1,170
85 and over	967

Source: 2014–2018 American Community Survey

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

While the City of Rancho Cordova has 8,428 seniors in the City population, there are 4,871 senior households. A senior household is where the head of the household is a senior. Of the senior households, approximately 77 percent own their own homes, and 23 percent rent homes, as shown in **Table A-9**.

TABLE A-9
TENURE BY AGE OF HOUSEHOLDER

Tenure	65 to 74 Years	75 to 84 Years	85+ Years	% of Total Occupied Senior Households
Owner	1,961	1,347	442	77.0%
Renter	771	249	101	23.0%
Total	2,732	1,596	543	100.0%

2014–2018 American Community Survey

SENIOR HOUSING

Rancho Cordova has one major skilled nursing facility and nine smaller licensed residential care homes that provide care and assistance to elderly residents who are partially self-sufficient. Assisted living is provided mainly in smaller facilities.

The affordability of these facilities is difficult to assess, as the actual cost of care at many homes varies widely and is based on the amount of care that an individual resident requires.

TABLE A-10
RESIDENTIAL CARE HOMES FOR THE ELDERLY

Facility Name	Address	Capacity (persons)	Type of Facility
Elite Home Care	3292 Oselot Way	6	Assisted Living
Grace Residential Care Home, McGregor Home*	2112 McGregor Drive	6	Assisted Living
Joyful Living Residential Care*	1655 Solsberry Way	6	Assisted Living
Ohana Hospitality	5117 Heather Ranch Way	6	Assisted Living
Sunriver Senior Care, LLC	11229 Pecos River Court	6	Assisted Living
Summerset Assisted Living	2341 Vehicle Drive	135	Assisted Living
Tender Home Senior Care	3499 Ponzi Court	6	Assisted Living
Elizabeth Care Homes, Rancho Cordova Care Home	10609 Charbono Way	6	Assisted Living

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Facility Name	Address	Capacity (persons)	Type of Facility
Rancho Home Care	10961 Alandale Way	6	Assisted Living
Royal Gardens Elder Care	10812 Glenhaven Way	6	Assisted Living
Total Capacity, Residential Care Homes for the Elderly		189	–

Source: State of California Community Care Licensing Division

**License pending as of June 2020*

Seniors needing less care than offered by an assisted living facility may choose to live in a senior-oriented rental complex. As of July 2020, Coloma Woods was the only age-restricted affordable complex for seniors age 62 and older in Rancho Cordova. Coloma Woods has 28 one-bedroom units. The project is federally financed and therefore the rents are 30 percent of each tenant's income, the common standard of affordability.

DISABLED PERSONS

Disabilities, as defined by the California Government Code, include but are not limited to physical and mental disabilities. A mental disability involves any mental or psychological disorder or condition, such as intellectual disabilities, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limit a major life activity. Some mental disabilities are commonly referred to as developmental disabilities. A physical disability covers any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. Possible physical disabilities include those that are neurological, immunological, or musculoskeletal in nature, as well as those that involve the respiratory, cardiovascular, reproductive, genitourinary, hemic and lymphatic, or digestive systems and those involving the special sense organs, speech organs, skin, or endocrine system. A mental or physical disability limits a major life activity, such as a physical, mental, or social activity, including working, by making such activities difficult.

Some physical, mental, or developmental disabilities may prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often have special housing needs related to their potentially limited earning capacity, their need for accessible and affordable housing, and the higher health costs associated with their disabilities. Additionally, people with disabilities require a wide range of housing choices, based on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (e.g., group care homes). Supportive services such as living skills training and employment assistance may need to be integrated into the housing situation. Housing may need to be physically accessible as well, to accommodate people with physical disabilities. Examples of accessible features in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

countertops, grab bars, adjustable showerheads), and special sensory devices including smoke alarms and flashing lights.

Table A-11 shows the total number of disabilities by disability type and employment group. Many of these persons have more than one disability, which is why there are a higher number of disabilities than there are disabled persons.

The City of Rancho Cordova incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA), as supported in Title 24 of the California Government Code, as part of its building requirements. These three statutes address the fair housing and building standards for persons with disabilities adhered to by the City.

TABLE A-11
SPECIAL NEEDS: PERSONS WITH A DISABILITY

	Total Disabled Population	In Labor Force	Unemployed	Not in Labor Force
Total with a Disability	6,775	2,588	473	3,714
Hearing Difficulty	1,094	316	0	778
Vision Difficulty	1,917	695	297	925
Cognitive Difficulty	3,429	951	373	2,105
Ambulatory Difficulty	2,993	748	93	2,152
Self-Care Difficulty	1,416	189	122	1,105
Independent Living	2,721	439	297	1,985

Source: 2018 American Community Survey, One-Year Estimate

Note: Disability categories are not mutually exclusive and residents may have more than one disability; accordingly, the sum of all disabled categories is greater than the total number of residents with a disability.

An analysis of the City's codes and development procedures was completed to identify any constraints to the development of housing for persons with disabilities. No specific governmental constraints to the development of disabled housing were identified. This Housing Element includes programs to monitor the City's development procedures and remove constraints if any become apparent.

In order to accommodate persons with disabilities, residential care facilities for six or fewer adults or eight or fewer children are allowed in the City's residential zones by right. Residential care facilities with more than six adults or eight children are permitted in all land use zones in the City by obtaining a conditional use permit. Other than the requirement of obtaining a conditional use permit, no special design or permitting standards have been established for

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

residential care facilities. The conditional use permits do not have any special provisions required for the development of a residential care facility.

Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Alta Regional Center is one of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The Alta Regional Center designs programs according to age, specialization, and geographic location. The following information (**Table A-12**) from the Alta Regional Center provides a closer look at Rancho Cordova’s population of developmentally disabled persons.

TABLE A-12
DEVELOPMENTALLY DISABLED POPULATION SERVED
BY ALTA REGIONAL CENTER, BY AGE

Zip Code Area	0-17 Years	18+ Years	Total
95670	257	234	491
95741	0	<11	>0
95742	92	1	153

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There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Alta Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Action H.3.3.1 implements state and federal requirements to not exclude persons with physical and developmental disabilities from participating in housing programs.

FEMALE-HEADED HOUSEHOLDS

Single-parent households are male- or female-headed households with children under the age of 18 living at home. Single-parent households generally have lower disposable incomes than two-parent households, meaning that their necessary expenses are a larger portion of their total incomes. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households and especially female-headed households, who show a generally higher rate of poverty than single-parent male-headed households according to the 2014–2018 ACS. Single-parent and female-headed households may also have special needs involving the availability of daycare or childcare, health care, and other supportive services.

According to data from the 2014–2018 ACS, 4,217 households, or 24.4 percent of all family households in Rancho Cordova, are female-headed households. Female-headed households comprise the overwhelming majority of all single-parent households. Of households headed by a female, 51.2 percent (2,159 households) have related children under 18 present. Of the 2,448 female-headed households with related children under 18, 36.1 percent are classified as below the poverty level.

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LARGE FAMILY HOUSEHOLDS

Large family households are defined as households containing five or more persons. They are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. Generally, as the number of household members increases, the number of bedrooms needed to accommodate the household also increases. For example, a five-person household would require three or four bedrooms, and a six-person household would usually require four bedrooms. According to the 2014–2018 ACS, just under 13 percent of all households in Rancho Cordova (12.6 percent of owner households and 12.7 of renter households) include five or more persons (totaling 3,191 households). Of the large households, 55.2 percent (1,761 households) are owners and 44.8 percent (1,430 households) are renters. According to the 2014–2018 ACS, 63.1 percent of the housing units in the area have three or more bedrooms. Approximately 86 percent of the owner-occupied housing units and 34.6 percent of the renter-occupied housing units have three or more bedrooms, according to the 2014–2018 ACS. As the majority of three-bedroom or larger units in the City are owner occupied, rental housing for large family households may be far more difficult to find.

AGRICULTURAL WORKERS

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2014–2018 ACS, less than 1 percent of all employed persons in Rancho Cordova work in the farming, forestry, and fishing occupation. The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers, and a large influx of farm labor does not occur. It is assumed that the housing need for the limited number of farmworkers in the City is met through existing housing.

Employee housing serving six or fewer employees is considered a single-family residence and is allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects, and the resources the City has to offer for affordable housing are available for the development of the project. Incentives such as expedited permitting process, streamlining, and modification of development standards are available for the production of farmworker housing.

HOMELESS PERSONS

Homeless individuals and families have the most immediate housing need of any special needs group. They also have one of the most difficult housing needs to meet, because of the diversity and complexity of the factors that led to their homelessness and as a result of community opposition to facilities serving homeless clients. However, California state law requires that Housing Elements estimate the need for emergency shelter for homeless people.

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Due to the transitional nature of homelessness, it is difficult to get a concrete count of homeless persons in the City of Rancho Cordova or of homeless persons in the Sacramento area who identify Rancho Cordova as their place of origin. Every two years, Sacramento County's Continuum of Care does a point-in-time count of homeless persons. While this number fluctuates over the year, the count provides some basis for evaluating the needs for homelessness services in Sacramento County. **Table A-13** details changes in the homeless population for Sacramento County in 2017 and 2019.

TABLE A-13
**CONTINUUM OF CARE STATISTICS FOR HOMELESS
PERSONS IN SACRAMENTO COUNTY**

Year	2017	2019	Percentage Change
Individuals Experiencing Homelessness	3,365	5,570	65.5%
Sheltered	1,613	1,670	3.5%
Unsheltered	2,052	3,900	90.1%
Chronic Homeless	1,126	1,671 ¹	48.4%
Veterans	469	667	42.2%
Families with Children	186	372	100.0%
Transitional-Age Youth	242	415	71.5%
LGBT Persons, Unsheltered ²	-	351	-

Source: Sacramento Steps Forward Point-in-Time (PIT) Count Report, 2019

1. Count estimate per PIT report, 30% of homeless population.

2. New survey category in 2019. Count based on 9% estimate of unsheltered persons, per PIT report.

Between the 2017 and 2019 Point in Time (PIT) counts, the number of individuals experiencing homelessness increased by just over 65 percent, and the majority of that growth occurred within the unsheltered population. Approximately 30 percent of the population who were experiencing homelessness were experiencing chronic homelessness. The 2019 PIT count also surveyed unsheltered persons regarding their sexual and gender orientation and estimated that 9 percent of unsheltered persons identify as LGBT. As of the 2019 PIT count, 249 of the county's 3,900 unsheltered residents experiencing homelessness were in Rancho Cordova, representing approximately 6 percent of the unsheltered homeless population. An officer from the Homeless Outreach Team at the Rancho Cordova Police Department was able to confirm that this estimate of 249 homeless residents in the City was an accurate estimate of the typical homeless population. This is proportionate to Rancho Cordova's overall percentage of the regional population. [The City reached out to the Folsom Cordova Unified School District \(FCUSD\) to try and gather more up to date data. Data provided for the](#)

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2020/2021 school year identify 429 kindergarten through twelfth grade students enrolled that met the FCUSD's definition of experiencing homelessness. There were also 36 infants and toddlers that met the definition of experiencing homelessness. FCUSD defined homeless as uncertain housing, a temporary address, or no permanent address. The students fall into this category even if a student lives in a shelter, a hotel, another family's house, or in temporary foster care.

The only fully licensed food bank in the City, the Rancho Cordova Food Locker at 10479 Coloma Road, ~~provides-offers~~ a walk-in food service program ~~and maintains~~providing a ~~onethree-~~ three-day supply of emergency food.

With the exception of two large countywide-serving transitional housing projects within City boundaries (Mather Community Campus and the Mather Veterans Village), which provide 80 beds of year-round emergency shelter, the City of Rancho Cordova has few resources for homeless persons. The Rancho Cordova Homeless Assistance Resource Team (HART) provides 30 beds of winter shelter for several months each year through partnership with local faith groups.

The Mather Community Campus in Rancho Cordova is a transitional housing project that provides housing, job training, and employment to individuals and families on the former Mather Field Air Force Base. Residents are referred either from emergency shelters or from residential substance abuse treatment facilities. The Mather Community Campus has units to serve 70 families and 40 units for single veterans. Singles are housed in studio units with a bedroom and bathroom, and they share a dining hall area for meals. The family housing contains a kitchen and bathroom and can be converted from one to four bedrooms.

Mather Veteran's Village, a collaborative veterans housing project on the air force base, was fully completed in 2020. The development includes 100 units of permanent supportive housing, including 88 one-bedroom and 12 two-bedroom units, and up to 60 beds of transitional housing, for formerly homeless and disabled veterans. The majority of other shelters and services for homeless individuals and families are in the city of Sacramento. As of January 2021, the permanent supportive housing units have a 50-person waitlist, which is approximately a two year wait and the transitional facility is still filling up, so there is no waitlist as of yet.

EXTREMELY LOW-INCOME HOUSEHOLDS

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

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Extremely low-income households typically comprise persons with special housing needs, including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. As ~~previously mentioned in shown in Table A-416, there are~~ approximately ~~3,600~~3,410 extremely low-income households in the City. Of which ~~2,390 households (9.9 percent) rent their home and 1,020 households (4.2 percent) own their home, or 14.7 percent, of the City's households are considered extremely low-income households~~ (CHAS 2012–2016). The City's Zoning Code allows for SROs with a conditional use permit in the RD-20, RD-25, and RD-30 zones.

HOUSING CHARACTERISTICS

HOUSEHOLD TENURE

According to the 2014–2018 ACS, there is a higher percentage of owner-occupied households in Rancho Cordova (55.4 percent) than renter-occupied households (44.6 percent). According to the California Department of Finance's 2020 estimates, single-family homes in Rancho Cordova made up just over 60 percent of the housing stock (**Table A-14**). Multi-family housing units in complexes of five or more units accounted for 21.3 percent of the housing stock.; **Table A-14** provides the 2020 California Department of Finance estimate of housing units by structure.

TABLE A-14
HOUSING UNITS BY STRUCTURE

	Total Housing Units	SF Detached	SF Attached	2–4 Units	5+ Units	Mobile Homes
2020	28,340	17,036	1,688	2,054	6,048	1,514

Source: Department of Finance Housing Estimate, 2020

OVERCROWDED HOUSEHOLDS

Overcrowding occurs where there is more than one person per room (excluding bathrooms) in an occupied housing unit. Overcrowding is often the result of an inadequate supply of affordable and decent housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

~~According to the 2014–2018 ACS, there were a total of 1,564 overcrowded households, representing only 6.2 percent of the total households. Of the 1,564 overcrowded households, 2 percent were severely overcrowded. Overcrowded renter households represented 10.7 percent of the total renter households, and overcrowded owner occupied households represented a much lower percentage at 2.6 percent. According to the 2012–2016 CHAS data derived by the US Census for HUD, 4.4 percent of households in Rancho Cordova were~~

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~~overcrowded and another 1.3 percent of households were severely overcrowded. There were 1,395 households living in overcrowded situations in the City, which equates to approximately 5.7 percent of households.~~

<u>Persons Per Room</u>	<u>Owners</u>		<u>Renters</u>		<u>Total</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
<u>1.0 to 1.5</u>	<u>364</u>	<u>2.6</u>	<u>1,200</u>	<u>10.7%</u>	<u>1,564</u>	<u>6.2%</u>
<u>More than 1.5</u>	<u>133</u>	<u>1.0</u>	<u>362</u>	<u>3.2%</u>	<u>495</u>	<u>2.0%</u>
<u>Total Households</u>	<u>13,941</u>		<u>11,229</u>		<u>25,170</u>	

Source: 2014-2018 American Community Survey

HOUSING VACANCY

Vacancy trends in housing are analyzed using the “vacancy rate,” an indicator of housing supply and demand. For example, if the demand for housing is greater than the supply, the vacancy rate is likely low and the price of housing is increasing. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997–2020,” the desirable vacancy rate in a community is 5 percent, which accounts for normal turnover in owner-occupied and rental housing. Generally, when the vacancy rate is less than 5 percent, the demand for housing exceeds the supply, and both buyers and renters may see an increase in housing costs. The lack of competition associated with very low rental vacancy rates may have a tendency to reduce incentives for reinvestment and maintenance and may have the potential to result in a rise in the incidence of Fair Housing abuse.

The 2014–2018 ACS notes that the vacancy rate in Rancho Cordova was 0.6 percent for homeownership and 3.9 percent for rental housing. These vacancy rates would generally be considered low to very low.

AGE OF HOUSING STOCK

For many communities, the age and condition of housing stock provide an additional measure of housing adequacy and availability. Although the age of housing does not always indicate substandard conditions, neighborhoods with many homes over 30 years old are more likely than recently built neighborhoods to have many homes in need of maintenance, utility and amenity updates, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, suggesting a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost-effective to demolish the home and construct a new dwelling. While Rancho Cordova has some newer neighborhoods and some newly

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developing areas, a great deal of the City's existing housing stock is 30 or more years old. Based on conversations with City staff and the 2014–2018 ACS data, it is assumed that as many as 18,157 or 76.0 percent of the City's housing stock may need either extensive repair or replacement, when looking at the age of the home, however, due to the fact that over 50 percent of households in the City make more than the median income of \$80,640, it is safe to assume that most properties receive ongoing maintenance. A more accurate percentage of housing in need of rehabilitation would be 30 - 35 percent. (Table A-15). ~~However, most homeowners are able to complete these ongoing maintenance and repair projects.~~ Approximately 30 homes undergo rehabilitation each year through City subsidized programs.

In an effort to provide proactive inspections of all rental properties, the City has included Action H.2.3.1.

TABLE A-15
AGE OF HOUSING

Year Built	Rancho Cordova	
	Number	Percentage
1939 or earlier	242	0.9% 0.9%
1940–1959	3,514	13.3% 13.1%
1960–1969	4,535	17.2% 16.9%
1970–1979	6,360	24.2% 23.7%
1980–1989	3,506	13.3% 13.1%
1990–1999	1,847	7.0% 6.9%
2000–2009	4,895	18.6% 18.3%
2010–2013	958	3.6% 3.6%
2014–2018	466	1.8% 1.7%
2019	0 464	0.0% 1.7%
Total	26,787	323

Source: 2014–2018 American Community Survey, Rancho Cordova Planning Department, 2019 City of Rancho Cordova Housing Element Annual Progress Report

~~CONDITION OF HOUSING STOCK~~

~~Without performing a physical inspection, it may be assumed that overcrowded units, units lacking complete plumbing, and units constructed before 1940 exhibit substandard conditions. According to the 2012–2016 CHAS, less than 1 percent of occupied housing units in Rancho Cordova lacked adequate plumbing or kitchen facilities, and less than 1 percent were built before 1940.~~

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HOUSING COSTS AND OVERPAYMENT

FOR-SALE HOUSING COST AND OVERPAYMENT

The residential real estate market had enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market through 2005. In 2006, 2007, and 2008, the housing market collapsed, resulting in a dramatic drop in housing prices, a very high foreclosure rate, and a large number of abandoned and foreclosed homes. Since the recession, increased population in the City combined with pressure on the housing market statewide has increased demand for housing in the Sacramento area. Relatedly, median list prices for homes in Rancho Cordova have increased over the past few years. The median list price in the City of Rancho Cordova was \$437,000 in January 2020, according to Zillow.com. This is a significant increase compared to four years prior in February 2016, when median list price hit a five-year low of \$289,000.

Overpayment compares the total cost of shelter with a household's ability to pay for that shelter. Shelter cost is defined as the monthly cost of owning or renting a home, including the mortgage or rent, property taxes, insurance, and utilities. Specifically, HUD's definition of overpayment is a monthly shelter cost in excess of 30 percent of a household's gross income and does not include utilities, transportation costs, or other living expenses outside rent or mortgage payments.

According to the 2006–2016 Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, there were a total of 11,875 lower income households in the City. Of those 7,295 (29.8 percent) were renter-households and 4,580 (18.7 percent) were owner-households. Of these lower income households 9,260 (37.9 percent) were overpaying for housing, paying 30 percent of their income or more on housing costs, and 4,025 (16.5 percent) were severely overpaying, paying more than 50 percent of their income on housing costs. Looking at overpayment by tenure, 22.3 percent of renter households and 15.6 percent of owner households were overpaying for housing. This overpayment data indicates the situation is slightly worse for renter households and emphasizes the affordability gap between market rents and affordable housing costs for lower-income households. The City has included Actions H. 1.4.1, H.1.5.1, H.1.5.3, H.5.2.1, H.5.2.2, and H.5.4.1 to provide homeowner assistance, and assist in the development of affordable housing. Table A-16 shows the estimated monthly housing cost burden for Rancho Cordova residents. According to 2012–2016 CHAS data, approximately 17.2 percent of owner-occupied households experience a cost burden of 30 to 50 percent of their income, and 11.4 percent pay more than 50 percent of their income toward housing costs. Among renters, 25.8 percent of households experience a housing cost burden of 30 to 50 percent of their income, and 23.4 percent pay more than 50 percent of their income on housing costs each month.

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TABLE A-16
HOUSEHOLDS OVERPAYING

Cost-Burden	Homeowners		Renters		Total	
	Households	% of Total	Household n	% of Total	Household n	% of Total
<30%	9,415	70.4%	5,455	49.3%	14,870	60.8%
30–50%	2,295	17.2%	2,860	25.8%	5,155	21.1%
>50%	1,520	11.4%	2,585	23.4%	4,105	16.8%
<i>Cost-Burden Not Available</i>	<i>150</i>	<i>1.1%</i>	<i>165</i>	<i>1.5%</i>	<i>315</i>	<i>1.3%</i>
Total	13,380		11,065		24,445	

Source: 2012–2016 CHAS

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	24,445	100.0%
Total Renter households	11,060	45.2%
Total Owner households	13,385	54.8%
Total lower income (0-80% of HAMFI) households	11,875	48.6%
Lower income renters (0-80%)	7,295	29.8%
Lower income owners (0-80%)	4,580	18.7%
Extremely low-income renters (0-30%)	2,475	10.1%
Extremely low-income owners (0-30%)	1,125	4.6%
Lower income households paying more than 50%	4,025	16.5%
Lower income renter HH severely overpaying	2,585	10.6%
Lower income owner HH severely overpaying	1,440	5.9%
Extremely Low Income (0-30%)	2,645	10.8%
ELI Renter HH severely overpaying	1,840	7.5%
ELI Owner HH severely overpaying	805	3.3%
Income between 30%-50%	960	3.9%
Income between 50% -80%	420	1.7%
Lower income households paying more than 30%	7,910	32.4%
Lower income renter HH overpaying	5,175	21.2%
Lower income owner HH overpaying	2,735	11.2%
Extremely Low Income (0-30%)	2,945	12.0%
Income between 30%-50%	2,790	11.4%
Income between 50% -80%	2,175	8.9%
Total Households Overpaying	9,360	37.9%
Total Renter Households Overpaying	5,445	22.3%
Total Owner Households Overpaying	3,815	15.6%

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Source: 2006-2016 CHAS Data Sets

RENTAL HOUSING COST AND OVERPAYMENT

Table A-17 shows the median monthly rents for homes in Rancho Cordova and Roseville based on a June 2020 survey of 73 rental listings on Craigslist.org. Roseville was selected as a point of comparison due to the similar number of available rental listings at the time of the survey. As of the date of the survey, there were no studio homes listed in either city, and no rentals with four or more bedrooms were available in Roseville. For homes with one to three bedrooms, median rental rates were consistently lower in Rancho Cordova than in Roseville.

TABLE A-17
MEDIAN RENTAL RATES

Number of Bedrooms	Rancho Cordova	Roseville
Studio	-	-
1BR	\$1,270	\$1,629
2BR	\$1,495	\$1,940
3BR	\$1,645	\$2,022
4BR+	\$2,350	-

Source: Survey of Rental Listings, Craigslist.org, June 2020

MANUFACTURED HOME PARKS

Manufactured homes are often a source of affordable housing in communities where stick-built homes are beyond the price range of low- and moderate-income households. In the Sacramento area, there are currently many manufactured homes for sale, and they vary considerably in price, quality, and age. Very inexpensive manufactured homes are generally those built before 1980, some of which may have structural problems. Newer manufactured home models can be quite large, with more than 2,500 square feet and four bedrooms. Amenity upgrades similar to those found in new stick-built homes are offered by many manufactured home dealers, and interiors are now comparable in appearance to those of homes in new subdivisions. Although manufactured homes have often been stigmatized for their poor construction and lack of appreciation, all new manufactured homes now must meet or exceed construction standards set by the US Department of Housing and Urban Development. Owners of manufactured homes generally rent a lot in a manufactured home park and pay separately for their utilities. New manufactured-home buyers usually choose a park in which to locate their home, while most purchasers of used manufactured homes leave their home in the park where it was originally located. Rancho Cordova has nine manufactured home parks with just over 1,400 manufactured home spaces and 15 RV spaces (**Table A-18**). In an effort to preserve this more affordable housing stock, the City has included Action

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H.2.4.3, to contact park owners every five years to determine their interest in the continued preservation of the parks.

TABLE A-18
MANUFACTURED OR MOBILE HOME
PARKS IN RANCHO CORDOVA

Name	Address	Mobile Home Spaces	RV Spaces
Aspen Grove Mobile Home Community	10299 McCracken Drive	22	15
Bradshaw Mobile Home Park	3501 Bradshaw Road	140	0
Briarwood Mobile Home Park	2950 Routier Road	105	0
Centennial Estates	9885 Mills Station Road	183	0
Colonial Estates	10026 Horn Road	144	0
Cordovan Mobilehome Estate	10035 Mills Station Road	177	0
Mobile Country Club ¹	2473 Sunrise Boulevard	479	0
Park Royale Mobile Village	2910 Routier Road	95	0
Twilight RV and Mobile Home Park	61 Rocket Circle	60	0
Total	9 properties	1,405	15

Source: California Department of Housing and Community Development; online search via Google, June 2020

1. *This park is restricted to persons 55 years of age or older.*

FACTORS CONTRIBUTING TO THE FUTURE HOUSING NEEDS IN RANCHO CORDOVA

The high foreclosure rates that stemmed from subprime mortgages have resulted in tightened lending standards. Fewer households qualify for market-rate financing, though the for-sale market is beginning to rebound, and low interest rates have helped stabilize the market-rate mortgage market. However, the number of households requiring affordable rental and owner housing opportunities will continue to grow. Therefore, the need to plan for affordable housing in Rancho Cordova will remain important through 2029.

REGIONAL HOUSING NEEDS ALLOCATION

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584), and it requires regions to address expected housing issues and needs, which are based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments (SACOG) and allocates to cities and counties their “fair share” of the region’s projected housing needs or growth. A fair share of housing units

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is calculated for each of four income groups based on projected population growth, and on the jurisdiction's amount of available vacant land. Fair share needs are allocated over the eight-year planning period for every jurisdiction's Housing Element. The RHNP, which covers a span of eight years, also identifies and quantifies the existing housing needs for each jurisdiction. SACOG's current Regional Housing Needs Plan schedule is from June 30, 2021, through August 31, 2029.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but fill the projected housing needs for the entire region. Another major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to guarantee that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited from addressing the housing needs for all populations within a particular community.

Table A-19 provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2021 through 2029 (also referred to as "basic construction needs") for each of the four household income groups for the City of Rancho Cordova.

TABLE A-19
~~2013-2021~~–~~2021-2029~~ RHNA

Total Number of Units (based on proportion of MTP/SCS 2020 projection)	Number of Units	% of Total
Extremely Low Income	1,057	11.7%
Very Low Income	1,058	11.7%
Low Income	1,274	14.1%
Moderate Income	1,684	18.6%
Above Moderate Income	3,994	44.0%
Total Number of Units	9,067	100.0%

Source: SACOG, 2020

Based on the above projections, the City of Rancho Cordova will need to provide an additional 3,389 affordable housing units, or 37.4 percent of all new housing units, to people in the very low- to low-income groups in order to comply with SACOG's RHNP allocation targets for these income levels. Of the 2,115 very low-income need, 50 percent (1,057 units) are presumed to be needed for extremely low-income households (households with incomes below 30 percent AMI). In addition, the City will have to provide 5,678 housing units available to

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moderate and above moderate income-households. SACOG anticipates a total of 9,067 new housing units for the City of Rancho Cordova by 2029.

FUTURE DEVELOPMENT POTENTIAL

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites. The identification of these sites will help in fulfilling the City's share of regional housing needs as determined by SACOG. **Tables A-20, A-21, and A-22** show a detailed analysis of the residential development potential for multi-family and single-family development. The sites listed in **Tables A-20, A-21, and A-22** are opportunity sites. The City is working with developers and property owners to ensure that sufficient sites will be available through the end of the planning period (2029).

The City of Rancho Cordova currently has approximately 82 acres of vacant infill land, 18 acres of underutilized land, and approximately 588 acres of vacant greenfield land available for residential development. This section provides the inventory of vacant land that is available in the City of Rancho Cordova for both multi- and single-family residential development. **Tables A-20, A-21, and A-22** provide the development information for the vacant, underutilized, and greenfield acreage in the City's land inventory. The City is relying on two underutilized sites (218 units or 6 percent of the total RHNA)- to meet a portion of the lower income RHNA.

AVAILABLE MULTI-FAMILY SITES

The City of Rancho Cordova currently has approximately 84.6 acres of vacant and underutilized infill sites and 78.9 acres of greenfield sites that are zoned to accommodate multi-family development. These sites are adjacent to existing residential developments, indicating that infrastructure is available, and the sites do not have other known constraints to development. Sites with residential densities of at least 30 units per acre are anticipated to accommodate housing units affordable to low-income households.

Sites with multiple use designations, such as commercial/multi-family and office/multi-family, are considered appropriate sites to accommodate future multi-family uses. Multi-family development is allowed on sites with Limited Commercial (LC), Shopping Commercial (SC), and Business Professional (BP) zoning based on the same standards and approval process as multi-family development in the RD-20 and RD-40 zones. The City is relying on sites with LC designation to meet a portion of the moderate income RHNA. RD-20 development standards apply to LC and SC sites, while RD-40 standards apply to BP sites. Therefore, the City considers these sites both appropriate and adequate for multi-family development. **Figure A-3 – TCAC Opportunity Areas Map and Sites Inventory**, provides a map of the sites listed in the land inventory.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

REALISTIC CAPACITY

To demonstrate that multi-family housing can be accommodated in commercial zones that allow residential development, the following projects have been or are being processed through the Planning Department. Many projects have been approved and are waiting for developers to move forward.

- **Capital Village.** This 827-unit project on approximately 34 acres ranges in densities from 7 to 17 units per acre and was rezoned from MP (Office Park Industrial) to Capital Village Special Planning Area. The project has completed construction. Planning staff processed the application for this project, which consisted of a rezone and development of a master planned community and included complex environmental issues, in six months.
- **Anatolia II - Sundance.** This 114-unit (10 units per acre) housing project consisting of 114 detached single-family homes is on an 11.9-acre LC (Limited Commercial) site. This project is located on Site R-5 in the inventory of available sites (**Table A-22**).

In addition to the vacant land available for multi-family development, the City's adopted Folsom Boulevard Specific Plan (FBSP) establishes policy guidance and regulatory provisions for the development and redevelopment of the FBSP project area. The FBSP area spans a stretch of land along the Sacramento Regional Transit light rail line and includes four existing transit stops. The FBSP contains transit-oriented development (TOD) overlay zones with a maximum residential density of 80 dwelling units per acre. Residential development is not subject to a conditional use permit in the Folsom Boulevard mixed use zone or the TOD overlay zone

Table A-20 details the vacant infill sites available for multi- and single-family residential development. **Table A-21** details the underutilized infill sites potentially available for single- and multi-family residential development. **Table A-22** details the greenfield development currently working through the planning process. Some of the plans identified in **Table A-22** are expected to break ground during the 2021–2029 Housing Element cycle. There are a number of finished lots ready for development spread throughout the area. **Table A-22** also includes the housing estimates for greenfield development that is not expected to break ground during the 2021–2029 Housing Element cycle.

Realistic capacity is noted in the comments column for each site. The realistic capacity is based on the assumed development standards, including setbacks, for most sites, and assumes a realistic assumption for residential development on mixed-use sites.

The City sees mixed use as an opportunity for new economic growth while addressing the need for housing. Mixed use also advances infill development, which brings residents closer to jobs, amenities, and transit. Although the City has not approved mixed use in the past, based

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on market trends of surrounding communities, and conversations with local developers, the City sees this as a viable option for affordable housing during the 2021-2029 planning period. To assist with the development of mixed use, the City has included Action H.1.4.2 to promote mixed use development by providing regulatory and financial incentives to increase the probability that residences will be constructed on mixed use sites, either as single-use projects or in mixed-use developments.

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TABLE A-20
VACANT INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-Site Constraints	Income Category	Existing Use	Comments
Sunrise North												
A-1	056-0430-001	1.6	100%	MDR	MDR	RD-20	20	Yes	None	Mod	Vacant	Capacity based on a previous application for a 20-unit townhouse project that has expired.
Mather Redevelopment Area												
B-1	067-0010-056	3.72	50%	BP/GC/SC	MF SPA	RD-40	45	Yes	None	VL/L	Vacant	Requires a CUP+ (Assumes 80% of 30 du/acre for 1/2 of the parcel).
J-1	067-0010-064	6		LC/SC	OPMU	18.1-40	180	Yes	None	VL/L	Vacant	
Folsom Boulevard Specific Plan												
C-1	075-0450-005	44.99 10	24%	UR2 RMU	<u>UR2</u> /FBSP	6.1-40	240	With Development	None	VL/L	Vacant	10 acres of Folsom Blvd frontage (Assumes 80% of 30 du/acre for 10 acres).
C-2	076-0020-019	1.4	50%	CMU (TOD) UR2	<u>UR2</u> /FBSP	6.1-40	17	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-3	076-0020-021	7.34	50%	CMU (TOD) UR2	<u>UR2</u> /FBSP	6.1-40	88	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-4	076-0020-020	0.45	50%	CMU (TOD) UR2	<u>UR2</u> /FBSP	6.1-40	5	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-5	076-0020-022	0.58	50%	CMU (TOD) UR2	<u>UR2</u> /FBSP	6.1-40	7	Yes	None	VL/L	Vacant	Assumes 80% of 30 du/acre for 1/2 of the total parcel.
C-6	057-0293-007	0.43	100%	CMU/TOD	<u>FBSP</u>	10-80	13	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-7	057-0254-024	0.61	100%	CMU/TOD	<u>FBSP</u>	10-80	18	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-8	057-0254-025	0.55	100%	CMU/TOD	<u>FBSP</u>	10-80	17	Yes	None	VL/L	Vacant	Assumes 30 du/acre.
C-9	057-0223-019	0.80	100%	RMU	<u>FBSP</u>	6.1-40	24	Yes	None	VL/L	Vacant	City owned
C-10	057-0221-022	1.07	100%	RMU	<u>FBSP</u>	6.1-40	32	Yes	None	VL/L	Vacant	City owned

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Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Infrastructure	On-Site Constraints	Income Category	Existing Use	Comments
<u>C-11</u>	<u>057-0211-038</u>	<u>0.40</u>	<u>100%</u>	<u>RMU</u>	<u>FBSP</u>	<u>6.1-40</u>	<u>12</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	<u>contiguous with -039</u>
<u>C-12</u>	<u>057-0211-039</u>	<u>0.40</u>	<u>100%</u>	<u>RMU</u>	<u>FBSP</u>	<u>6.1-40</u>	<u>12</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	<u>contiguous with -038</u>
Countryside/Lincoln Village Planning Area												
D-1	077-0200-022	0.44	50%	LC	CMU	10-18	3	Yes	None	Mod	Vacant	Assumes 50% of the site at 18 units/acre with an 80% site capacity.
D-2	068-0030-044	5.1	50%	VCMU	VCMU	10-18	92	Yes	None	Mod	Vacant	Assumes density of 18 du/acre of full 5.1 acres (92 units) will actually be built on the back half of the parcel, resulting is a factual density of 36 du/acre.
Annexation Sites												
F-1	072-0240-004	5.65		HDR/RMU	HDR/RMU	18.1-80	194	Yes	None	VL/L	Vacant	Capacity based on approved county project in 2008.
F-2	058-0270-031	1.04		GC	GC	10-40	5	Yes	None	VL/L	Vacant	Capacity based on approved county project in 2008.
F-3	058-0270-034	1.41		GC	GC	10-40	34	Yes	None	VL/L	Vacant	Capacity is based on 30 units/acre at 80% site capacity.
Bradshaw and Highway 50												
G-1	068-0160-083	3.84		OPMU	CS/LCPA	10-18	29	Yes	None	Mod	Vacant	OPMU allows for 49% of the site to be residential with a density of 18 units/acre (80% site capacity). Based on a total residential buildable area of 2.05 acres, 29 units can be accommodated.
G-2	068-0160-084	1.32		OPMU	CS/LCPA	10-18		Yes	None	Mod	Vacant	
<u>Mather Redevelopment Area</u>												
<u>J-1</u>	<u>067-0010-064</u>	<u>5.98</u>	<u>50%</u>	<u>Public Facilities - Commercial</u>	<u>OMU</u>	<u>No Max</u>	<u>89</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	<u>Half of APN -064 is vacant. Capacity is assumed for only the vacant portion. This site is within the human service subarea of the plan and would not require a CUP. Capacity Assumes 30 du/acre.</u>

Source: City of Rancho Cordova, September 2020

~~1. These units are within areas that include a conditional use permit process. This process includes a review by the City Council that focuses on design compatibility with the surrounding area. The City does not see this as a constraint to development. See the City's Zoning Code for a complete analysis of the CUP process.~~

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TABLE A-21
UNDERUTILIZED INFILL SITES

Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
Town Center TOD										
H-1	058-0291-003	8.07	50%	UR1 RMU (TOD)	UR1 FBSP	10–80	257 494	VL/L	Half of parcel is retail and half is vacant land	Assumes 40 units per acre at 100% site capacity for 4.29 acres and assumes 40 units per acre at 50% site capacity for the other 4.29 acres. Assumes 30 du/acre, 80% site capacity.
H-2	072-0280-024	6.97	14%	CMU (TOD)	DTPA	10–80	40 24	VL/L	Parking lot – interested in redevelopment	Assumes 1 acre built at 40 units per acre at 100% site capacity. Assumes 1 acre built at 30 du/acre at 80% site capacity.
H-3	072-0330-002	2.41	50%	CMU (TOD)	DTPA	10–80	36	VL/L	vacant retail -- single-story commercial building almost 50 years old, formerly used as a fitness gym, located adjacent to a light rail station	Assumes 30 units per acre
Folsom Boulevard Specific Plan (Potential New Markets Tax Credits Proposal)										
I-1	077-0030-011	1.76		MDR	UR1	6.1–18	25	Mod	Trailer park	Assumes 18 du/acre at 80% site capacity.
I-2	077-0030-010	0.81		MDR	UR1	6.1–18	12	Mod	Trailer park	Assumes 18 du/acre at 80% site capacity.
I-3	077-0030-013	0.78		MDR	UR1	6.1–18	11	Mod	Dilapidated apartment	Assumes 18 du/acre at 80% site capacity.
I-4	077-0181-011	0.99		MDR	UR1	6.1–18	14	Mod	Very dilapidated	Assumes 18 du/acre at 80% site capacity.
I-5	077-0181-021	0.22		MDR	UR1	6.1–18	3	Mod	One duplex	Assumes 18 du/acre at 80% site capacity.
I-6	077-0181-020	0.28		MDR	UR1	6.1–18	4	Mod	Two duplexes	Assumes 18 du/acre at 80% site capacity.
I-7	077-0181-023	0.1		MDR	UR1	6.1–18	1	Mod	Duplex	Assumes 18 du/acre at 80% site capacity.
I-8	077-0181-018	0.28		MDR	UR1	6.1–18	4	Mod	Two duplexes	Assumes 18 du/acre at 80% site capacity.
I-9	077-0181-022	0.1		MDR	UR1	6.1–18	1	Mod	Duplex	Assumes 18 du/acre at 80% site capacity.
I-10	077-0181-017	0.12		MDR	UR1	6.1–18	2	Mod	Duplex	Assumes 18 du/acre at 80% site capacity.
I-11	077-0181-013	0.19		MDR	UR1	6.1–18	3	Mod	Duplex—huge open yard	Assumes 18 du/acre at 80% site capacity.
I-12	077-0181-012	0.23		MDR	UR1	6.1–18	3	Mod	Duplex—huge open yard	Assumes 18 du/acre at 80% site capacity.
I-13	077-0030-012	0.34		CMU		6.1–18	5	Mod	Little business—huge parking lot not needed	Assumes 18 du/acre at 80% site capacity.
I-14	077-0030-008	0.22		CMU		6.1–18	3	Mod	Little business—half of the lot not in use; general interest in area	Assumes 18 du/acre at 80% site capacity.
I-15	077-0030-009	0.45		CMU		6.1–18	6	Mod	Residence—little house and little garage; general interest in area	Assumes 18 du/acre at 80% site capacity.
I-16	077-0030-005	1.71		CMU		6.1–18	25	Mod	Commercial with back half of the lot vacant	Assumes 18 du/acre at 80% site capacity.

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Map Reference	APN	Parcel Size Acres	% Used	Zoning	GP Des.	Allowable Density	Unit Capacity	Income Category	Existing Use	Comments*
-	Subtotal <i>MOD</i>	8.58					122			

Source: City of Rancho Cordova, September 2020

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TABLE A-22
GREENFIELD DEVELOPMENT

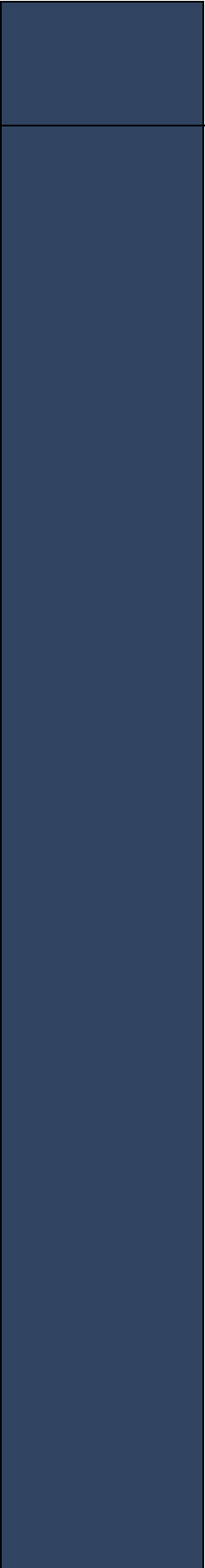
Map Reference	APN	Acres	Total SP Acres	% Used	GP/Zoning	Allowable Density	Assumed Capacity	Total Unit Capacity Est.	Infra.	On-Site Constraints	Income Category	Existing Use	Comments
Villages of Zinfandel Special Planning Area													
L-1	072-2360-028	10.3	10.3	50%	BP	RD-40	123	123	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects; requires CUP.
L-2	072-2360-029	11.09	11.09	50%	BP	RD-40	133	133	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects; requires CUP.
L-3	072-2360-030	9.4	9.4	50%	BP	RD-40	112	112	Yes	None	VL/L	Vacant	Assuming 30 units/acre and 80% site capacity based on surrounding projects; requires CUP.
Sun Creek Specific Plan*													
M-1	Multiple APNs	1.7	1.7		HDR	26-50	85	85	Yes	None	VL/L	Vacant	Assume 50 units/acre at 100% site capacity
M-2	Multiple APNs	24.6	42.5		HDR	26-40	1105	1105	Yes	None	VL/L	Vacant	Assumed 26 units/acre at 100% site capacity
	<u>Grantline 220</u>	<u>5.4</u>			<u>HDR</u>	<u>26-40</u>	<u>162</u>	<u>162</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Grantline 220</u>	<u>2.5</u>			<u>HDR</u>	<u>26-40</u>	<u>75</u>	<u>75</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Grantline 220</u>	<u>5</u>			<u>HDR</u>	<u>26-40</u>	<u>150</u>	<u>150</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Sierra Sunrise</u>	<u>5</u>			<u>HDR</u>	<u>26-40</u>	<u>150</u>	<u>150</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Callahan</u>	<u>2.5</u>			<u>HDR</u>	<u>26-40</u>	<u>75</u>	<u>75</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
M-1/M-2	<u>Callahan</u>	<u>9.3</u>	<u>44.2</u>		<u>HDR</u>	<u>26-40</u>	<u>279</u>	<u>279</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	<u>Assumed 30 du/acre at 100% capacity</u>
	<u>Gilmartin</u>	<u>1.7</u>			<u>HDR</u>	<u>26-40</u>	<u>51</u>	<u>51</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Gilmartin</u>	<u>3.7</u>			<u>HDR</u>	<u>26-40</u>	<u>111</u>	<u>111</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Shalako</u>	<u>2.5</u>			<u>HDR</u>	<u>26-40</u>	<u>75</u>	<u>75</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Shalako</u>	<u>2.1</u>			<u>HDR</u>	<u>26-40</u>	<u>63</u>	<u>63</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
	<u>Shalako</u>	<u>4.5</u>			<u>HDR</u>	<u>26-40</u>	<u>135</u>	<u>135</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	

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Map Reference	APN	Acres	Total SP Acres	% Used	GP/Zoning	Allowable Density	Assumed Capacity	Total Unit Capacity Est.	Infra.	On-Site Constraints	Income Category	Existing Use	Comments
M-3	Multiple APNs	5.7	43.7		MDR	12.1-18	200	504	Yes	None	Mod	Vacant	<u>Unit assumptions based on approved plan. Assumes dwelling unit count identified in August 2012 version of Sun Creek Specific Plan, Appendix C, Table 3-3.</u>
M-4	Multiple APNs	44	316		MDR	6.1-12	500	2286	Yes	None	Abv Mod	Vacant	<u>Unit assumptions based on approved plan. Assumes 12 units/acre at 80% site capacity. Currently, 322 acres are zoned in this area for MDR, but only 25% has infrastructure available to support development.</u>
M-5	Multiple APNs	33	176.7		LDR	2.1-6	200	899	Yes	None	Abv Mod	Vacant	<u>Unit assumptions based on approved plan. Assumes dwelling unit count identified in August 2012 version of Sun Creek Specific Plan, Appendix C, Table 3-3.</u>
Rio Del Oro Specific Plan													
N-1	Multiple APNs	12	98		HDR	18.1-40	860	2548	Yes	None	VL/L	Vacant	Assumes built density of 26 du/acre
	<u>Lot 65</u>	<u>12</u>	<u>12</u>		<u>HDR</u>	<u>Min 26 du/acre</u>	<u>360</u>	<u>360</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
N-1	<u>Lot 87</u>	<u>11</u>	<u>11</u>		<u>HDR</u>	<u>Min 26 du/acre</u>	<u>330</u>	<u>330</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	<u>Assumed 30 du/acre at 100% capacity</u>
	<u>Lot 93</u>	<u>10</u>	<u>10</u>		<u>HDR</u>	<u>Min 26 du/acre</u>	<u>302</u>	<u>302</u>	<u>Yes</u>	<u>None</u>	<u>VL/L</u>	<u>Vacant</u>	
N-2	Multiple APNs	45	256		MDR	6.1-18	850	3680	Yes	None	Mod		<u>Unit assumptions based on approved plan. Assumes 80% of 18 du/acre</u>
N-3	Multiple APNs	170	1518.5		LDR	2.1-6	816	7295	Yes	None	Abv Mod		<u>Unit assumptions based on approved plan. Assumes 80% of 6 du/acre</u>
The Ranch at Sunridge Special Planning Area													
O-1	Multiple APNs <u>Site 1</u>	7.1429 <u>7.142</u>	7.447 <u>7.142</u>		HDR	<u>Min 26 du/acre</u> RD 30 / RD 40	214	214	No	None	VL/L	Vacant	<u>Assumed 30 du/acre at 100% capacity. Pending approved maps.</u>
O-2	Multiple APNs	5	105.4		MDR/GC	RD 20	149	149	No	None	Mod	Vacant	<u>Unit assumptions based on approved plan. Pending approved maps.</u>
O-3	Multiple APNs	15	142.3		LDR	RD 10	1191	1191	No	None	Abv Mod	Vacant	<u>Unit assumptions based on approved plan. Pending approved maps.</u>
Anatolia II													
R-1	067-0430-037	2.76	2.76		HDR	18.1-20	66	66	Yes	None	Mod <u>VL/L</u>	Vacant	<u>Assumes 80% of 20 du/acre. Assumes 24 du/acre with density bonus.</u>
R-3	067-0430-043	5.9	5.9		HDR	18.1-20	94 <u>85</u>	94	Yes	None	Mod <u>VL/L</u>	Vacant	Assumes 80% of 20 du/acre.
R-4	067-0430-044	1.17	1.17		HDR	18.1-20	19 <u>4</u>	19	Yes	None	Mod <u>VL/L</u>	Vacant	Assumes 80% of 20 du/acre.
38	RANCHO CORDOVA GENERAL PLAN												

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Map Reference	APN	Acres	Total SP Acres	% Used	GP/Zoning	Allowable Density	Assumed Capacity	Total Unit Capacity Est.	Infra.	On-Site Constraints	Income Category	Existing Use	Comments
R-5	067-0030-040	15.96	15.96	50%	LC	10-18	114	114	Yes	None	Mod	Vacant	Approved at 114 units.
Montelena													
U-1	Multiple APNs	11.8	11.8		MDR	RD 7	66	66	No	None	Mod	Vacant	Pending Development Agreement.
U-2	Multiple APNs	163.7	163.7		LDR	RD 5	655	655	No	None	Abv Mod	Vacant	Pending Development Agreement.
Arista del Sol													
V-1	Multiple APNs	0	158.2		LDR	5-10	100806 806400	906	No	None	Abv Mod Abv Mod	Vacant	
Douglas 103													
AA-1	067-0040-026	0	12.03		MDR	RD 10	213 88	213 88	No No	None None	Mod Abv Mod	Vacant	Pending finished lots.

Source: City of Rancho Cordova



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LAND INVENTORY SUMMARY

Table A-23 compares the RHNA requirements to the City's capacity for new housing. The table is divided into affordability ranges and developing areas, comparable to the land inventory tables above.

**TABLE A-23
LAND INVENTORY RHNA SUMMARY**

	RHNA	VL/L 3,389	M 1,684	AM 3,994
Vacant Infill	Sunrise North	0	20	0
	Mather RDA	22590	0	0
	Folsom Boulevard	357485	0	0
	Countryside/Lincoln Village	0	95	0
	Annexation Sites	233	0	0
	Bradshaw and Highway 50	0	29	0
	Mather RDA	89	0	0
Underutilized Infill	Town Center TOD	218333	0	0
	Folsom Boulevard New Markets	0	1220	0
	Villages of Zinfandel SPA	368	0	0
Greenfield	Suncreek SP	11901326	200	700
	Rio Del Oro SP	860992	850	816
	The Ranch @ Sunridge	214	149	1,191
	Anatolia II	1620	114293	0
	Montelena	0	66	655
	Arista del Sol	0	100	806
	Douglas 103	0	213	88
Land Capacity Total		3,8273,672	1,9582,015	4,256
Accessory Dwelling Unit Capacity		4023	017	0
Surplus		478306	274348	262

Source: City of Rancho Cordova, September 2020

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SPECIAL PLANNING AREAS

The Special Planning Areas assumed to meet a portion of the City's RHNA all have zoning and land use designations approved. While there are phasing requirements for these projects only phase 1 capacities have been assumed with the exception of Rio Del Oro, which also assumes unit capacity from phase 3. The City has included units from phase 3 because the Rio Del Oro plan states that it is anticipated that several phases will be under construction at any given time and the plan allows each phase to develop independently from other phases.

~~Villages of Zinfandel Special Planning Area~~

~~The Villages of Zinfandel Special Planning area is mostly developed. The medium-density Veranda single-family neighborhood is the last housing area to be developed and will be completed early in the 2021–2029 Housing Element cycle. There are also some commercial lots, as identified in the “Vacant Greenfield Sites” list of the above land inventory. These lots would require a conditional use permit to develop as multi-family residential projects. Analysis has indicated that the CUP requirement does not pose a constraint to multi-family development. The single-family residential component of the Villages of Zinfandel Special Planning Area will most likely be fully developed during the 2013–2021 Housing Element Cycle. The commercial segment will develop as viable projects are presented. The Villages of Zinfandel Special Planning Area development agreement did not include an affordable housing requirement. However, the commercial sites that may be developed residential with a CUP pose unique opportunities for high-density multi-family residential development and have been previously considered for a condominium development.~~

Suncreek Specific Plan

The proposed Suncreek Specific Plan is near Sunrise Boulevard and Douglas Road. Proximity to Sunrise Boulevard and Grant Line Road make the area ideal for public transit. Current proposals include several residential neighborhoods, with some office and commercial development. Mixed-use commercial, recreational parks, trails, and schools are also planned. Development agreements and affordable housing plans have been executed with all the property owners within the Suncreek Specific Plan.

The affordable housing plans will require the dedication of three sites, with the purchase option of a fourth site to the City, as well as a per-door residential in-lieu fee that the City will use to sponsor the development of affordable housing in the planning area. With the completion of the adjacent Sunridge Specific Plan parcels and the entitlement of the adjacent Ranch Specific Plan complete, it is reasonable to expect all areas of the Suncreek Specific Plan, including all of the sites to be dedicated to the City and the remaining high density sites, to be developable in the 2021–2029 Housing Element cycle.

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Rio del Oro Specific Plan

The Rio del Oro Specific Plan was adopted by the City Council on September 7, 2010. At the same time, the City Council approved a “tier one development agreement” that vested the Specific Plan, land use designations, development densities, and intensity of uses (among other things). The plan encompasses approximately 3,828 acres south of White Rock Road, east of Sunrise Boulevard, and north of Douglas Road. The first phase broke ground in 2020, but the area remains mostly undeveloped with dredger tailings. Development is anticipated to begin in phases, with phases 1, 2, and 3 likely to be completed during the 2021–2029 Housing Element cycle. As approved, the entire Rio del Oro project area would contain approximately 13,523 residential units at a variety of densities, with several village centers, a local town center, and two regional commercial sites. Phases 1, 2 and 3 are expected to develop 2,526 of this total number of units during the 2021-2029 Housing Element cycle. Future adjustments to the land use plan resulting from amendments to the City’s Open Space policies may result in small increases in total residential units. Approximately one-third of the land area would be retained as natural wetland preserve and improved open space. A network of major roadways, connector streets, and local streets integrate into the City’s planned roadway system and create walkable neighborhoods. The project area also includes both office and light industrial uses, primarily within the Mather Field Noise Contours. The City has executed affordable housing plans with the two Rio del Oro owners. These affordable housing plan include a residential per-door in-lieu fee with the option to purchase several identified parcels of high-density (HD) zoned land. The affordable housing plans also indicates a minimum development density for 98 acres of High Density (HD) zoned land. Consistent with the assumptions of this Housing Element, a minimum development density of 26 units per acre will be required for up to 98 acres of land zoned HD in Rio del Oro.

The Ranch Special Planning Area

The Ranch is proposed to be primarily residential, but will incorporate open space and commercial uses and preserve some wetlands on the site. The initial phase of development in the Ranch will include the northwest corner and move east to tie into infrastructure that either exists currently or will be under construction on a concurrent time scale. The most logical second phase of development will include the southern portion of the site. The City has executed an affordable housing plan with the Ranch that will include an in-lieu fee for each single-family home built as well as the dedication of one high density site to the City.

Arboretum Specific Plan

The proposed Arboretum Specific Plan is at the southernmost border of the City’s undeveloped incorporated land. When development does begin in the Arboretum, it will most likely be phased from the southwestern corner and move east and north as infrastructure is

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

completed. The proposed Arboretum Specific Plan will most likely include a negotiated affordable housing plan that will provide for the development of multi-family and affordable housing in the specific planning area. It is not expected to break ground during this housing element cycle and therefore is not included in the analysis.

Sunridge Specific Plan

The Sunridge Specific Plan was approved before the City's incorporation and did not include an affordable housing plan or any requirements for multi-family or affordable housing performance. There are some subdevelopments in the Sunridge Specific Plan that include RHNA-obligated properties or have a multi-family obligation that was negotiated after the City's incorporation.

Sunridge Park

The approved Sunridge Park development is complete. The Sunridge Park project did not include a multi-family or affordable housing component at approval and will be almost exclusively single-family homes on low-density parcels.

Anatolia II

~~While the City~~ ~~The City is assuming~~ assumes that three of the four Anatolia II sites will develop with affordable units (Site R-1 is a City-owned site, making this a prime site for an affordable project), currently these sites are zoned for a moderate product. Should these sites develop with an affordable project, the City will credit them towards the lower income RHNA. Site R-1 is a City-owned site, making this a prime site for an affordable project. The City is also working with interested developers to evaluate the viability of an affordable housing project on that site. The site capacity is based on the assumed project capacity. It is assumed that this would be a mix of affordable family and senior housing. Site R-5 is currently proposed to be developed as a project with 114 detached single-family homes.

Anatolia IV

This project includes 203 single-family lots, a 2.6-acre park, and four landscape corridor lots; it is currently under construction. It is expected that the Anatolia IV project will reach buildout during the 2021–2029 Housing Element cycle.

Montelena (in the Sunridge Specific Plan)

The approved Montelena project is in the Sunridge Specific Plan Area. The project site is generally bounded by Rancho Cordova Parkway to the east, the Anatolia I subdivision to the west, Douglas Road to the north, and the Anatolia II subdivision to the south. The Montelena

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project covers 251.9 acres and proposes the construction of 721 dwelling units. Although the area will be primarily residential, plans also include a community park area, detention basin, fire station, and wetland preserve. The approved project does not include an affordable housing plan and has no designated multi-family development planned. It is expected to start construction during the 2021–2029 Housing Element cycle and may reach buildout within the next eight years.

Arista del Sol

The Arista del Sol project is on approximately 158 acres adjacent to the Ranch Specific Plan Area, which is now entitled for development, and the Grant Line 208 subdivision, which is now under construction. Because the Grant Line 208 subdivision is expected to be completed early in the 2021–2029 Housing Element cycle, the Arista Del Sol project is expected to be developed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Sunridge Lot J

The Lot J project is on an approximately 81.1-acre parcel and includes a tentative subdivision map to create 342 residential lots, a park site, and 3 landscape corridor lots. It is currently under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Douglas 103

The Douglas 103 project is on approximately 40 acres adjacent to Douglas Road. The project is currently under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Douglas 98

The Douglas 98 project is on approximately 100 acres and has a final approved map for 528 residential lots. The project is under construction and will be completed during the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Grantline 208

The Grantline 208 project is on approximately 210 acres and includes 503 single-family homes, wetland preserve, an elementary school, and neighborhood greens. It is currently under

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construction and is expected to be completed within the 2021–2029 Housing Element cycle. The project does not include an affordable housing plan or a multi-family housing obligation.

Mather East

The Mather East project is on an approximately 12-acre parcel and is adjacent to existing infrastructure. No plans to complete development have been routed through the City. The project does not include an affordable housing plan or a multi-family development obligation, and it is unknown if it will develop during the 2021–2029 Housing Element cycle.

North Douglas

The North Douglas project is on an approximately 119-acre parcel and includes a final subdivision map that creates 665 residential lots and has completed construction. The project does not include an affordable housing plan or a multi-family development obligation.

Development accelerated during the latter half of the 2013–2021 Housing Element cycle. Most of the large areas entitled before 2013 were either under construction or completing construction. Two areas also completed their entitlements—one of these, Rio Del Oro, broke ground in 2020. Housing construction is expected to continue at a similar pace during the 2021–2029 Housing Element cycle, with the potential buildout of many greenfield areas and the possible entitlement of the Arboretum project.

AVAILABLE SINGLE-FAMILY SITES

As is shown in **Table A-20** and **Table A-21**, there is potential for 217 single-family dwelling units on 14.12 vacant and underutilized infill acres in the City as well as 1,690 units on 333.93 acres on greenfield sites, as shown on **Table A-22**. These units are split between the moderate and above-moderate affordability levels, though the housing products for moderate- and above-moderate-income households do not necessarily have a clear delineation, and the City's projections are based on proposed densities. Some development projects have reacted to the changes in the housing market that resulted from the market collapse in 2007 by introducing smaller units on smaller lots that will generally be more affordable. These housing products are generally zoned at 10 to 20 dwelling units per acre. For the purpose of moderate and above-moderate housing, land zoned or planned for RD-10 to RD-20 is identified as affordable to households with a moderate income, and land zoned or planned for densities lower than RD-10 are identified as affordable to households with an above-moderate income.

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ACCESSORY DWELLING UNIT CAPACITY

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase, from prior to these State law changes. The City has received one application in January 2021. This analysis assumes an average of 5 ADUs will be built per year during the June 30, 2021-August 30, 2029 RHNA projection period, for a total of 40 ADUs.

In order to determine assumptions on ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower income households, 43 percent to moderate income households and 1 percent to above moderate-income households. Affordability of ADUs projected to be built within the City during the planning period were based on the SACOG analysis. Of the total 40 ADUs that are projected to be built during the projection period, 23 are estimated to be affordable to lower-income households, 17 to moderate-income households, and none to above-moderate income households. The City considers ADUs an affordable housing option for lower- and moderate-income households. In an effort to promote ADUs, the City has included Action 3.1.34 has been included to amend the zoning ordinance to comply with state law regarding ADUs.

In an effort to project ADUs to accommodate a portion of the City's lower income RHNA, the City took a conservative approach and assumed that five units would be approved each year. With the new state law relaxing requirements for ADUs, it is safe to assume that the City will receive more than five annually through the planning period.

The City does not track rental prices for ADUs; however, in an effort to show affordability for these types of units, the City relied on rental rates for one-bedroom units identified in Table A-17 as a proxy for ADU rental rates and shows that the median monthly rent of a one-bedroom unit in the City was \$1,270 in June 2020. According to HCD 2020 income limits, a low income household can afford a monthly rental cost of \$1,726 without being cost burdened. Comparing the rental rates with the affordability of low income households shows that ADUs are appropriate to credit toward the County's lower income RHNA.

Assuming the City approves five ADUs per year over the 8-year planning period, the City can assume an ADU capacity of 40 units.

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HOUSING RESOURCES AND INCENTIVES

AT-RISK HOUSING

Housing element law in the California Government Code (Section 65583) requires jurisdictions to include a study of all low-income housing units that may at some future time become unaffordable upon the expiration of affordability restrictions. Three general cases create the opportunity for the conversion of affordable units to market rate:

- Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236
- Opt-outs and expirations of project-based Section 8 contracts
- Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately owned project with HUD providing either below-market-interest-rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs to tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. With Section 202, HUD provides a direct loan to nonprofit organizations for project development and rental subsidy for low-income tenants. All Section 202 handicapped units are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between a tenant's ability to pay and the contract rent. The likelihood for opt-outs increases when the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing include the expiration of low-income use periods of various financing sources, such as low income housing tax credit (LIHTC); bond financing; density bonuses; CHFA, CDBG, and HOME funds; and redevelopment funds.

As shown at the bottom of **Table A-24**, one of the federally assisted multi-family housing complexes in Rancho Cordova, Coloma Woods, is at risk of losing its affordability restrictions during the Housing Element planning period.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

AFFORDABLE HOUSING PROJECTS IN RANCHO CORDOVA

There are ~~22-19~~ housing developments in Rancho Cordova providing subsidized housing, with a total of ~~758-575~~ low- and very-low-income units. The address, number of affordable units ~~by bedroom size and income level, and~~ source of financing, ~~and affordability expiration~~ for each ~~affordable~~ development is provided in **Table A-24**.

TABLE A-24
SUBSIDIZED AND AT-RISK AFFORDABLE UNITS

Name	Address	Subsidized Units	Program	Source	Affordability Expiration
Sunrise Meadows	11020 Coloma Rd	94	LIHTC, LMSA	HUD	2069
Gold Ridge-El Parque	2605 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2609 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2613 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2617 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2619 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2623 El Parque Cir	3	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2701 El Parque Cir	4	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2703 El Parque Cir	4	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	2707 El Parque Cir	4	Public Housing	SHRA	Public Housing
2970 Portsmouth	2970 Portsmouth Dr	9	Public Housing	SHRA	Public Housing
Gold Ridge-El Parque	10730 Coloma Rd	24	Public Housing	SHRA	Public Housing
Cordova Meadows Apartments	2312 Sierra Madre Court	183	LIHTC	HUD	2053

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Name	Address	Subsidized Units	Program	Source	Affordability Expiration
Rancho Cordova Apartments	10685 Coloma Road	91	LIHTC	HUD	<u>2056</u>
The Crossings @ New Rancho	2708 & 2728 Woodberry Way	17	LIHTC	CTCAC	<u>2065</u>
Mather Veterans Village <u>Phase I</u>	3615 Bleckely Street	50	LIHTC		<u>2068</u>
<u>Mather Veterans Village Phase III</u>	<u>3607 Bleckely Street</u>	<u>50</u>	<u>LIHTC</u>		<u>2071</u>
Mills Tower Apartments	10499 Mills Tower Dr	9	Sec 8 NC	HUD	
SUBTOTAL		5507			
At-Risk Units					
Coloma Woods	2300 Heather Glen Ln	28	Sec 8 NC	HUD	<u>6/30/2023</u>
Subtotal		28			
Total		535575			

Source: SACOG, 2020

COST ANALYSIS

The cost of maintaining the assisted units is estimated to be significantly less than the cost required to replace the units through new construction. Conserving assisted units generally requires subsidizing the difference between market-rate and assisted rents.

The cost of acquiring an apartment complex with more than five units ranges from \$152,500 per dwelling unit to \$229,000 per dwelling unit (sales data of comparable rental housing taken from loopnet.com July 2020). Based on this information, the acquisition cost of an individual 28-unit multi-family rental complex in Rancho Cordova would range from \$5.17 to \$5.46 million.

Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is both more feasible and more economical than constructing new units.

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RESOURCES AND INCENTIVES FOR AFFORDABLE HOUSING

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. **Table A-25** lists local, state, and federal housing programs that are valuable resources for developing affordable housing, preserving “at-risk” housing, and rehabilitating housing.

TABLE A-25
AFFORDABLE HOUSING FUNDING RESOURCES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.” The City of Rancho Cordova was granted entitlement status in January 2005 and began its funding cycle in July 2006.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance	Provides rental assistance payments to owners of market-rate properties on behalf of very-low-income tenants.	Rental Assistance
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The	Acquisition

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Program Name	Description	Eligible Activities
	grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing Housing for Disabled Persons Supportive Housing Support Services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

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Program Name	Description	Eligible Activities
	institution's application for deposit facilities, including mergers and acquisitions.	
State Programs		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters Transitional Housing
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multi-family housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Planning
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance

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Program Name	Description	Eligible Activities
		Transitional Housing Emergency Shelter Multi-Family Housing
Transit Oriented Development Program	Supports the development of affordable multi-family rental housing near transit stations through low-interest loans.	New Construction Rehabilitation Infrastructure Improvements
CalHFA Programs		
Affordable Housing Partnership Program	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	Homebuyer Assistance Site Acquisition Site Development Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Low Income Housing Tax Credits	Provides state tax credits for rental housing programs.	New Construction Rehabilitation
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development

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Program Name	Description	Eligible Activities
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance

Local Program and Private Sources

Local Housing Trust Fund	The City of Rancho Cordova has a Local Housing Trust Fund (LHTF) (originally adopted under Sacramento County, funded through the Housing Development Impact Fee), which provides a linkage between the demand for very-low-income housing and the development of commercial, office, industrial, and other nonresidential uses that create lower-paying employment opportunities and generate a demand for very low-income housing. Nonresidential developments in Rancho Cordova are required to pay into the LHTF on a square-footage basis at building permit. The housing fee is in effect at the time the building permit is to be issued. The fees are as follows: Office \$.97 per square foot Hotel \$.92 per square foot R&D \$.82 per square foot Commercial \$.77 per square foot Manufacturing \$.61 per square foot	New Construction
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Program Name	Description	Eligible Activities
Public Housing Authority Rental Subsidy	The local PHA is operated by SHRA, which manages housing and community development activities, including conventional or low-rent public housing and the Housing Choice Vouchers program (Section 8 certificate). The conventional housing program involves housing developments that are managed and maintained by SHRA. The Housing Choice Vouchers program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the vouchers at any decent, sanitary, and safe housing unit (single-family or multi-family). The tenant's portion of the rent is based on 30% of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent, as determined by HUD. The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent in the certificate program is not restricted by FMR.	Tenant-Based Rental Assistance
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and	Provides down-payment assistance to first-time homebuyers and second mortgages that include a	Homebuyer Assistance

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Program Name	Description	Eligible Activities
Renovation Mortgages	rehabilitation loan. The City provides gap financing for the rehabilitation component.	Rehabilitation

Source: City of Rancho Cordova, 2020

INCENTIVES FOR AFFORDABLE HOUSING DEVELOPMENT

In addition to the affordable housing resources in **Table A-25**, the City anticipates offering incentives to promote the development of housing affordable to very-low- and low-income households. Such incentives as the City may offer to encourage the development of affordable housing will include, but are not limited to:

- Financial assistance (based on availability of federal, state, local foundation, and private housing funds)
- Expedited development review
- Streamlined development application processing
- Modification of development requirements such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis

QUALIFIED ENTITIES

There are several nonprofit organizations active in the Sacramento County region that have the managerial capacity to own and manage assisted rental housing.

- ACLC Inc
- Affordable Housing Foundation
- Eskaton Properties Inc.
- Housing Corporation of America
- Norwood Family Housing
- ROEM Development Corporation
- Rural California Housing Corp
- Sacramento Valley Organizing Community
- Satellite Housing Inc.
- Volunteers of America

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ELEMENT NEEDS ASSESSMENT

HOUSING CONSTRAINTS

GOVERNMENTAL AND NON-GOVERNMENTAL
CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the housing needs for all economic sectors of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, environment issues, vacancy rates, land cost, construction costs, and availability of financing.

Governmental Constraints

Land Use Controls

The Rancho Cordova General Plan establishes policies that guide all new development, including any residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan that allow single-family and multi-family residential development are provided in **Table A-26**.

TABLE A-26
GENERAL PLAN RESIDENTIAL LAND USE
DESIGNATIONS

Residential Land Uses		
Designations	Dwelling Units per Gross Acre	Notes
Rural Residential (RR)	0.1–0.5	Designates areas near the edge of the City in a more natural setting where larger ranchette-style homes on 2- to 10-acre lots are predominant. May include limited farming and agriculture.
Estate Residential (ER)	0.51–2.0	Generally characterized by larger “executive” homes on generous lots ranging in size from 0.5 acre to 2 acres. Appropriate for urban-to-rural transition areas, significant natural areas, and integrated into neighborhoods with a variety of housing types.

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Low Density Residential (LDR)	2.1–6.0	Predominantly single-family detached homes in traditional neighborhoods. Representative densities are consistent with the majority of the older housing stock in Rancho Cordova.
Medium Density Residential (MDR)	6.1–18.0	Generally characterized by small-lot single-family detached or single-family attached (i.e., condominium/townhome-type) development. The wide variety of site development patterns and architectural styles that represent this density range is often referred to as “Village Residential.”
High Density Residential (HDR)	18.1–40.0	Predominantly apartments, condominiums, or clustered single-family units, generally in multi-story configurations. Parking is typically provided in traditional surface lots, but parking structures may be used at high densities.
Commercial and Mixed Land Uses		
Designations	Dwelling Units per Gross Acre	Notes
Residential Mixed Use	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 40 units per gross acre.
Commercial Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acre and a maximum density of 18 units per gross acre.
Office Mixed Use	2.1–18.0	Multi-family is allowed at a minimum density of 2.1 units per acre and a maximum density of 18 units per gross acre.
Village Center Mixed Use	6.1–18.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 18 units per gross acre.
Town Center Mixed Use	6.1–18.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 18 units per gross acre.
Transit-Oriented/ Town Center Mixed Use	18–80.0	Multi-family is allowed at a minimum density of 18 units per acre and a maximum density of 80 units per gross acre.
Regional Town Center	6.1–40.0	Multi-family is allowed at a minimum density of 6.1 units per acre and a maximum density of 40 units per gross acre.
Agriculture		
Designation	Minimum Parcel Size (Gross Acres)	Notes
Rural Agriculture	10–100	Rural areas where some agricultural uses may occur, but where residential homes on lots of 10 to 100 acres are the predominant land use.
General Agriculture	100+	Areas set aside for commercial agricultural production. Minimum parcel size is 100 acres to ensure economic viability for farming operations.

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Other Designations	
Designation	Notes
Planning Areas	Planning areas are subject to the preparation of more detailed comprehensive plans.
Folsom Boulevard Planning Area (FBPA)	The Folsom Boulevard Planning Area will serve as the high-intensity development center of the City. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 24 units per acre).
Rio Del Oro Planning Area	The Rio Del Oro Planning Area will contain a mix of low-, medium-, and high-density residential units with an average density of approximately 6 to 8 units per acre. Residential areas will be developed as an interconnected series of walkable neighborhoods served by Neighborhood Center and Village Centers.
Suncreek/Preserve Planning Area	The Suncreek/Preserve Planning Area is within the approved Sunrise Douglas Community Plan area. Based on previous approval and current development requests, land uses in the Suncreek/Preserve Planning Area could result in the development of approximately 1,200 acres of single-family and multi-family residential areas, accompanied by 450 acres of supporting commercial, office, and mixed uses.
Countryside/Lincoln Village Planning Area	This planning area is almost entirely developed and includes primarily residential development. Existing residential development contains a high concentration of low- and moderate-income households with limited east-west connectivity.

Source: City of Rancho Cordova

Note: This table provides a summary of land use designations described in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Rancho Cordova Zoning Code is the guiding document for residential development policies. The policies establish and control the type, location, and density of residential development in Rancho Cordova. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan. The specific residential land use zones in Rancho Cordova and the respective minimum and maximum densities are shown in **Table A-27**. In addition to zoning and density requirements, the City of Rancho Cordova further controls residential development through development standards. **Table A-27** ~~also~~ details the development standards that are applied to residential development in the City. [The City's development standards and fees are available on the City's website.](#)

The City's parking requirements for residential projects are dependent on the housing type. Parking requirements may be reduced or negotiated through the entitlement process. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multi-family residential units ranges from 1.5 off-street spaces for

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one-bedroom units to two spaces for units with two or more bedrooms. An additional 0.6 parking space per unit is required to accommodate guests in multi-family residential projects. Mobile homes and accessory dwelling units are required to have two parking spaces per unit, except where an accessory dwelling unit is within one-half mile of public transit or one block of car share, or in a historic or architectural district. Actual observed parking requirements for affordable senior and special needs developments near transit hubs and after completing design review are considerably less than the normal standard. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal and none are considered to constrain development—as evidenced by the amount of housing development occurring in the City—but are used to ensure an aesthetically pleasing project that allows for recreational uses and open space areas.

Typical Densities for Development

Rancho Cordova has experienced moderate housing development in the last 10 years. Lots in recently proposed single-family residential projects have varied in size from approximately 2,000 square feet to 10,000 square feet. Most recent single-family subdivisions resulted in typical density of between 8 and 12 homes per acre. Multifamily densities within Rancho Cordova are typically 13 to 30 units per acre but can be as dense as 50 units per acre. The City did not receive any requests for development at densities lower than those listed in the sites inventory during the last planning period.

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TABLE A-27
RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10¹	RD-15¹	RD-20¹	RD-25	RD-30	MDR (UR1 in FBSP)	HDR	RMH²
Density (gross, neighborhood, or development average for product type)³																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
	Maximum	1 du/ 2 ac	2 du/ac	1 du/ac													
Setbacks (minimum)																	
Front – General	30 ft			20 ft					18 ft	18 ft1¹		18 ft					
Front – Living Area	n/a				14 ft				n/a					10 ft	n/a		
Side – Interior Lot/Detached Units	15 ft		5 ft							5 ft		25 ft		3 ft	20 ft	5 ft	
Side – Interior Lot/Attached Units	n/a		n/a							5 ft		n/a		0 ft	n/a		
Side – Street Side/Corner Lot	30 ft		12.5 ft									25 ft		12.5 ft	15 ft	15 ft	
Side – Zero Lot Line	n/a		0 ft/10 ft							0 ft/10 ft		0 ft/10 ft		0 ft/10 ft	n/a		
Rear – In General⁴	25 ft⁵									20 ft		20 ft		10 ft	20 ft	20 ft	
Rear – Setback to Alley ROW	3 ft																
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft	65 ft	n/a												
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft	65 ft	n/a												
Depth	100 ft		n/a														
Height (maximum)																	
Primary Structure/Unit	40 ft		30 ft									40 ft <u>(3 stories allowed)</u>		45 ft	60 ft	30 ft	
Accessory Structure	16 ft									16 ft					26 ft	26 ft	16 ft
Lot Coverage (maximum)	25%	30%	75%											75%	75%	n/a	
Common Open Space Requirement (minimum)⁶	n/a											25%		n/a	25%	n/a	

Source: City of Rancho Cordova Zoning Code, 2020

Notes:

1. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.
2. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).
3. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.
4. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC.
5. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.
6. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approving authority.

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Specific Plan and Special Planning Areas

Rancho Cordova has Specific Plan (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. Once adopted, SPs and SPAs replace the zoning of the property with zoning unique to the project area. While SPs rely on the existing development standards in the Zoning Code, SPAs may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to protect certain resources of the City from incompatible land uses and to preserve areas with unique social, architectural, or environmental characteristics not otherwise adequately protected by regular zoning. In general, the intent of an SPA is to allow flexibility in development standards and existing zoning. Developers are encouraged to vary housing designs and densities in these areas, including such types as mixed-use commercial/residential developments and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

In many cases, SPs and SPAs allow unique uses and development standards for the planning area. These unique zoning provisions may increase flexibility for subsequent development within the planning area. All SPs and SPAs must be consistent with the City's General Plan. The SPAs and SPs are not considered to hamper housing development and, in reality, may promote housing development through the easing of some standards.

Overall, the Rancho Cordova residential development standards do not constrain the development of new housing or affordable housing. Significant constraints to the development of affordable housing are generally non-governmental, including high land and construction costs, lack gap financing for affordable projects, and a variety of other market factors.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Housing types include single-family residential housing, multi-family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table A-28** (see below) identifies allowed uses and corresponding permit requirements for the residential zoning districts, and **Table A-29** identifies allowed uses and permit requirements for mixed-use districts of Rancho Cordova.

EMERGENCY SHELTERS

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency

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shelter because of an inability to pay.” ~~Action H.3.3.3 will amend the City zoning to permit emergency shelters by right without a conditional use permit in a zone appropriate to accommodate a shelter.~~

~~This paragraph will be updated once a zone is identified. The X-City has included Action H.3.3.3 to will amend the City Zoning Ordinance to permit emergency shelters by-right without a conditional use permit in a zone appropriate to accommodate a shelter. discretionary review in the Light Industrial/Manufacturing (M-1) Zoning District zone is as appropriate to accommodate an emergency shelters by-right without discretionary review. The M-1 zone is within close, because of the proximity to services and shopping. There are currently 17 vacant parcels, ranging in size from 0.5 to 3.95 acres, that would be appropriate for an emergency shelter, totaling 37.20 acres. Additionally, the City has identified at least 50 parcels that are not vacant but have uses that could accommodate an emergency shelter, such as a warehouse building. The total square footage of these buildings are at least 20,000 square feet.~~

Through Action H.3.3.3, City will add development and managerial standards that will be consistent with Government Code Section 65583(a)(4).

These standards include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- ~~Off-street parking based on demonstrated need.~~
- Security during hours that the emergency shelter is in operation

Action H.3.3.4 will also allow the development of low-barrier navigation centers by-right in any zone that permits multi-family or mixed-use residential uses.

TRANSITIONAL AND SUPPORTIVE HOUSING

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multi-family units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income

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persons with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

The City's Zoning Code allows transitional housing as a residential use without the requirement of a conditional use permit and subject to the same restrictions that apply to other residential uses of the same type in the same zone. Action H.3.3.3 will amend the Zoning Code to include supportive housing ~~within these uses~~consistent with State Law.

REASONABLE ACCOMMODATIONS

The City ~~has a formal procedure for providing~~ housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households. The City provides accessibility in housing for persons with disabilities by implementing state and federal requirements and undertaking the following actions: (1) review regulations and procedures for City-funded or -operated housing programs to ensure that they do not exclude participation by persons with disabilities; and (2) include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods. The City has included Action H.3.3.1 to review the current reasonable accommodate procedure and ensure compliance with State Law. The City will review the current findings and will remove the current fee required for a reasonable accommodation request. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.

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TABLE A-28
ALLOWED USES AND PERMIT REQUIREMENTS FOR
RESIDENTIAL ZONING DISTRICTS

Land Use Category	RR	ER	RD -1	RD -2	RD -3	RD -4	RD -5	RD -6	RD -7	RD- 10	RD- 15	RD- 20	RD- 25	RD- 30	MDR	HDR	RMH
Residential Uses																	
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP
Dwelling, Multi-Family	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P
Dwelling, Two-Family	N	N	N	N	N	AUP ²	AUP ²	AUP ²	AUP ²	P	P	P	P	P	P	N	N
Emergency Shelter ³	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C
Employee Housing ⁴	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small or Large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Residential Care Home, Small ^{5,4}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N
Residential Care Home, Large ^{5,4}	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N

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Land Use Category	RR	ER	RD -1	RD -2	RD -3	RD -4	RD -5	RD -6	RD -7	RD- 10	RD- 15	RD- 20	RD- 25	RD- 30	MDR	HDR	RMH
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N
Transitional/Supportive Housing ³	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Source: City of Rancho Cordova Zoning Code, 2020

Notes:

- 1 Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses permitted allowed by right, “AUP” symbolizes uses that require approval of a administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.
- 2 Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district, provided that the overall neighborhood or subdivision has an average density within the allowable range.
- 3 Emergency Shelters ~~are will be permitted without a conditional use permit by right in the M-1 zone, transitional and supportive will be amended to comply with State Law (Action H.3.3.3.) OIMU and LBP zones; transitional housing shall be treated like similar uses as required by state law (e.g., a single family home used for transitional housing is subject to same requirements as a typical single family home).~~
- 4 ~~To comply with Health and Safety Code sections 17021.5 and 17021.6, the City has included Action H.3.3.5.~~
- 5 Senior independent living facilities are required to meet provisions in Section 23.901.070 of the Rancho Cordova Municipal Code.

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TABLE A-29
ALLOWED USE AND PERMIT REQUIREMENTS
FOR MIXED-USE DISTRICTS

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC
Residential Uses								
Adult Day Care Home	P	N	N	N	N	N	N	N
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multi-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N
Dwelling, Single-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Dwelling, Two-Family	P ¹	P ^{1,2}	P ^{1,2}	N	N	P ¹	P ¹	P ¹
Emergency Shelter	C	C	C	P	P	N	N	N

Source: City of Rancho Cordova Zoning Code, 2020

Notes: P = Permitted use

S = Permitted use subject to special conditions

C = Permitted use subject to the issuance of a conditional use permit

1. See the density restrictions in the underlying zoning district. Subject to development plan review by Planning Director. Projects of 80–150 units are subject to development plan review by the City Council. Projects of more than 150 units are subject to development plan review by the City Council.
2. This use is permitted or conditionally permitted as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development.

Density Bonus

State law requires that cities and counties provide a density increase of up to 35 percent over the otherwise maximum allowable residential density (or bonuses of equivalent financial value) when developers agree to construct housing with units affordable to low- or moderate-income households. Adopted in 2008 and updated in 2012, Section 23.710 of the City's Municipal Code provides density bonuses up to 35 percent, consistent with Government Code Section 65915. The City has included Action H.1.5.4 to comply with current State Density Bonus Law.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are often a significant part of the total cost of new residential development. Site improvement costs are usually charged for the provision of sanitary sewer and water service and for necessary transportation improvements, as well as any other necessary infrastructure or services. In addition, the City may require payment for various off-site improvements as a part of project mitigation measures (e.g., payment for an off-site traffic signal).

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Developers of new residential projects are also required to construct all on-site streets, sidewalks, curbs, gutters, and any necessary additions to affected off-site arterials.

Generally, new residential streets are to comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet, with a pavement width of 32 feet and a 4-foot-wide sidewalk on each side (**Table A-30**). Minor residential streets are used when serving fewer than 100 single-family residential units.

Primary residential streets are required to have a 50-foot right-of-way, with a pavement width of 42 feet, and may serve up to 400 single-family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in Rancho Cordova. However, alternative designs to improve the aesthetics, pedestrian experience, or circulation are encouraged, with the condition that minimum pavement width for public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs may include sidewalks separated from the back of curb by a landscape planter strip, landscaped medians, traffic circles, and other approved traffic-calming devices.

**TABLE A-30
SITE IMPROVEMENTS**

Type	Service	Street Width	Sidewalk Width (each side)	Total
Minor Residential	Up to 99 single-family	32	4	40
Primary Residential	100 to 399 single-family and duplexes	42	4	50
Collector Street	400 or more residential units	48	4	56
Collector Street	Multi-family, industrial, commercial	48	6	60
Arterial Street	N/A	72	6	84

Source: City of Rancho Cordova Improvement Standards, 2020

Rancho Cordova collects fees from new development projects to cover the costs of planning review and permit processing, which include plan checks and inspection fees. A more detailed discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (e.g., development application fees, building permit fees) and non-City-controlled fees (e.g., school impact fees, utility connection fees). Other components of total project costs are the utility service connection fees (e.g., sewer and water connection fees).

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The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significantly to the cost of new housing. The City of Rancho Cordova has adopted citywide impact fees for all developments including those of single-family and multi-family projects. A breakdown of the community facility fee for single-family and multi-family projects is shown in **Table A-31**. **Table A-32** provides a listing of planning fees charged by the City of Rancho Cordova. The breakdown of the total fee for a 100-unit single-family residential development, as well as the per-unit fee, is provided in **Table A-33**. Development fees, including building, planning, and impact fees, for a 1,600-square-foot home are estimated to be \$46,195 (**Table A-33**). **Table A-34** provides development fees per multi-family unit and for a multi-family project. The estimated development fees for a 900-square-foot multi-family unit are \$28,650 (**Table A-34**).

TABLE A-31
COMMUNITY FACILITIES FEE

	Single-Family Residential (per unit)	Multi-Family Residential (per unit)
Community Facilities Fee—Facilities	\$3,410.39	\$2,664.74
Community Facilities Fee—Library	\$698.51	\$546.24
	\$4,108.90	\$3,210.98

Source: City of Rancho Cordova 2005 Residential Fee Schedule

Table A-33 lists the planning fees and deposits associated with development projects and use permits.

TABLE A-32
PLANNING FEES

Description	Deposit Amount	Fee Amount
General Plan Amendment	\$15,000	--
Rezone	\$15,000	--
Specific Plan Initiation	\$5,000	--
Special Planning Area Initiation	\$5,000	--
Zoning Ordinance Amendment	\$10,000	--
Design Review – Major	\$10,000	--
Design Review – Minor	\$5,000	--
Design Review Amendment	\$5,000	--
Development Agreement	\$10,000	--
Development Agreement Amendment	\$5,000	--
Conditional Use Permit	\$10,000	--

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Description	Deposit Amount	Fee Amount
Conditional Use Permit Amendment	\$5,000	--
Use Permit – Condo Conversion	\$8,000	--
Tentative Parcel Map	\$10,000	--
Tentative Parcel Map Extension	\$1,000	--
Tentative Parcel Map Resubmission	\$5,000	--
Tentative Parcel Map Waiver – Condo	\$3,000	--
Tentative Parcel Map Amendment	\$3,000	--
Tentative Subdivision Map (1–20 lots)	\$10,000	--
Tentative Subdivision Map (21 or more)	\$20,000	--
Tentative Subdivision Map Amendment	\$5,000	--
Variance	\$10,000	--
Nonconforming Use Certificate	\$3,000	--
Initial Study Deposit (Negative Declaration/EIR)	\$5,000	--
SSHCP Permit Deposit	\$5,000	--
Development Agreement Annual Compliance Review	\$5,000 minimum balance for the term of the Agreement	--
Limited Use Permit	\$4,000	--
Planning Director Determination – Public Hearing	\$1,500	--
Planning Director Determination – No Public Hearing	\$1,000	--
Unified Sign Program	\$2,000	--
Reasonable Accommodation	\$2,000	--
Administrative Use Permit	--	\$1,184
Adjustment	--	\$1,231
Temporary Use Permit	--	\$241
Signs Temporary Use Permit	--	\$60
Boundary Line Adjustment	--	\$942
PCN (Public Convenience and Necessity)	--	\$1,830
Zoning Verification Letter	--	\$397
Appeals of Planning Director Decision to City Council	--	\$4,383
Appeals of Decision to City Council	--	\$4,373
Appeal of Zoning Decision to City Council	--	\$2,590

Source: City of Rancho Cordova Planning Department, 2014

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TABLE A-33
DEVELOPMENT FEES FOR A SINGLE-FAMILY
RESIDENTIAL UNIT AND 100-UNIT PROJECT

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$1,398.60	\$139,860
Plan Review Fee	\$932.40	\$93,240
Zone Check Fee	\$121.21	\$12,121
Impact Fees		
General Plan Cost Recovery Fee	\$120.41	\$12,041
Capital Fire Facilities Fee	\$1,280	\$120,800
Community Facilities Fee	\$4,108.90	\$410,890
Measure A Impact Fee		
Measure A Impact Fee	\$1,329	\$132,900
Transit Fee		
Regional Transit	\$175	\$17,500
Drainage Fee		
Zone 11A	\$4,193.75 (0.25-acre parcel)	\$419,375
Zone 11B	\$2,860.50 (0.25-acre parcel)	\$286,500
Schools		
Folsom Cordova Unified Fee	\$9,952	\$995,200
Elk Grove Unified Fee	\$10,144	\$1,014,400
Utility Connection Charges		
Water Connection	\$17,601	\$1,760,100
Sewer Connection		
Sacramento Area Sewer District	\$4,791 (0.25-acre parcel)	\$479,100
Total	\$44,670–46,195	\$4,467,000–4,619,500

Source: City of Rancho Cordova Building & Public Works Department, 2020

¹ Units are assumed to be 1,600 square feet on 0.25 acre, valued at \$280,000, and built in new subdivisions. Infill development may be somewhat less expensive.

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TABLE A-34
DEVELOPMENT FEES FOR MULTI-FAMILY
RESIDENTIAL UNIT AND PROJECT

	Unit ¹	100-Unit Project
Planning Application/Plan Check Fees		
Building Permit Fee	\$1,501.80	\$150,180
Plan Review Fee	\$1,001.20	\$100,120
Zone Check Fee	\$130.16	\$13,016
Impact Fees		
General Plan Cost Recovery Fee	\$65.14	\$6,514
Capital Fire Facilities Fee	\$1,000	\$100,000
Community Facilities Fee	\$3,210.98	\$321,098
Measure A Impact Fee		
Measure A Impact Fee	\$930	\$93,000
Transit Fee		
Regional Transit	\$356	\$35,600
Drainage Fee		
Zone 11A	\$810.73 (26 units per acre)	\$81,073
Zone 11B	\$540.08 (26 units per acre)	\$54,008
Schools		
Folsom Cordova Unified Fee	\$5,598	\$559,800
Elk Grove Unified Fee	\$5,706	\$570,600
Utility Connection Charges		
Water Connection	\$13,200.75	\$1,320,075
Sewer Connection		
Sacramento Area Sewer District	\$737 (26 units/acre)	\$73,700
Total	\$28,271–\$28,650	\$2,827,100– \$2,865,000

Source: City of Rancho Cordova Building & Public Works Department, 2020

¹ Units are assumed to be 900 square feet on 0.05 acre, built in a previously undeveloped area.

Infill development may be somewhat less expensive.

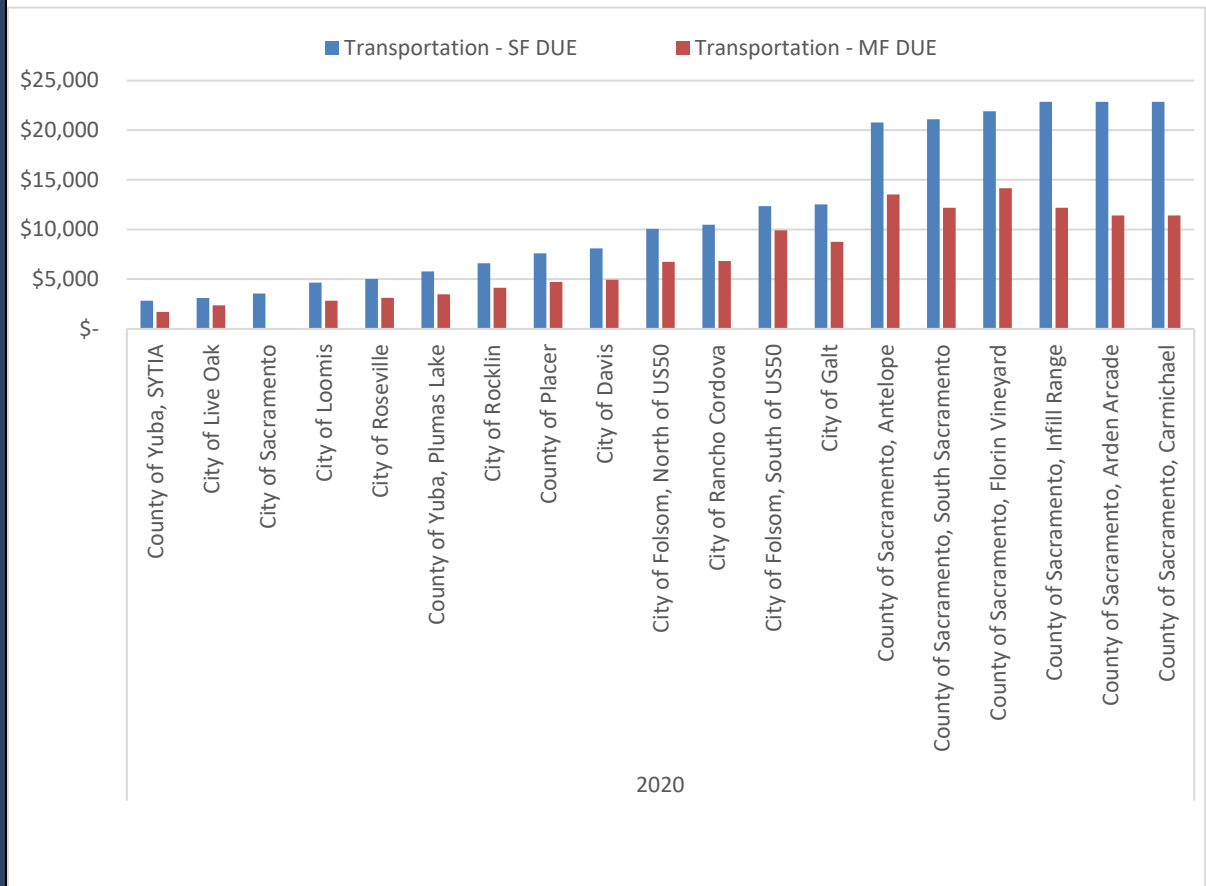
SACOG Impact Fee Study

In 2020, SACOG published a comparative study of the estimated development impact fees for jurisdictions across the Sacramento area. At the time of the study, Rancho Cordova's per-unit fees for single-family development were the fourth-highest in the region, at \$49,197 per unit. This is similar to the level of fees charged by Rocklin (\$46,136 per unit) but significantly lower than the next highest rate, charged by Sacramento County for development in the Antelope area (\$70,494). For multi-family housing, the City's impact fees were more moderate at \$32,384, which was similar to those charged by Rocklin (\$31,169 per unit) and Galt

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

(\$33,313). While fees for transportation infrastructure made up the largest percentage of the overall required development fees, at \$10,749 for single-family homes and \$6,821 per unit for multi-family units these fees were in the middle of the overall trend for the region.

FIGURE A-2
SINGLE FAMILY AND MULTI FAMILY UNIT FEES
CHARGED



~~Accessory Dwelling Units~~

~~Accessory dwellings units are a viable option for providing affordable units in some communities. However, in Rancho Cordova, little interest has been expressed in constructing such units, and therefore the costs are not easily estimated. No second units have been constructed since 2014, and the amount of existing undeveloped land indicates that affordable housing need may be met through other means.~~

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~~The City currently allows accessory dwelling units by right in single-family residential zones, in compliance with Government Code Section 65852.2. Action H.1.5. will amend the Zoning Code to ensure compliance with state law.~~

Specific Plan Areas

Specific Plan areas in the City of Rancho Cordova (e.g., Sunridge, Villages at Zinfandel) address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent on the cost of infrastructure, public services, and other associated improvement requirements. **Table A-33** showed the estimated development costs for a single-family home in a Specific Plan area. The estimated development fees for a 1,600-square-foot, single-family home are \$46,195, including planning, building, and impact fees per unit. Development fees for proposed Specific Plans, such as Rio del Oro and the Suncreek Specific Plan, will be based on infrastructure financing plans that will be developed as the specific plans go through the entitlement process.

Development Permit and Approval Process

Applications for development projects are submitted to the City's Planning Department. The application process varies depending on the type of entitlement that is being requested. In most cases, the planning application process requires a public hearing before the City Council. In case of design review for multi-family or commercial projects, a public hearing will be required before the City Council. The permitting process in Rancho Cordova does not create any unnecessary delays or increases to the cost of housing. In addition, City staff accelerates the application process by allowing concurrent review of the following entitlements:

- Tentative map reviews
- Design review
- Special development permits
- Rezones
- Development agreements

The steps in the approval process for housing developments differ with the type and conditions of the development. Single-family subdivisions that do not require any change to the zoning are submitted to the Planning Department, reviewed by staff for their conformance to the Design Guidelines, and presented at a public hearing before the City Council for approval.

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Multi-family projects are processed in the same manner but are subject to design review by the City Council. Specific plans, rezoning requests, subdivisions, and variances require staff and City Council review for approval. Multi-family development in commercial and business zones requires the same procedure as in residential zones. As previously stated, City staff allows concurrent review of entitlements to process multi-family projects in a timely manner, and the City's Design Review process has minimal financial impact on the development of housing but promotes sustainable development by encouraging quality design and pedestrian-friendly neighborhoods.

Many other factors, such as public sentiment, may also affect the approval of a project. The time frame for processing an application in the City of Rancho Cordova is no longer than that of the majority of jurisdictions in the region and may be considerably shorter. It is estimated that the period between application approval and issuance of a building permit is only a few days. To further elaborate, once an application is approved and all fees are paid, the City has no additional requirements for issuing a building permit. Applicants can then request the building permit to be issued as soon as they are ready to proceed and the City can issue the building permit within a week or two. A complete listing of the lengths of estimated application-processing times is given in **Table A-35**.

TABLE A-35
ESTIMATED APPLICATION PROCESSING TIMES

Applications	Time Frame	
Individual Single-Family Home (one/two story)	Building Permit	15 days
Staff Level Use Permits		3–4 months
Subdivision Design Review		3–5 months
Commercial and Multi-Family Design Review		3–5 months
Projects with Environmental Review	Negative Declaration Environmental Impact Report	Less than 90 days Approximately 1 year
Rezoning		6–8 months
General Plan Amendment		6–8 months
Boundary Line Adjustment		Less than 30 days
Tentative Parcel Map		4 months
Tentative Subdivision Map		6 months
Conditional Use Permit		3–5 months

Source: City of Rancho Cordova Planning and Building Departments

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Design Review

In 2012, the City Council dissolved the City of Rancho Cordova Planning Commission. The Council's goal was to remove barriers to development and improve the speed and efficiency by which development applications and projects were processed. The responsibilities of the Planning Commission were split between City Planning staff and the City Council. Most of the minor or routine development decisions are made at the staff level, while design review and major project decision are brought before the City Council.

The current City Council's design review process for multi-family housing follows a straightforward and efficient path to approval, and in a worst-case scenario would add no more than two weeks to the review process. Prior to construction of multi-family developments, the City requires approval of a Design Review package for the project. Such projects are considered by the City Council, and the approval or denial of the project is based on four criteria:

- Consistency with the General Plan, any applicable Specific Plan, and the City's design guidelines.
- Project design (architecture and site improvements) that enhances the character of the neighborhood.
- Architecture, scale, and design details that are compatible with adjoining or nearby properties.
- Project circulation design that will not create conflicts with vehicular, bicycle, or pedestrian transportation modes.

Since adoption of the City design guidelines and the establishment of the design review process, the City has never denied a project based on findings that the project design did not meet the required findings in the Zoning Code. Therefore, the design review is not seen as a constraint to the development of housing.

Consistent with Senate Bill (SB) 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Rancho Cordova requires predevelopment meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project.

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Predevelopment meetings have helped to shorten the review process and allow for better communication between applicants and City departments. The City currently defers to HCD for the required application process but will consider creating a City specific process during the planning period.

Design Guidelines

The City of Rancho Cordova recently adopted Design Guidelines that apply to all new development within the City and may apply to modifications within existing developments. The Design Guidelines do not pose a constraint on the development of housing in the City of Rancho Cordova but represent the City's guiding policies with respect to the quality of design expected for all projects within the City. Experience with projects funded by the Low Income Housing Tax Credit demonstrates that well-designed multi-family low- and very-low-income apartment complexes contribute to community acceptance and improved living conditions for the residents of such rental housing. These guidelines are intended to:

- Create an integrated community framework.
- Promote a mix of uses, both at the street level and within individual structures, that captures the essence of the community and contributes to the health and vitality of the City.
- Respect the existing uses and environment while maximizing opportunities for smart, vibrant development that shapes a new identity for the City.
- Encourage pedestrian-oriented development that is successful and attractive to residents and visitors.

The designated approving authority for design review in Rancho Cordova is the City Council. The City Council will review and approve, conditionally approve, or deny design review applications using the guiding principles and design concepts described in the Design Guidelines.

The Design Guidelines allow flexible alternative standards for streets, bikeways, open space, parks, and streetscape design. They encourage many pedestrian-oriented design aspects, including sidewalks separated from the street by landscaping, landscaped medians, tree preservation within the right-of-way, traffic circles, curb extensions to slow traffic, and other approved traffic-calming devices. To promote the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed to improve traffic circulation in and through the site.

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Parks and open space should be consistent with current open space plans adopted by the City. The specific location of parks and open space are to be determined by the Planning Department and the City Council in conjunction with area plans or subdivision map review.

Bikeways are required throughout each project and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping, lighting, and the use of street furniture to make the street more inviting to the pedestrian.

The City's Design Guidelines would have minimal financial impact on the development of housing and promote sustainable housing by encouraging quality of design and pedestrian-friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines, and a multitude of designs are acceptable to the City.

The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products.

By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower-income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and halfplexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard.
- Minimum lot sizes and widths have been eliminated to allow for greater densities and design flexibility.

In an effort to provide more objective standards and a guidance, the City is using SB 2 funding to create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments (Action H.5.3.2).

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Code Enforcement

The City of Rancho Cordova Code Enforcement Division enforces a broad range of federal, state, and municipal codes and standards designed to maintain a healthy, safe, and clean environment and preserve the quality of life standards that residents and businesses enjoy in Rancho Cordova. These codes include the 2019 California Building Code, 2010 California Plumbing Code, 2010 California Mechanical Code, 2010 California Electrical Code, 1997 Uniform Code for the Abatement of Dangerous Buildings, 2000 Uniform Swimming Pool Spa and Hot Tub Code, and all appendices thereof, and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock ([Action H.2.3.1](#)).

TABLE A-36
HEALTH AND SAFETY CODE VIOLATIONS

Health and Safety Violation	2016	2017	2018	2019
Water Intrusion/Mold	110	260	274	136
Structural Deficiencies	19	28	22	6
HVAC/Mechanical/Plumbing	9,956	9,676	5,134	3,750
Maintenance Deficiencies	3,015	3,155	2,316	1,331
Pest Infestation	243	333	353	158
Building Code Violations	858	763	534	362
Complaint Total	14,201	14,215	8,633	5,743

Sources: City of Rancho Cordova Neighborhood Services Division. 2020

INFRASTRUCTURE CAPACITY

Water Supply and Infrastructure

Buildout of the General Plan is estimated to occur around the year 2030 with the addition of 53,480 housing units. The General Plan EIR has determined that buildout of the General Plan will require additional treatment, capacity, storage capacity, and other conveyance facilities to meet the projected water demands. In addition, new development under the General Plan will not proceed without verification and determination that adequate water supply and adequate water supply infrastructure exists and does not contribute to service area shortfalls.

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Wastewater Treatment

The Sacramento Regional Water Treatment Plant (SRWTP) currently has permitted capacity of 181 million gallons per day (mgd) for Average Dry Weather Flows (ADWF), and currently operates under this capacity. It is estimated that the district will have sufficient wastewater treatment capacity through the year 2048. The Sacramento Area Sewer District is currently undergoing an update of its System Capacity Plan. As of the 2010 System Capacity Plan, much of the residentially zoned areas of the city have planned sewer capacity of between 5.51 and 10 ESD (Equivalent Single-Family Dwelling) per acre. Some higher-density residential areas, community services-zoned parcels, and mixed-use residential areas are planned for 10.01 to 30.0 ESD per acre. Because not all developments utilize the maximum sewer capacity for which they are planned, upzoning a parcel or parcels beyond their currently planned capacity may not require infrastructure improvements to accommodate the increased sewer use.

The SRWTP is currently undergoing an upgrade process called the ECHOWater Project. The project will not add capacity to the SRWTP, but will allow the plant to comply with effluent requirements. The SRWTP also participates in Regional San's Harvest Water Project, which will provide recycled water to southern parts of the county for use in agricultural irrigation.

Currently, there is sufficient water and wastewater capacity to meet the regional housing needs allocation.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To comply with SB 1087, upon adoption, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

ENVIRONMENT

The City of Rancho Cordova incorporates various environmental qualities that require protection and therefore constrain residential development. The most notable environmental constraint is the presence of wetlands. There are no significant portions of the City located in the 100-year floodplain, but much of the newly developing area has significant wetlands. The

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City is relatively flat and does not incorporate any significant geologic features like hills or ridges.

NON-GOVERNMENTAL CONSTRAINTS

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land.

Table A-37 shows a sample of vacant land for sale and properties with development potential in both Rancho Cordova and surrounding communities as of July 2020. There were two parcels listed in the City of Rancho Cordova at the time that would permit residential uses. Both were within Commercial Mixed Use zones. The parcels were listed at \$199,900 and \$295,000 and were each less than half an acre. Depending on the size and location of the parcel, the sample vacant parcels in areas surrounding Rancho Cordova ranged from \$195,000 to \$600,000. On a per-unit basis, the parcels in Rancho Cordova were among the least expensive, at \$66,633 and \$42,143, owing to the high unit density permitted in the Commercial Mixed-Use zones.

TABLE A-37
VACANT LAND “FOR SALE”

Type	Lot Size (Acres)	Total Units ¹	Location	Price	Price per Unit
Mixed Use - CMU	0.18	3	Rancho Cordova (95670)	\$199,900	\$66,633
Mixed Use – CMU (FBSP)	0.42	7	Rancho Cordova (95670)	\$295,000	\$42,143
Residential – RD5	0.23	1	Citrus Heights (95621)	\$195,000	\$195,000
Residential – RD10	0.27	2	Citrus Heights (95610)	\$227,500	\$113,750
Residential – RD2	3.18	6	Citrus Heights (95610)	\$314,151	\$52,359
Residential – RD5	1.08	9	Fair Oaks (95628)	\$480,000	\$53,056
Residential – RD2	0.52	1	Fair Oaks (95628)	\$280,000	\$280,000
Residential - RD2	3.45	7	Orangevale (95662)	\$600,000	\$85,714
Agricultural-Residential - AR2	2.00	1	Orangevale (95662)	\$329,000	\$329,000

Source: Zillow.com, July 14, 2020

1. The maximum number of units allowed by the Zoning Code was used in calculating total units.

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Construction and Labor Costs

Many factors affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. The cost of raw land is estimated to be \$54,388 per unit, based on the average of the two currently available parcels in the city. Once a vacant parcel is purchased, the contractor has to make certain site improvements to prepare for building on the property. Such improvements include connections to existing utility systems and rough grading, plus installation of water and sewer lines. The estimated costs for these types of improvements are \$40,000 per unit.

An internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per-square-foot cost of a single-story home in the Rancho Cordova area to be approximately \$134.81 per square foot. This cost estimate is based on a 2,000-square-foot house of good-quality construction with a two-car garage and forced-air heating. The total construction costs are estimated at \$269,627, excluding land costs.

If labor or material costs increased substantially, the cost of construction in Rancho Cordova could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and the rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Rancho Cordova. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable or adjustable rate mortgages (ARMs). These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. **Table A-38** shows interest rates for 15- and 30-year fixed-rate conventional and jumbo loans in the Rancho Cordova area as well as 7-year adjustable rate mortgages. In Sacramento County, the limit for conventional loans is \$569,250, which may put mortgages for larger homes in the city into the higher-rate “jumbo” category. Interest rates change on a daily basis.

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TABLE A-38
INTEREST RATES FOR 15- AND 30-YEAR LOANS

Loan Product	Conforming		Jumbo	
	Interest Rate	APR	Interest Rate	APR
30-Year Fixed Rate	3.000%	3.093%	3.250%	3.314%
15-Year Fixed Rate	2.500%	2.721%	3.000%	3.098%
7/1 ARM (30 Years)	2.625%	2.813%	2.625%	2.746%

Source: WellsFargo.com, as of July 16, 2020.

Notes: In Sacramento County, jumbo loans are defined as loans higher than \$569,250 (via <https://www.nerdwallet.com/blog/mortgages/jumbo-loan-limits/>).

Rates are subject to change on a daily basis.

OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Rancho Cordova. Title 24 of the California Administrative Code sets mandatory energy standards for new development and requires the adoption of an “energy budget.” The housing industry must meet these standards, and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south-facing windows, and moderate insulation levels.
- Higher levels of insulation than what was previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving Rancho Cordova, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower-income customers.

The Sacramento Municipal Utility District (SMUD) provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with an eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy-efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, Energy Star sun-reflecting coating, duct improvements, insulation, and a solar water heater.

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Pacific Gas and Electric Company (PG&E) provides natural gas to consumers in Rancho Cordova and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower-income households to help them conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH). Energy efficiency rebates are also available for multi-family properties.

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP), which provides financial assistance to eligible low-income persons to offset the costs of heating and cooling their housing unit.

State law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies....” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

ASSESSMENT OF FAIR HOUSING

AB 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

AB 686 requires the City, and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

- Conduct an Assessment of Fair Housing that includes a summary of fair housing issues, an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing, and prioritization of contributing factors to fair housing issues.

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

- Prepare the Housing Element Land Inventory and identification of sites through the lens of affirmatively furthering fair housing.
- Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

In order to comply with AB 686, the City has completed the following outreach and analysis.

Outreach

The City of Rancho Cordova conducted extensive and varied outreach to solicit input and feedback from community members, advocacy groups, and other stakeholders to inform the Housing Element Update.

In 2019, the City of Rancho Cordova participated in a joint effort with other jurisdictions in the Sacramento Valley region to develop the Sacramento Valley Analysis of Impediments to Fair Housing Choice (AI) to guide actions that will guide the participating communities to overcome historic patterns of segregation, foster inclusive communities, and promote fair housing. The AI resulted in several goals and actions that the City is committed to pursuing.

During the development of the AI, extensive community engagement was conducted with residents and stakeholders across the Sacramento region to gather their experiences with fair housing. Engagement techniques included focus groups and subsequent in-depth interviews, “pop ups” at local events, and a resident survey. Resident focus groups targeted protected classes and groups who experience discrimination in housing, including African American and Hispanic residents, low-income families, residents with disabilities, and transgender residents. Stakeholder focus groups included those who work in housing, real estate, supportive services, education, transportation, advocacy, and more. While this engagement process included residents and stakeholders from across the region, the findings are representative of Rancho Cordova as well.

Additionally, as discussed in the Citizen Participation section of this Housing Element, the City held two public workshops in the summer of 2020. The workshops were open to stakeholders, nonprofits, representatives from the development community, housing advocacy representatives, and residents. The workshops provided opportunities for participants to learn about the Housing Element update and bring questions and concerns to the City. Due to the COVID-19 pandemic, the public workshops were held virtually, which enabled participants to attend regardless of their location. These meetings were held in addition to standard public hearings.

Finally, the City conducted one-on-one consultation meetings with service providers and community organizations who serve low-income residents and special needs groups and other

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

typically hard to reach groups during the outreach process. The purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the public workshops and hearings. The primary concerns raised by stakeholders included cost barriers to development of affordable and supportive housing, inadequate opportunities for homeownership, and limited access to high quality schools.

Assessment of Fair Housing

State Government Code Section 65583(10)(A)(ii) requires the City of Rancho Cordova to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to the 2020 TCAC/HCD Opportunity Area map, Rancho Cordova is primarily a Low Resource area north of Highway 50 and bordering the highway on the south, and predominantly Moderate Resource south of Highway 50 (Figure A-3). There is one census tract of High Segregation and Poverty located on Folsom Boulevard and one tract of Highest Resource at the intersection of Douglas Road and Sunrise Boulevard.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until “Low Resource” areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources such as low-cost transportation, jobs, and high-quality schools, with Low Resource areas having the most limited access. In an area of high segregation and poverty, at least 30 percent of the population is below the federal poverty level, and patterns of racial segregation exist. In addition to reviewing these categorizations, the City also individually analyzed several factors, described below, to assess patterns that may further fair housing issues and identify actions to combat these. The results of the AI have also been incorporated in this Assessment of Fair housing.

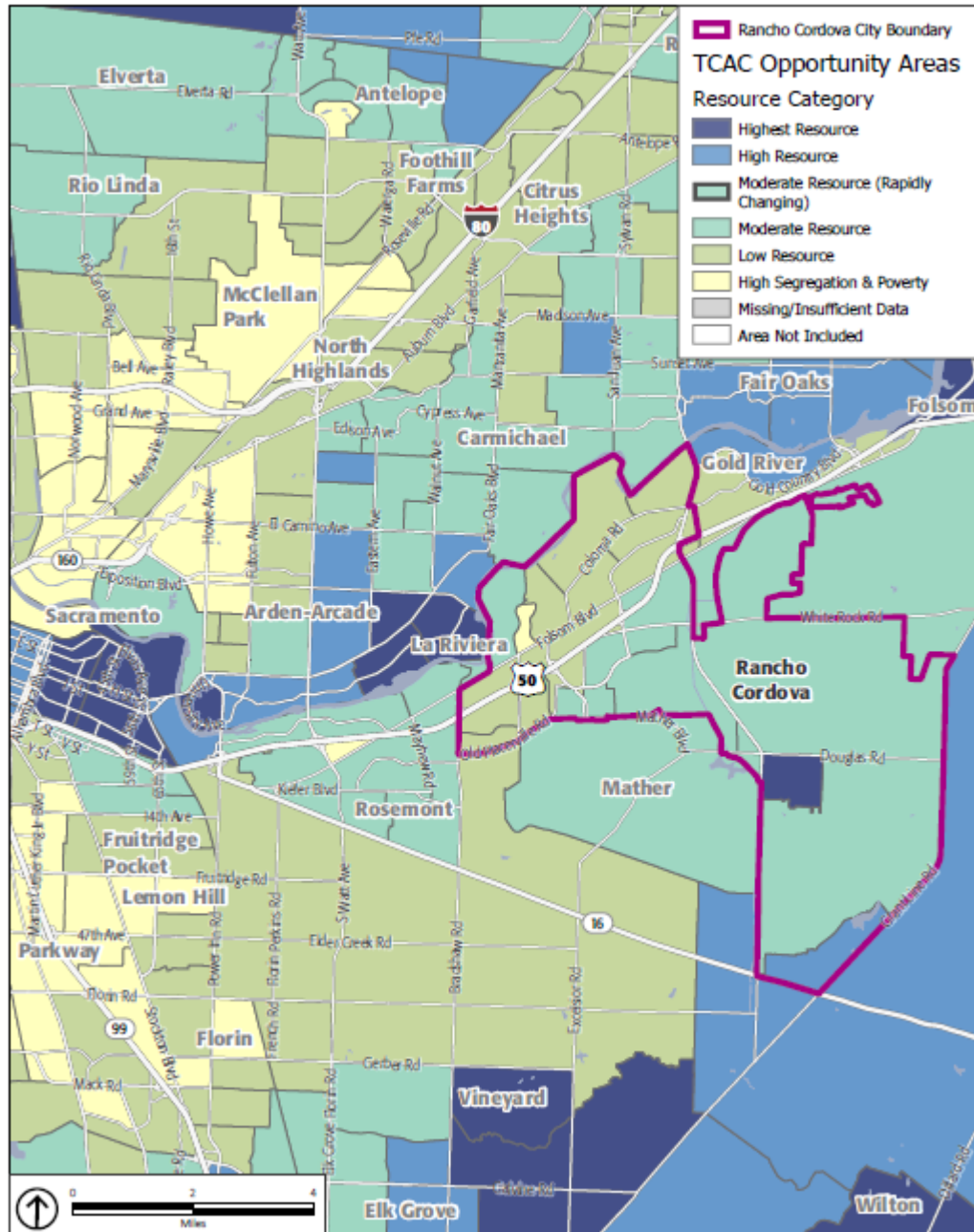
In the 1950s, the area that is now the City of Rancho Cordova began to experience urbanization as a result of the suburban expansion of Sacramento. During the remainder of the 20th century, Rancho Cordova’s community grew as housing was constructed for people working at Mather Field and Aerojet and agricultural lands were converted to residential and commercial uses. However, the community remained unincorporated during this time, despite efforts to change that, and was subject to the land use policies and investment strategies of Sacramento County. Suburban sprawl dominated housing development, especially along the Highway 50 corridor for residents commuting to jobs elsewhere, and setting the stage of the dominance of older, single-family housing in this area of Rancho Cordova. In 2003, Rancho

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Cordova was incorporated into its own city, and efforts to invest in public infrastructure and revitalization began. Since 2003, the City has formed inter-departmental groups such as “Growing Strong Neighborhoods” to invest in areas of blight, raised money to resurface 75 miles of roadways and restore Folsom Boulevard, and formed the Leadership Rancho Cordova program to encourage residents to engage in City policies and growth. Despite these efforts, the history of concentrated, older housing stock is still present and has resulted in many of the patterns of segregation and areas of low resource identified in this assessment of fair housing.

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FIGURE A-3
TCAC/HCD OPPORTUNITY AREAS MAP



APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

Patterns of Integration and Segregation

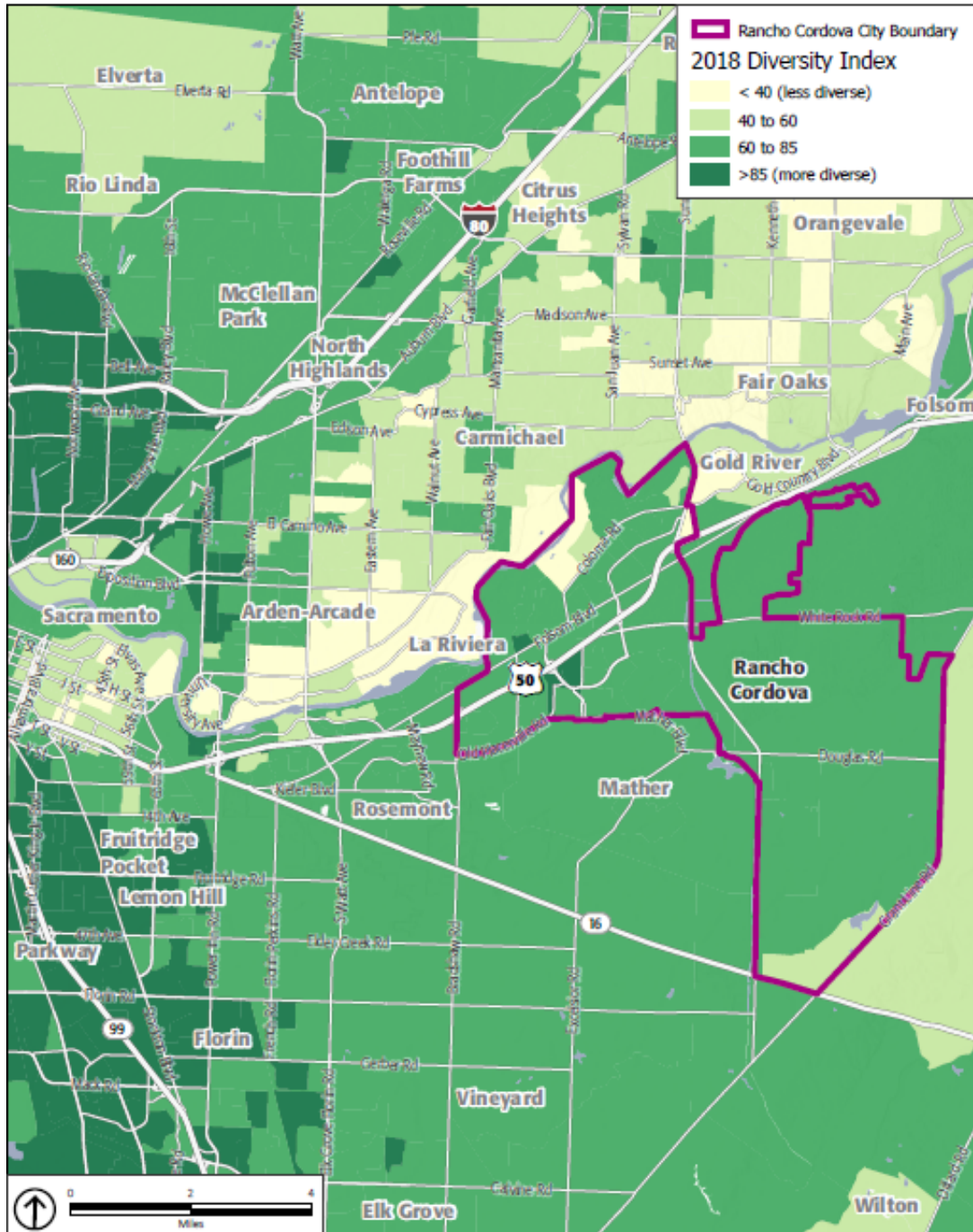
During the AI process and analysis conducted as part of this Housing Element, the City assessed patterns of segregation with a focus on segregation based on disability, race and ethnicity, income, and familial status as well as how land use policies and zoning may contribute to fair housing issues.

Since 1990, the population of Rancho Cordova has become less non-Hispanic White (a decrease from 75 percent of the population to 52 percent) and increased the percent of the population that identifies as other races and ethnicities. The racial and ethnic demographics of Rancho Cordova closely mirror the Sacramento region as a whole, but with higher levels of diversity than many suburban communities north of Highway 50 (Figure A-4). However, the City has a higher share of foreign-born and limited English proficiency residents compared to the Sacramento region (25 percent and 15 percent, respectively). Diversity of Rancho Cordova mirrors the western areas of the SACOG region more closely than other suburban communities in Sacramento, El Dorado, and Placer counties. As shown in Figure A-5, there is a significantly higher concentration of households in which no adults speak English north of Coloma Road and between Folsom Boulevard and Highway 50. The areas of newer development east of Sunrise Boulevard have a significantly lower concentration of linguistically isolated residents, suggesting that non-English speaking households are concentrated in the lower resource areas of the City. The cause of this segregation may be a result of several factors, including cost of housing, type of housing, or proximity to cultural resources and communities, among others. -The City has included a variety of strategies in Policy H.3.1 and Action 3.4.1 to support integration of housing for a variety of households and incomes.

The City of Rancho Cordova has one census tract that is considered a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), as defined by HUD. The tract is in the Cordova Meadows area surrounded by La Loma Dr, W La Loma Drive, and Folsom Blvd. A R/ECAP, as defined by HUD, is any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. As of the 2014–2018 ACS, the population of this R/ECAP tract was estimated to be 2,445. A disproportionately high percentage of Black residents in Rancho Cordova live in this area, including a majority of project-based Section 8 housing and Housing Choice Voucher recipients. No public housing projects are located in the R/ECAP. The City will actively seek funding for rehabilitation, parks, transit, and housing creation to combat poverty and segregation in this area (Action H.3.4.1).

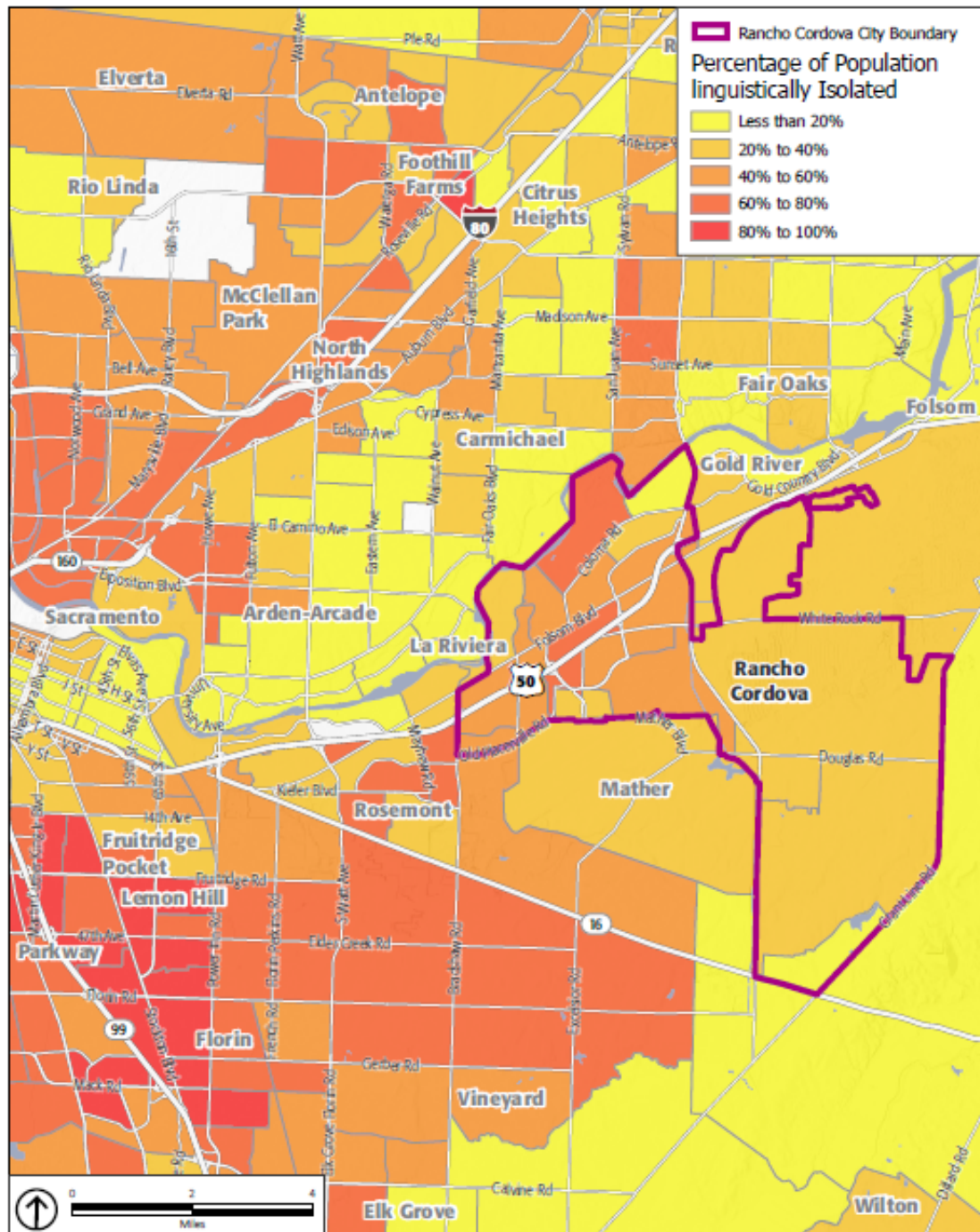
APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

**FIGURE A-4
DIVERSITY INDEX**



APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-5
**PERCENT OF HOUSEHOLDS LED BY NON-ENGLISH
SPEAKERS**



Source: Esri, CalEnviroScreen 2018.

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The City of Rancho Cordova has one census tract that is considered a Racially/Ethnically Concentrated Area of Poverty (R/ECAP), as defined by HUD. The tract is in the Cordova Meadows area surrounded by La Loma Dr, W La Loma Drive, and Folsom Blvd. A R/ECAP is any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. As of the 2014–2018 ACS, the population of this R/ECAP tract was estimated to be 2,445. A disproportionately high percentage of Black residents in Rancho Cordova live in this area, including a majority of project-based Section 8 housing and Housing Choice Voucher recipients. No public housing projects are located in the R/ECAP. The City will actively seek funding for rehabilitation, parks, transit, and housing creation to combat poverty and segregation in this area (Action H.3.4.1).

According to 2010-2014 and 2015-2019 ACS data, the household median income in Rancho Cordova increased slightly during this time. However, the median income in residential areas along the Highway 50 corridor are slightly lower than areas further away from the freeway, which has remained a constant trend over time (Figure A-6). This pattern is similar to surrounding areas in the communities throughout the SACOG region with the exception of the City of Sacramento, where the highest-income households are concentrated downtown. Throughout the SACOG region, there tends to be a higher concentration of poverty in downtown areas and near freeways, where housing is typically older. Patterns of income level in Rancho Cordova reflect those in surrounding suburban communities.

The federal poverty line was \$26,200 for a family of four in 2020. As with many jurisdictions in the region, Rancho Cordova experienced an increase in the number of people living in poverty between 2010 and 2016. However, compared to most other jurisdictions in the county of a similar size, the increase has been the same or smaller. As a percentage of the total population, the percentage of individuals in poverty increased by one percentage point (from 16 percent to 17 percent). The highest concentration of households below the poverty line in the City are in neighborhoods adjacent to Highway 50 and Folsom Boulevard, west of Mather Field Road on the north side of the highway and west of Zinfandel Drive south of the highway. Approximately one-quarter of households in these areas have incomes below the poverty line.

As shown in Figure A-7 the areas of the City along Highway 50 have slightly lower concentrations of married-couple households. Through the AI process, the City confirmed that there is a large share of children and high proportion of families with children compared to the region. The dominance of families with children supports the need for large housing units, but the presence of non-family households in the areas shown in Figure A-7 suggest a need for smaller housing units in these areas. Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Rancho Cordova. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is dominated by married-couple

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

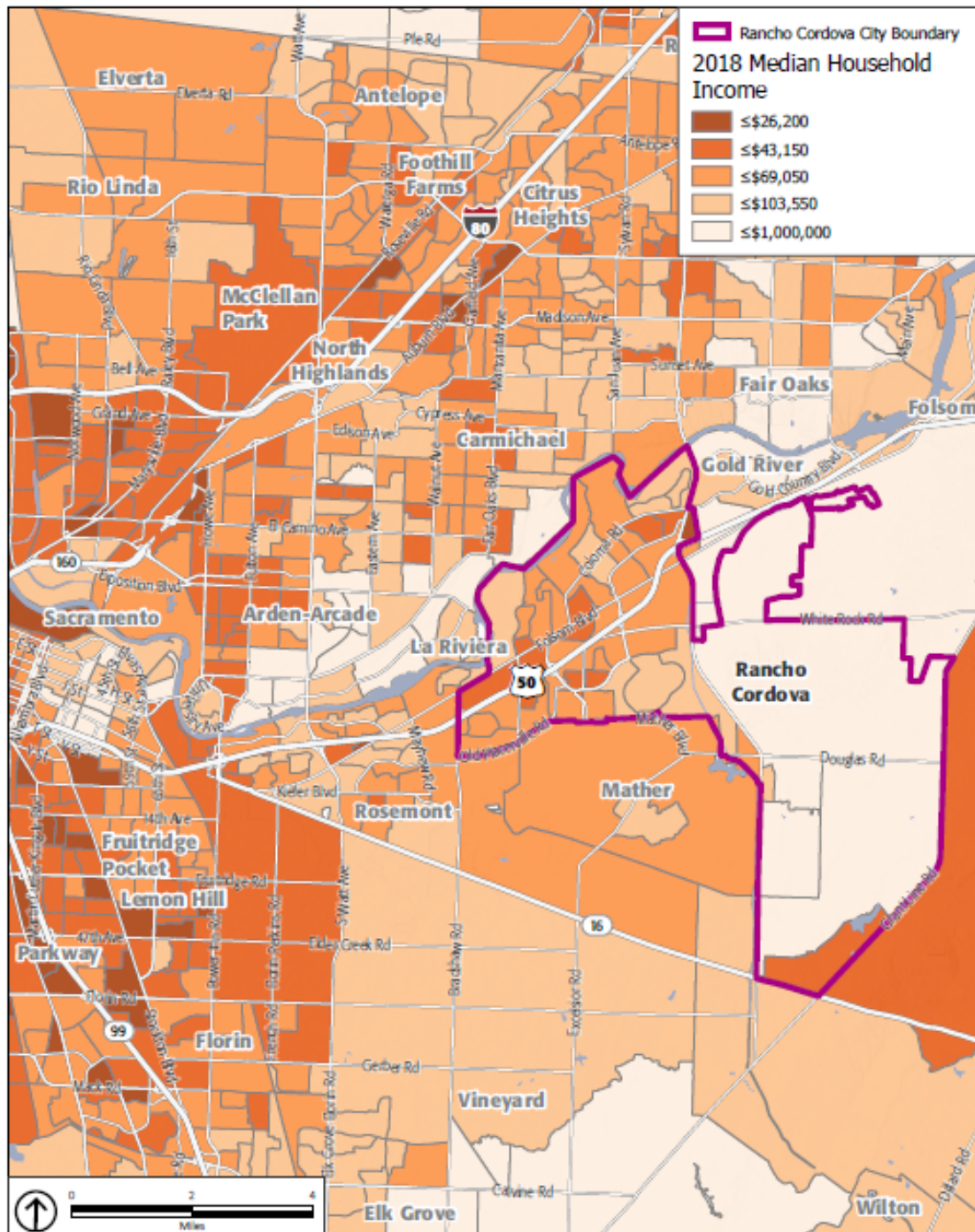
households, with the City of Sacramento being the only community not dominated by married-couple households.

There are no areas in the City with a disproportionate concentration of individuals with a disability. In fact, areas of the City south of Highway 50 have a lower percentage of residents with a disability than most of the region. However, disabled residents in Rancho Cordova were less likely to live alone (15 percent) than disabled residents of the region as a whole (21 percent). Additionally, labor force participation among Rancho Cordova residents with disabilities is among the lowest in the region; this may be related to the specific constraints of resident disabilities but may also speak to the distance between accessible housing and accessible job opportunities. The City has included **Action H.3.3.2** to incentivize development of housing to increase the stock of accessible housing meet the needs of individuals with disabilities, among other special needs groups and all residents.

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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

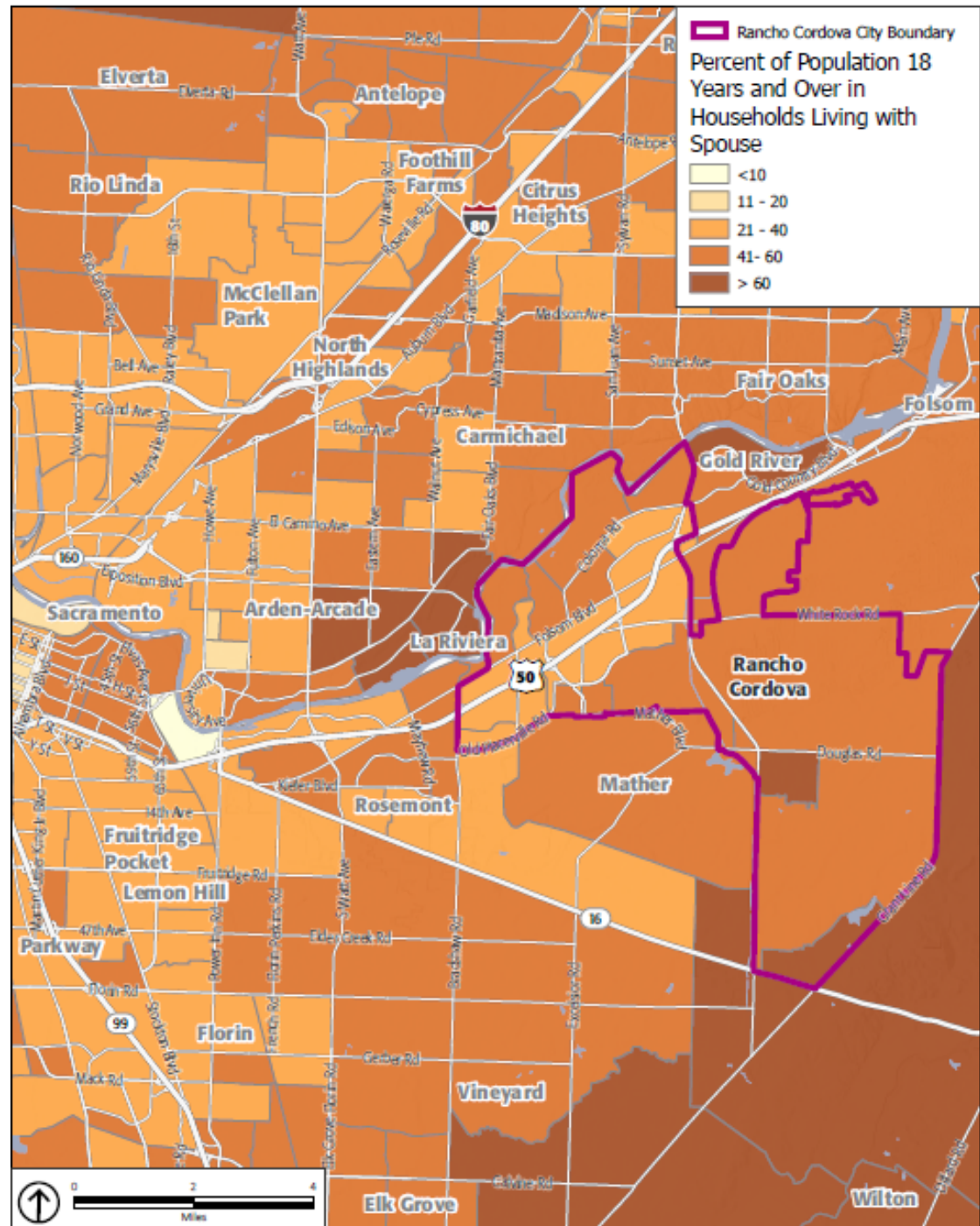
FIGURE A-6
HOUSEHOLD MEDIAN INCOME



Source: Esri; US Census (2018); PlaceWorks, 2021.

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FIGURE A-7
PRESENCE OF FAMILIES



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percent). Additionally, labor force participation among Rancho Cordova residents with disabilities is among the lowest in the region; this may be related to the specific constraints of resident disabilities but may also speak to the distance between accessible housing and accessible job opportunities. The City has included **Action H.3.3.2** to incentivize development of housing to increase the stock of accessible housing meet the needs of individuals with disabilities, among other special needs groups and all residents. As discussed in the Land Use Element of the General Plan, low density residential land use designations dominate are prevalent in the portion of the City north of Highway 50 and south of Highway 50 west east of Bradshaw Road. In these portions of the City, the few areas that do permit medium to high density residential uses are located adjacent to office, commercial, or mixed use. The predominance of low-density land use designations in the northern portion of the City is likely as a result of the historic suburban expansion from Sacramento, and now contributes to the over-abundance a lack of affordable, smaller housing units in these areas. In contrast to the northern portion of the City, the recently annexed land east of Sunrise Boulevard has very integrated land use patterns, mixing low, medium, and high density uses to create mixed income neighborhoods and supporting the finding that there are fewer indicators of segregation in this area. However, the development in this area is newer and may be less affordable unless subsidized. The City has included several programs to encourage revitalization and investment in a variety of housing types in the northern portion of the city.

Access to Opportunity

Residents of the City of Rancho Cordova are some of the least likely in the region to live in neighborhoods with proficient schools. Of the fourteen schools located within City limits, only two ranked in the 80th percentile or above in a statewide ranking of 2016 California Assessment of Student Performance and Progress (CAASPP) test scores listed on School-Ratings.com. These two schools were Sunrise Elementary K-6 (ranked in the 90th percentile) located in the high resource area at Douglas Road and Sunrise Boulevard, and Riverview STEM Elementary K-5 (ranked in the 80th percentile) located in the low resource area near Rossmoor Park. The remaining 12 schools are ranked in the 50th percentile or below, with 7 of these being in the 20th percentile or below. During consultations with stakeholders, the Cordova Community Council confirmed that the prevalence of poorly ranked schools has resulted in many higher-income families relocating to the neighboring cities of Elk Grove and Folsom, furthering the disparity between school quality in low- and higher-income neighborhoods. The City will encourage development of housing affordable to a typical middle and high school teacher and will work with the Folsom-Cordova Unified School District to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas (**Action 3.4.1**).

Rancho Cordova residents are served by SacRT and Rancho CordoVan, whose routes reach many neighborhoods south of Highway 50, but almost none north of the highway. The Rancho CordoVan shuttle serves residents of Villages of Zinfandel, the Anatolia

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neighborhoods, Kavala Ranch and Sunridge Park during the morning and evening commute times, connecting residents to the Zinfandel Light Rail Station. These routes have very limited stops off of the main thoroughfares of Zinfandel Drive and Sunrise Boulevard and do not serve residents during business hours or on weekends to connect to resources or other communities. During operation, transit riders can use a Regional Transit ticket or pass, pay 50 cents for basic fare, or pay 25 cents for a discount fare (seniors, Medicare holders, individuals with disabilities, and elementary and high school age students). Other areas of the City south of the highway are served by SacRT bus and light rail service. However, the local bus service head times range from 30-60 minutes and regional bus service is limited to peak commute hours. Respondents to the AI survey expressed that the limited availability of public transportation routes and infrequency of service is a concern when identifying a place to live. The City will actively seek funding to encourage TOD and will coordinate with Regional Transit to expand transportation routes and availability of service to meet the needs of all residents (Action H.1.4.1). Despite transportation limitations, residents of Rancho Cordova live in closer proximity to jobs than most residents of the region outside of the downtown core (Figure A-8). Residents north of Highway 50 are slightly further from jobs, but still have greater access than most communities north of Highway 50.

To meet the needs of the population with disabilities in Rancho Cordova, there are 10 licensed adult residential care facilities and 10 assisted living facilities in the city. Additionally, residents are served by SmartRT, an on-demand, corner-to-corner transportation service for all residents of Rancho Cordova operated by SacRT to connect residents to the services they need. The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Actions H.2.2.1 and H.3.3.1).

Disproportionate Housing Need and Displacement Risk

As discussed in the Housing Needs and Opportunities of this Housing Element, overcrowding is not a significant issue in Rancho Cordova, with approximately 5.7 percent of the population living in housing units too small to adequately fit their household. However, the rate of overcrowding is significantly higher for renters (9.5 percent) than it is for owners (2.6 percent), with the highest concentration of overcrowded households in the area south of Highway 50, west of Mather Field, where poverty rates are among the highest in the City. Additionally, as shown in Figure A-9, this area also has the highest concentration of renters overpaying for housing. While most of the City has similar or lower rates of overpayment than much of the surrounding region, the concentration of overpayment in this area is higher than those with even higher rates of poverty in the City of Sacramento and other communities. This highlights

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

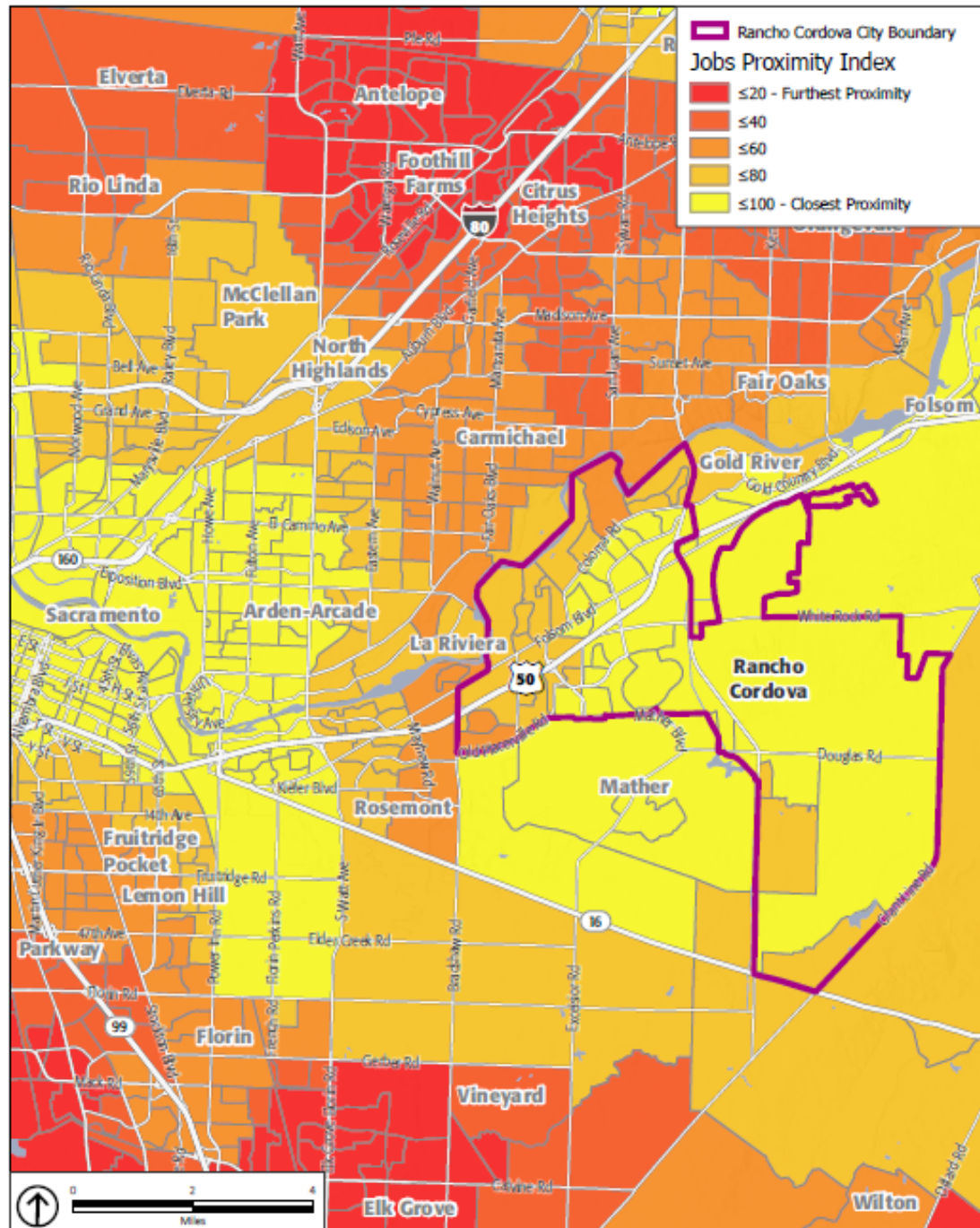
a disproportionate need for larger housing units at affordable rates to meet the needs of this population, as well as a high risk of displacement due to cost. While housing appears to be more affordable in other areas of the City, a survey of residents for the AI found that there is a 30-percentage point gap between homeownership rates for Black and White residents and a 20-percentage point between White and Hispanic homeownership rates, some of the largest gaps in the region. There is also a higher rate of mortgage loan denial for minority groups. Additionally, approximately one-quarter of respondents were displaced in the last 5 years, with most reporting rent increase as the cause, and households that include a member with a disability were half as likely as a non-disability household to own a home in the region. While these statistics were collected for the region as a whole, the AI found that Rancho Cordova residents are just as likely to experience these housing challenges as regional residents.

In addition to disproportionate housing need and displacement risk stemming from financial concerns, housing condition can present a barrier to fair, accessible housing. The City estimates that, due to the age of their housing stock, approximately three-quarters of housing units in the City may be in need of some type of repair or replacement. Additionally, in a focus group conducted for the AI, residents expressed concerns about lack of code enforcement and delayed maintenance of their apartment building, and that some had been evicted when their landlord received code enforcement violations. To combat this, the City has included action in **Action H.2.1.1** through **Action H.2.1.4** and **Action 3.4.1** to assist homeowners to identify and apply for rehabilitation funding and develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied. Access to affordable housing, and opportunities for homeownership, further disproportionate housing needs and increase risk of displacement in Rancho Cordova. To address displacement risks and housing need, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities in the City (**Action H.2.1.4, Action 3.4.1, and Action H.5.3.1**).

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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-8
PROXIMITY TO JOBS



APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

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Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through regular review of City policies and codes and referring fair housing complaints to appropriate agencies.

Fair housing issues can include concentration of low-income housing, disproportionate access to services, housing design that make it inaccessible to an individual with a disability, discriminatory actions when renting or selling a housing unit, addressing housing needs disproportionately across the City, among other issues. The City proactively addresses any potential issues that may arise through ongoing review of land use policies, permitting practices, and building codes to ensure compliance with state and federal fair housing laws. The City conducted a complete review of the Zoning Code in 2017 to ensure compliance with fair housing law, and continues to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws. Periodic reviews of the zoning code and policies confirm that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. In addition, when considering development proposals, including Specific Plans or other policy documents, the City will endeavor to ensure that all persons have equal access to sound and affordable housing (**Policy H.3.4**).

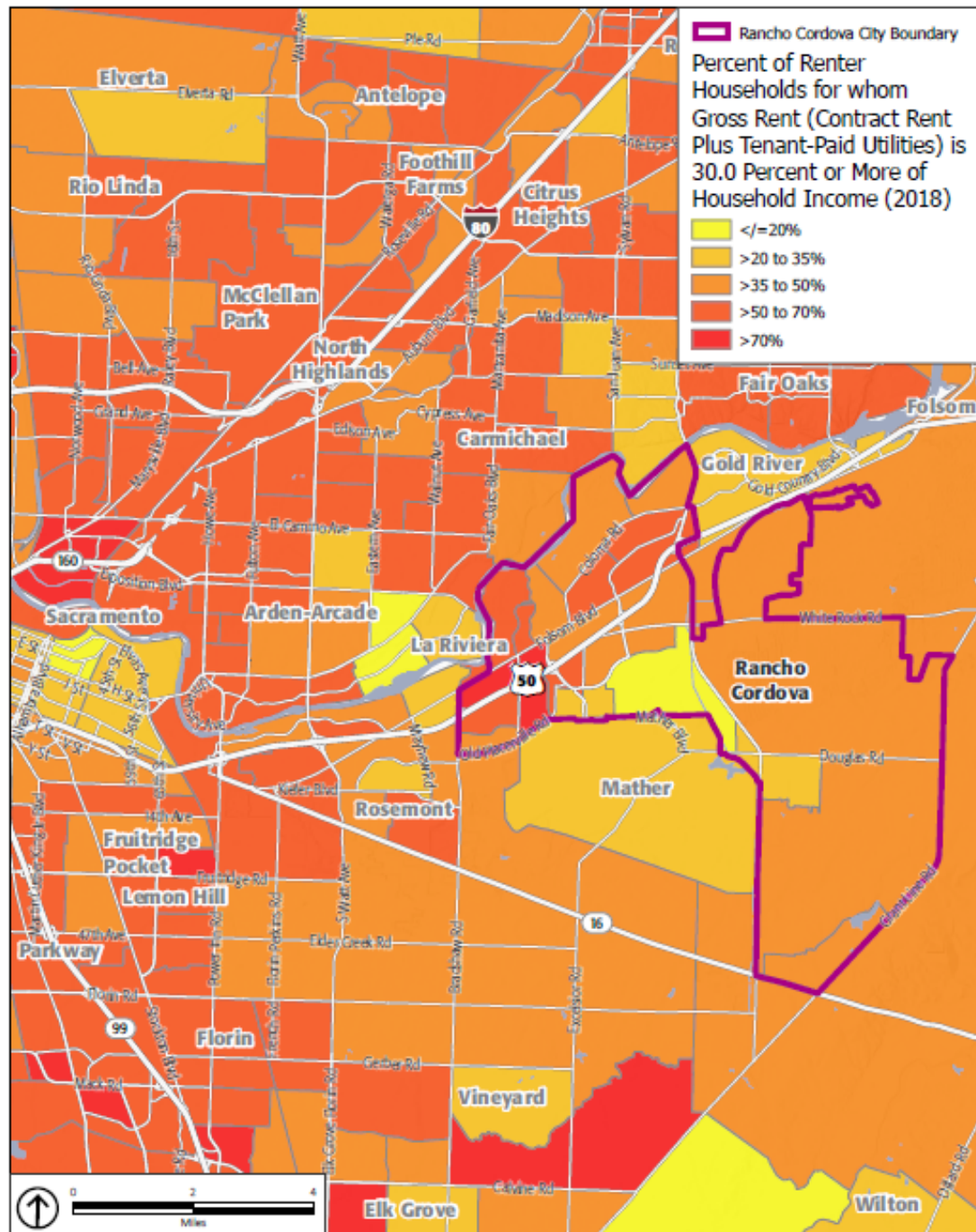
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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

FIGURE A-9
RENTERS OVERPAYING FOR HOUSING



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APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

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~~The City's Housing Division refers discrimination complaints to Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, and other fair housing organizations and agencies. Fair housing issues referred to these organizations and agencies include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more.~~

~~In their 2018 Annual Report, the California Department of Fair Employment and Housing (DFEH) reported that they received 66 housing complaints for residents of Sacramento County, less than 1 percent of the total number of cases in the State that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD's FHEO reported that 17 housing discrimination cases were filed by residents of Rancho Cordova~~

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between January 1, 2013, and September 1, 2020 (Table 39). This number provides a snapshot of discrimination cases that exist as many may go unreported or be referred to other agencies, such as the Renter's Helpline. Of the 17 cases reported by HUD, the most common basis for allegation was discrimination due to a disability (64.7 percent of cases). In addition to filed cases, there were 36 inquiries made to HUD's FHEO housing providers in Rancho Cordova. However, the 36 inquiries resulted in 18 findings of no valid basis, 16 in which the filer failed to respond, one that was not filed within the necessary timeframe, and one other, undefined. While none of the cases successfully filed were against the City or the Sacramento County housing authority, three of the inquiries involved the housing authority as the housing provider. None of the inquiries against the housing authority were pursued.

TABLE A-39
BASES FOR HOUSING DISCRIMINATION CASES IN
RANCHO CORDOVA

<u>Basis</u>	<u>Number</u>	<u>Percent</u>
<u>Disability</u>	<u>11</u>	<u>64.7%</u>
<u>Familial Status</u>	<u>1</u>	<u>5.9%</u>
<u>Race</u>	<u>2</u>	<u>11.8%</u>
<u>National Origin</u>	<u>2</u>	<u>11.8%</u>
<u>Religion</u>	<u>0</u>	<u>0.0%</u>
<u>Retaliation</u>	<u>3</u>	<u>17.6%</u>
<u>Sex</u>	<u>1</u>	<u>5.9%</u>
<u>Color</u>	<u>0</u>	<u>0.0%</u>
<u>Total Cases</u>	<u>17*</u>	<u>100.0%</u>

Source: HUD Region IX Office of Fair Housing and Equal Opportunity, 2020

**The number of alleged bases exceeds the total number of cases because some cases alleged multiple bases.*

Neither the California DFEH nor HUD FHEO were able to provide the specific locational origin of cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the City. **Action 3.4.1** includes an action to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the City. Additionally, the City will produce, market, and distribute information to residents in English and other languages on what fair housing laws are and provide information on assistance, advice, and enforcement activities that are available (**Action H.3.4.1**).

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Sites Inventory

California Government Code Section 65583(c)(10)(A) requires jurisdictions to identify sites to meet their RHNA that are consistent with their duty to affirmatively further fair housing and to create integrating and balanced patterns. The City examined their selected sites in the context of the opportunity areas map prepared by the California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) (Figure A-3). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and patterns of segregation, access to opportunity, and displacement risk as overlays to the City's sites inventory, the City was able to identify if the sites included in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation. While 11 sites have been identified in the Low Resource Areas to meet the City's lower-income household regional housing needs, these are expected to yield approximately 474 of the anticipated 3,827 lower-income units for this planning period, or just 12.4 percent of lower-income units. Sites identified to meet the lower-income RHNA are distributed across neighborhoods, primarily in areas with higher median income, lower rates of overcrowding, and other patterns that combat segregation and will affirmatively further fair housing. Additionally, most of the anticipated lower-income units are proposed in Specific Plan areas that will include the development of new schools, jobs, and other resources to increase access to opportunity for these residents. The City has included **Policy H.3.4** in this housing element to ensure that the sites for lower-income units will be distributed throughout the Specific Plan areas such that they encourage integration of housing type and mixed income neighborhoods. The distribution of lower-income housing through a variety of housing types will increase the potential for mixed income communities with housing to meet the needs of both family and nonfamily households in all economic segments of the community. However, the City has included a variety of actions in this Housing Element to ensure that development at all sites in the inventory, or others not identified, will further fair housing at work to increase integration in the City.

Contributing Factors

Consultations with stakeholders, public outreach conducted through the AI development process, and this assessment of fair housing issues identified several factors that are barriers to fair housing in Rancho Cordova. These include the following:

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AFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<u>Presence of a R/ECAP</u>	<u>Concentration of affordable housing units</u>	<u>Prioritize investment in properties with blight conditions (Action H.2.3.1)</u>
	<u>Concentration of Housing Choice Voucher holders</u>	<u>Promote community revitalization programs (Action H.2.1.3)</u>
	<u>Limited economic mobility opportunities</u>	<u>Encourage landlords in high resource areas to accept Housing Choice Vouchers (Action 2.4.1)</u>
	<u>Lack of public investment</u>	<u>Promote development of affordable housing in high resource areas (Actions H.1.2.1 and H.1.5.1)</u>
<u>Displacement of residents due to economic pressures</u>	<u>Unaffordable rents and sales prices</u>	<u>Work with developers to support subsidized housing development (Action H.1.5.3)</u>
	<u>Shortage of subsidized housing units</u>	<u>Promote the use of density bonuses to increase the housing supply (Action A.1.5.4)</u>
	<u>Concentration of poverty in low resource areas</u>	<u>Provide rehabilitation financing assistance (Action H.2.1.1)</u>
	<u>Cost of repairs or rehabilitation</u>	<u>Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities (Action H.3.4.1)</u>
	<u>Dominance of single-family housing, which is typically more expensive than multi-family</u>	<u>Provide annual training on fair housing laws at public meetings (Action H.3.4.1)</u>
	<u>Discriminatory lending practices</u>	<u>Promote development of affordable housing in high resource areas (Actions H.1.2.1 and H.1.5.1)</u>
<u>Disproportionate access to services</u>	<u>Insufficient supply of accessible housing units</u>	<u>Seek funding to encourage TOD and coordinate with Regional Transit to expand routes and availability (Action H.1.4.1)</u>
	<u>Limited public transit availability</u>	<u>Prioritize revitalization of Folsom Boulevard to improve access to resources (Action H.2.2.1)</u>
	<u>Lack of high-quality schools (disparities been high/low-income neighborhood)</u>	<u>Work with school districts to attract and retain high-quality teachers (Action H.3.4.1)</u>

APPENDIX A – DRAFT HOUSING ELEMENT NEEDS ASSESSMENT

APH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<u>Substandard housing conditions</u>	<u>Age of housing stock, especially</u> <u>Cost of repairs or rehabilitation</u> <u>Lack of code enforcement or delayed maintenance</u>	<u>Prioritize investment in properties with blight conditions (Action H.2.3.1)</u> <u>Implement Housing Stock Conservation Fee (Action H.2.3.1)</u> <u>Acquire and rehabilitate rental housing (Action H.2.4.2)</u> <u>Provide rehabilitation financing assistance (Action H.2.1.1)</u> <u>Develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made (Action H.3.4.1)</u>
<u>Concentration of lower-income households along the Highway 50 corridor</u>	<u>Older housing stock</u> <u>Lack of public investment</u> <u>New development concentrated in newly annexed areas</u> <u>Limited, and concentrated, areas of high density residential</u>	<u>Require the densities required for affordable housing in all residential projects of 100 acres or more (Action H.1.2.1)</u> <u>Require residential development plans in new areas of the City to create an Affordable Housing Plan (Action H.1.5.1)</u> <u>Promote community revitalization programs (Action H.2.1.3)</u> <u>Promote construction of ADUs (Action H.3.1.3)</u>

- ~~— Insufficient supply of accessible units for households with a disability;~~
- ~~— Limited affordable rental housing options;~~
- ~~— Mobility constraints due to limited public transit availability;~~
- ~~— Lack of high-quality education options, especially in low-income neighborhoods;~~
- ~~and~~
- ~~— Substandard housing conditions;~~

Areas with limited access to transportation and education or with poor public infrastructure are most likely to experience fair housing issues. Given that these issues are present throughout Rancho Cordova, the City has identified the above as contributing factors and barriers to fair housing and has included implementation strategies throughout the goals, policies, and actions in this Housing Element to further fair housing and address historic patterns of segregation and poverty beyond just the program required to satisfy AB 686 (Action H.3.4.1).

APPENDIX B – REVIEW OF THE
2013-2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status	Action
Action H.1.1.1 – The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Inquire with employers once every two years	The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries.	Continue
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 accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project’s requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements: • Sites must be zoned exclusively residential. • Acres used to satisfy RHNA requirements will be required to maintain set minimum densities. • Sites must be of sufficient size to accommodate a minimum of 16 units per site. • Sites must be proximate to public transportation routes which provide ready access to fixed rail.	Funding Source: General Fund, Local Housing Trust Fund Responsible Agency: Planning Department, Housing Division Time Frame: 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. The Ranch Project, which was approved in 2019, includes an Affordable Housing Plan. The project includes a land dedication of 7.14 acres that will be dedicated to the City. This land will be developed at a minimum of 26 units per acre.	Continue
Action H.1.3.1 – The City’s Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing, as projects are possessed though the Planning Department.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities, ranging from 6.1 dwelling units per acre (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.	Continue
Action H.1.4.1 – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community. • SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines. • Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City’s affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). • Local and Regional Complete Streets Advocate groups – The City will continue to work with local	Funding Source: General Fund Responsible Agency: Public Works, Housing Division, Planning, and Economic Development departments Time Frame: The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings, an affordable multifamily project near Zinfandel Regional Transit Authority (RTA) light rail station, was approved and is currently occupied. In addition, the City purchased a 10-acre TOD property in 2018 and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on	Continue

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Action	Timeline	Implementation Status	Action
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.		linkages (i.e., bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems.	
Action H.1.5.1 – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. • The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. • The Affordable Housing Plan shall specify and include the following: ○ A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households. ○ The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. ○ Program options within project-specific Affordable Housing Plans may include but are not limited to the following: ▪ Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.). ▪ Land dedication (on-site and off-site). ▪ Rehabilitation of existing residential structures located within existing City neighborhoods. ▪ Payment of in-lieu fees. • The timing for completion of affordable housing obligations includes the following considerations: ○ For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. ○ For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. • At the City Council’s discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. • In order to ensure the production and preservation of housing affordable to the City’s workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: ○ Density bonuses ○ Fee waivers or deferrals (as reasonably available) ○ Expedited processing/priority processing ○ Reduced parking standards ○ Technical assistance with accessing funding ○ Modifications to development standards (on a case-by-case basis) ○ Other incentives	Funding Source: General Fund Responsible Agency: Housing Division, Planning, and Economic Development Departments Time Frame: The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these for areas with AHPs is 4,777 units at build out.	Continue

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Action	Timeline	Implementation Status	Action
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.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Annually monitor the Affordable Housing Plan.	Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.	Continue
Action H.1.5.3 – Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund).	Funding Source: State and federal housing programs and the City programs such as the City’s non-residential linkage fee (Local Housing Trust Fund) Responsible Agency: Housing Division, Planning, and Economic Development Departments Time Frame: Apply for funding as available.	During the planning period, the City partnered with three non-profit developers and one for-profit housing developer. Two permanent supportive housing developments were completed. Additionally, the City's developer partnerships worked on one transitional housing development and one affordable family housing development. These projects included 100 permanent supportive housing units, up to 60 transitional beds, and 17 affordable family units.	Modify
Action H.2.1.1 – The City shall continue to apply for federal and state funds to fund the City’s housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: Apply for funding as Notices of Funding Available (NOFAs) are released.	During the previous Housing Element period, the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year. In addition, the City has strongly encouraged rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.	Continue
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 homeowners and single family homeowners to address immediate health and safety problems.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: The City will provide loans as funding becomes available each year.	The Emergency Repair Program, funded in part by the City’s CDBG allocation, funded 42 home repairs during the previous Housing Element period. These grants funded roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes.	Modify

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Action H.2.1.3 – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Funding Source: Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City) Responsible Agency: Housing Division, Neighborhood Services Division and Economic Development Department Time Frame: 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. The City’s neighborhood volunteer program repaired the exterior of 10 homes during the last planning cycle. The City’s Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Blight Busters, and other clean-up and beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations. Over 2,500 trees have been planted in the City since 2016 in partnership with the Sacramento Tree Foundation, of which 80 percent have been in disadvantaged communities. In 2016 Blight Busters was able to cover all 17 of the City’s residential neighborhoods. The City’s nine Rebuild Day events in the last planning cycle assisted 81 homes in the Lincoln Village, Sunriver, White Rock, Walnutwood, Aspen Creek, and Cordova Lane neighborhoods.	Modify
Action H.2.1.4 – Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	Funding Source: HOME Program and CDBG Program Responsible Agency: Housing Division and Neighborhood Services Division Time Frame: Ongoing.	Throughout the previous Housing Element period, 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, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based site review to continue to bolster that encouragement. The City proactively inspects all apartment complexes every three years and rental properties of 1-8 units every seven years to ensure health and safety standards are met. Rental properties must repair any deficiencies, or they are ultimately not allowed to operate as rental properties.	Modify. Combine with H.2.3.1.
Action H.2.1.5 – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	Funding Source: General Fund Responsible Agency: Planning and Building Departments Time Frame: Implemented as part of the project processing and review of individual development applications.	The Planning Department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety 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. Additionally, the City continues to consult with the City’s police department for further CPTED	Continue

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Action	Timeline	Implementation Status	Action
Action H.2.2.1 – Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following: Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.	Funding Source: General Fund Responsible Agency: Housing Division, Neighborhood Services Division, and Economic Development Department Time Frame: Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	and other safety standards. The City continuously worked with both property owners and developers along Folsom Blvd. to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. In 2013, the City partnered with Portland State University to develop an infill program to encourage use of underused sites in this corridor. Additionally, one multifamily affordable housing project was approved on Folsom Blvd. Other actions the city is taking or has taken are as follows: - invested \$35 million to repave, add sidewalks, and beautify Folsom Blvd. - acquired substandard buildings and properties and demolished blight on at least three sites. - working on the Civic Center project on an approximately 10-acre site that will include over \$100 million in investment and will hopefully catalyze further development along the Boulevard. - funding a shopping cart removal service at a high level to ensure shopping carts are removed within hours. - funding a Homeless Outreach Navigator and created a Homeless Outreach Team within the Police Department to specifically address homeless issues on Folsom Blvd. - working with other government agency partners, such as the Los Rios Community College and Sacramento Metro Fire to aid in the development of sites they own on Folsom Blvd.	Continue
Action H.2.3.1 – Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping.	Funding Source: CDBG Funds, General Fund Responsible Agency: Housing Division and Neighborhood Services Division Time Frame: Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.	Modify. Combine with H.2.1.4
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 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	Funding: Local Housing Trust Fund, CDBG Responsible Agency: Housing Division and Neighborhood Services Division	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. To date, no units have converted to market rate.	Modify

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become available. • Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. • Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. • Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). • Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. • Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.	Time Frame: Annually	The City continues to monitor and update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing. Specifically, the City provided grant funding that, along with 4 percent tax credits, helped resyndicate the La Loma apartments, preserving 34 units.	

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Action H.2.4.2 – Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	Funding Source: General Fund, Local Housing Trust Fund and other subsidies as available Responsible Agency: Housing Division Time Frame: Ongoing	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects. City staff continually reviews the market for multi-family properties for sale that could be converted. Several properties have been identified but due to the high cost of such a project and policy direction to use the City’s limited existing resources on higher priorities, this was not pursued. Once a project is identified City staff will reach out to nonprofit and for-profit partners to analyze the opportunity and discuss further steps. The City has coordinated with Mercy Housing, Mutual Housing, Bridge Housing Urban Housing Communities, CalCHA, and others on this effort.	Continue
Action H.3.1.1 – Continue to review other local jurisdictions’ programs that spread a range of housing types throughout the jurisdiction.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Ongoing	The City has encouraged best practices by maintaining ongoing contact with other jurisdictions’ housing programs and creating a matrix of information about other jurisdictions’ programs. The City does this periodically to review other jurisdictions current practices and does not plan to continue this as a formal program.	Delete.
Action H.3.1.2 - The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City’s RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Annually monitor the CUP process to ensure it doesn’t pose a constraint to any of the sites listed above.	These sites are located throughout the City, including Villages of Zinfandel and the Mather Special Plan Area. Discussion with applicants is ongoing and occurs when applicants approach the City. The Limited-Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 state laws.	Modify
Action H.3.2.1 – Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	Funding Source: General Fund Responsible Agency: Planning Department, Housing Division, Building Department, and Sacramento Metro Fire District Time Frame: Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City did not have an opportunity to identify a conversion facility during this period. However, a new retirement congregate care facility was approved in 2019 and The Ranch Special Planning Area includes an active adult neighborhood.	Continue
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.	Funding Source: General Fund Responsible Agency: Planning Department, Building Department, and Housing Division Time Frame: Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning	The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. Phases 1 and 3 of the Mather Veterans Village (MVV), provide permanent supportive housing and have assisted approximately 130 people. Phase 2 is a transitional housing program, and is serving approximately 24	Modify

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	Department.	people. Phases 1 and 3 will assist 10 additional people annually for the next 50 years, and Phase 2 will assist approximately 1,200 people over the next 50 years.	
Action H.3.3.2 – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.	Funding Source: General Fund, Local Housing Trust Fund, CDBG Responsible Agency: Housing Division and Planning Department Time Frame: Implemented as part of project processing and review of individual development applications	The City has not seen market interest in developing SRO type housing except for student housing. The City did not receive any SRO applications or inquiries during this period beyond the student housing application which is a 420-unit SRO dormitory on an infill property within the City’s central business district. .	Continue
Action H.3.3.3 – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; • Off-street parking based upon demonstrated need; • Size and location of on-site waiting and intake areas; • Provision of on-site management; • Proximity to other shelters; • Length of stay; • Lighting; and • Security during hours when the shelter is open	Funding Source: General Fund, State Emergency Shelter Program, HUD, other specialized funding Responsible Agency: Housing Division Time Frame: Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City participates in the Continuum of Care through Sacramento County. 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. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location, including a transitional housing program, a veteran’s transitional housing program, and a transitional age youth housing and services center.	Modify
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: • Production, marketing, and distribution of fair housing materials, and marketing in non-English languages • Fair housing case intake, and routing of fair housing complaints through the City’s Fair Housing Representative • Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.	Funding Source: General Fund, CDBG funds Responsible Agency: Housing Division Time Frame: Ongoing	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, Sacramento Self-help Housing, the Sacramento Housing and Redevelopment Agency, and the Rental Housing Association. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement.	Modify

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Action	Timeline	Implementation Status	Action
Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City’s Analysis of Impediments to Fair Housing (AI) completed in 2010.			
Action H.3.4.2 – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	Funding Source: General Fund Responsible Agency: Planning Department Time Frame: Ongoing	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals. This program will be updated to ensure compliance with State Law.	Modify and combine with Action H3.3.1
Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD’s photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City’s newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City’s website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	Funding Source: General Fund Responsible Agency: Planning and Building Departments Time Frame: Ongoing	The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2018, the City and Mercy Housing successfully implemented Sacramento Municipal Utility District’s (SMUD’s) virtual net-metering program on Mather Veterans Village Phase 1 and has planned to extend the program to Phases 2 and 3. The City has also partnered with Grid Alternatives.	Continue
Action H.5.1.1 – Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	Funding Source: General Fund Responsible Agency: Economic Development Department Time Frame: Determine viability of creating a local housing trust fund by end of fiscal year 2014.	In 2019, the City established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each market rate housing unit, land dedication, and land purchase options.	Modify
Action H.5.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Funding Source: Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds Responsible Agency: Housing Division Time Frame: Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD.	The City has continuously submitted applications for grants and other affordable housing funding, including: - HOME - CalHOME - UrbanLift - Infill grant - Affordable Housing Sustainable Communities - Tax Credits Over the past planning period, the City has been awarded funds from TCAC, IIG, VHHP, CA LHTE, and DOF CBTH programs for the Mather Veterans Village Phases 1,2, and 3 projects. These projects included 100 units of permanent supportive housing and 48 units of transitional housing. The City has also received a CalHome grant for single-family home rehabilitation loans. 12 single-	Modify

APPENDIX B – REVIEW OF THE
2013-2021 HOUSING ELEMENT PROGRAMS

Action	Timeline	Implementation Status	Action
family home rehabilitations were completed.			
Action H.5.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	Funding Source: CDBG, HOME and other funds (as funding becomes available to the City) Responsible Agency: Housing Division Time Frame: Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City contacts financial institutions operating within the City to learn more about local CRA programs and discuss any issues or obstacles for using CRA funds in Rancho Cordova. City sponsored partners, such as the Cordova Community Council, also directly reach out to financial institutions for program sponsorships and grant funding. A number of banks already operate in the City, providing very low-cost down payment programs and mortgages to low- and moderate-income households.	Continue
Action H.5.3.1 – To promote the development of affordable housing, the City will market available incentives by advertising on the City’s website, publishing brochures and making referrals. The incentives for developers may include: - Financial assistance (based on availability of housing funds) - Expedited development review - Streamlined processing - Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.	Funding Source: General Fund Responsible Agency: Housing Division and Planning Department Time Frame: Offer incentives as projects are processed through the Planning Department.	The City has continuously worked to encourage development of affordable housing projects as funds and resources become available.	Continue
Action H.5.4.1 – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: - An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; - A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; - A fee component to cover administrative costs; - An annual inflationary adjustment; - Exempt uses; and - Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	Funding Source: General Fund Responsible Agency: Housing Division Time Frame: Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City. As of January 2021, there is approximately \$250,000 in the trust fund.	Remove.

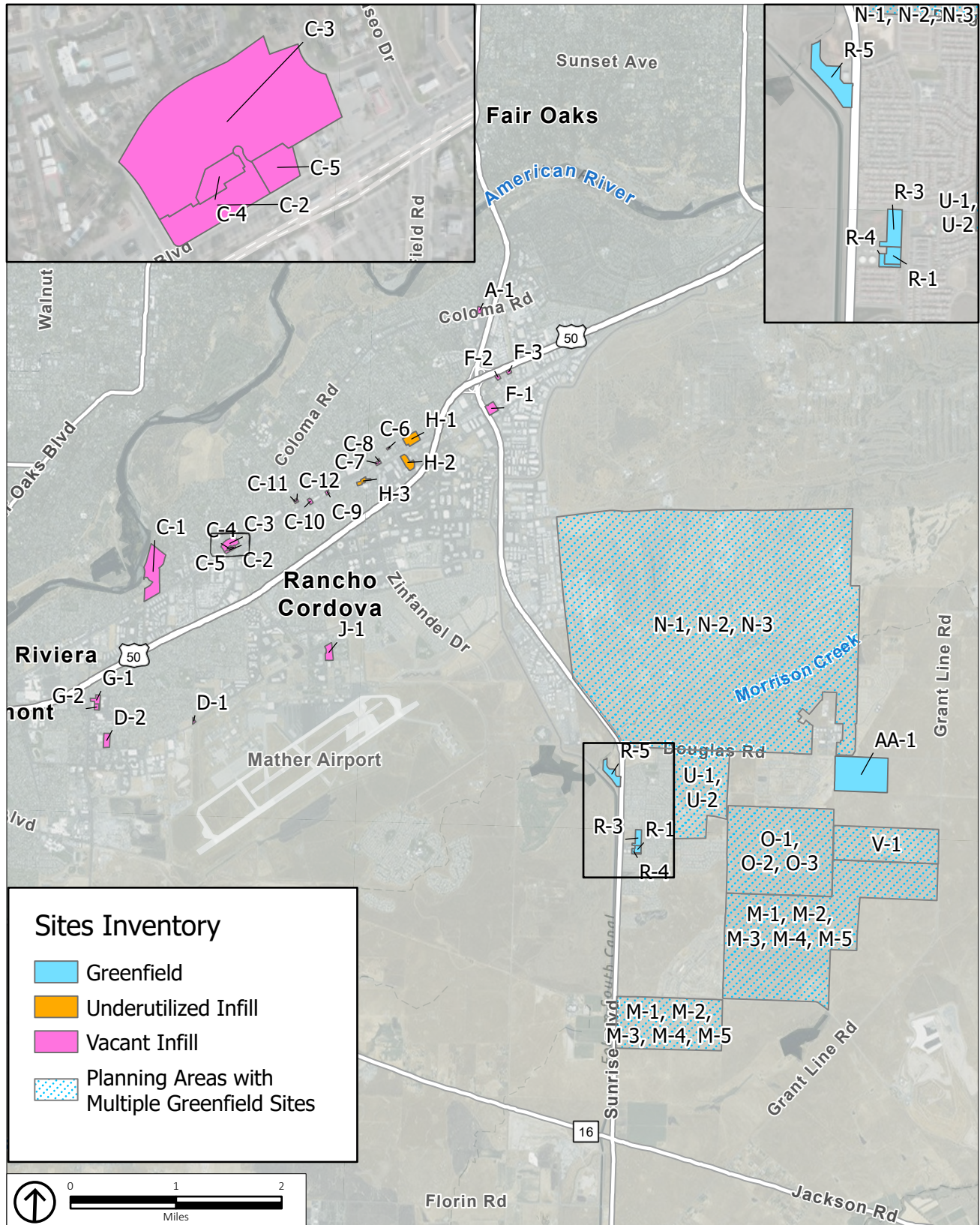


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HOUSING RESOURCES AND OPPORTUNITIES



Sites Inventory - Map 1

April 2021 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR
SCH No. 2005022137
FOR THE
2021–2029 HOUSING ELEMENT UPDATE
City of Rancho Cordova

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The proposed 2021–2029 Housing Element (proposed project) will replace the existing 2013–2021 Housing Element and serve as the City of Rancho Cordova’s (City’s) guiding policy document that meets future needs of housing for all the city’s economic levels. The housing element is only one of the 12 elements of the City’s General Plan.

The General Plan is the foundation development policy document of the City of Rancho Cordova. It defines the framework by which the physical, economic, and human resources of the city are managed and utilized over time. The General Plan clarifies and articulates the intentions of the City with respect to the rights and expectations of the public, property owners, prospective investors, and business interests. The plan informs these citizens of the goals, objectives, policies, and standards for development of the City of Rancho Cordova and the responsibilities of all sectors in meeting these. Though the General Plan Environmental Impact Report (EIR) did not address the current or proposed Housing Element, the policies in the General Plan address all physical impacts resulting from development in Rancho Cordova.

As a policy document, the housing element does not result in physical changes to the environment but encourages the provision of affordable housing in the housing development projected for the existing land use designations in the Land Use Element of the General Plan. None of the policies in the proposed project would change the existing land use pattern established by the General Plan and evaluated in the General Plan EIR. All future construction in the city must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards. In addition, future discretionary actions (i.e., use permits, site plan review) require independent and project-specific environmental review to comply with the California Environmental Quality Act (CEQA).

This document serves as the environmental documentation for the City’s proposed 2021–2029 Housing Element update. This addendum to the City of Rancho Cordova General Plan EIR, certified on June 26, 2006 (State Clearinghouse Number 2005022137), demonstrates that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the proposed project and that none of the conditions exist that are described in CEQA Guidelines Section 15162 and call for the preparation of a subsequent EIR or negative declaration.

1. Addendum to the Adopted General Plan EIR

1.2 GENERAL PLAN EIR

The General Plan EIR found that with the implementation of policies and programs from the General Plan, the following environmental topic area would be less than significant: hazards and human health.

The General Plan EIR addresses potentially significant impacts for land use, agriculture, population and housing, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/light and glare.

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts to the following environmental topics:

■ Land Use

- Impact 4.1.3: Implementation of the proposed General Plan has the potential to conflict with applicable land use plans, policies or regulations of agencies with jurisdiction over parts of the Planning Area that provide for environmental protection.
- Impact 4.1.5: When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan has the potential to result to contribute cumulative land use conditions in the region that result in significant impacts to the physical environment.

■ Agriculture

- Impact 4.2.1: Implementation of the proposed General Plan would result in the loss of important farmlands (Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, etc.) as designated by the Farmland Mapping and Monitoring Program.
- Impact 4.2.2: Implementation of the proposed General Plan could result in the placement of urban uses adjacent to agricultural uses within and adjacent to the City.
- Impact 4.2.3: Implementation of the proposed General Plan could result in a conflict with existing Williamson Act contracts.
- Impact 4.2.4: Implementation of the General Plan Land Use Map Book along, with other proposed development in Sacramento County, would contribute to the additional conversion of important farmlands to other uses and may increase agriculture/urban interface conflicts.

■ Population and Housing

- Impact 4.3.1: Implementation of the proposed General Plan Land Use Map would include land uses that promote the increase in population, housing, and employment to the area, and thus induce substantial growth.
- Impact 4.3.3: Buildout in the planning area, under the proposed General Plan Land Use Map, would include substantial population, housing unit and employment increases.

1. Addendum to the Adopted General Plan EIR

- Transportation and Circulation
 - Impact 4.5.1: Implementation of the proposed General Plan would result in an increase in traffic volumes that would result in deficient level of service conditions in year 2030.
 - Impact 4.5.2: Implementation of the proposed General Plan would exacerbate unacceptable operations on eastbound and westbound U.S. 50 during the a.m. and p.m. peak hours.
 - Impact 4.5.6: When considered with existing, proposed, planned and approved development in the region, implementation of the Rancho Cordova General Plan would contribute to cumulative traffic volumes in the region that result in significant impacts to level of service and operations.
- Air Quality
 - Impact 4.6.1: The implementation of the proposed City of Rancho Cordova General Plan land uses would conflict with the land use assumptions used in the 1994 SMAQMD Regional Ozone Attainment Plan.
 - Impact 4.6.2: Implementation of the proposed General Plan would result in short-term emissions generated by construction and demolition activities that would affect local air quality and could result in health and nuisance-type impacts in the immediate vicinity of individual construction sites as well as contribute to particulate matter and regional ozone impacts.
 - Impact 4.6.3: Implementation of the proposed General Plan would increase air pollutant emissions from operational activities of land uses within the Planning Area will exceed thresholds for ROG and NOx, and other federal or state emissions standards.
 - Impact 4.6.4: Implementation of the proposed General Plan would include sources of toxic air contaminants that may affect surrounding land uses. Sensitive land uses may also be located near existing sources toxic air contaminants.
 - Impact 4.6.6: Implementation of the proposed General Plan along with potential development of the Planning Area would exacerbate existing regional problems with ozone and particulate matter.
- Noise
 - Impact 4.7.1: Implementation of the proposed General Plan would result in subsequent development projects and cause an increase in construction noise levels that would exceed City of Rancho Cordova noise standards.
 - Impact 4.7.2: Implementation of the proposed General Plan would result in increases in traffic noise levels that would be in excess of City of Rancho Cordova noise standards.
 - Impact 4.7.3: Implementation of the proposed General Plan could result in future stationary noise sources that generate noise levels in excess of applicable noise standards for non-transportation noise sources.

1. Addendum to the Adopted General Plan EIR

- Impact 4.7.4: Implementation of the proposed General Plan would result in the creation of new noise-sensitive land uses within the 65 dB CNEL noise contours contained within the Mather Airport CLUP. Additionally, the implementation of the General Plan would result in the creation of new noise-sensitive land uses within overflight areas of Mather Airport, thereby presenting the potential for annoyance from single event noise.
- Impact 4.7.6: Implementation of the proposed General Plan in combination with regional growth and traffic conditions (pass-through traffic) would increase transportation noise along area roadways.
- Impact 4.7.7: Implementation of the proposed General Plan, in combination with regional growth in surrounding communities outside of the Planning Area, would increase stationary noise.
- Geology and Soils
 - Impact 4.8.5: Implementation of the proposed General Plan would result in the loss of availability of aggregate resources, which are locally important due to their use by the construction community in development of the area.
 - Impact 4.8.7: Implementation of the proposed General Plan, together with past, present, and probable future projects in the area, would result in a cumulatively significant loss of mineral resources in the region.
- Hydrology and Water Quality
 - Impact 4.9.4: Implementation of the proposed General Plan would increase demand for water supply and require increased groundwater production and the use of surface water supplies. This additional water supply demand would result in significant effects on the physical environment.
 - Impact 4.9.7: Implementation of the proposed General Plan would contribute to an increased demand for water supply requiring increased groundwater production and the use of surface water supplies that could result in significant environmental impacts.
- Biological Resources
 - Impact 4.10.1: Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of List 1B (i.e. rare, threatened or endangered plants).
 - Impact 4.10.2: Implementation of the proposed General Plan would result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special status species.
 - Impact 4.10.3: Implementation of the proposed General Plan would result in the loss of foraging habitat for raptors, migratory birds, and other wildlife.
 - Impact 4.10.4: Implementation of the proposed General Plan would result in substantial adverse impacts to and the potential loss of jurisdictional waters of the U.S.

1. Addendum to the Adopted General Plan EIR

- Impact 4.10.5: Implementation of the proposed General Plan would interfere substantially with the movement of several special status and common wildlife species.
- Impact 4.10.6: Implementation of the proposed General Plan would result in the loss of native and landmark trees.
- Impact 4.10.8: Implementation of the proposed General Plan, together with past, present, and probable future projects in the Planning Area and larger regional context would result in a cumulatively significant loss of biological resources in the region.
- Cultural and Paleontological Resources
 - Impact 4.11.1: Adoption of the City of Rancho Cordova General Plan could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated prehistoric/historic artifacts and features) and human remains.
 - Impact 4.11.3: Adoption of the Rancho Cordova General Plan along with foreseeable development in the region could result in the disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.
- Public Services and Utilities
 - Impact 4.12.3.1: Implementation the General Plan would require additional treatment capacity, storage capacity, and other conveyance facilities to meet the projected water demands.
 - Impact 4.12.3.2: Implementation of the General Plan would contribute to the need for additional treatment capacity, storage capacity, and other conveyance facilities to meet cumulative water demands with SCWA, GSWC and CalAm.
 - Impact 4.12.4.1: Implementation of the Rancho Cordova General Plan would substantially increase wastewater flows and require additional infrastructure and may require additional treatment capacity to accommodate anticipated demands that would result in a physical effect on the environment.
 - Impact 4.12.4.2: Implementation of the proposed General Plan, in addition to other reasonably foreseeable development in eastern Sacramento County (based on the land use projections established in the Sacramento County General Plan), would substantially increase in wastewater flows and require additional infrastructure and treatment capacity that would result in a physical effect on the environment.
- Visual Resources/Light and Glare
 - Impact 4.13.3: Implementation of the General Plan will encourage new development and redevelopment activities that could degrade the existing visual character or quality of the Planning Area.
 - Impact 4.13.5: Implementation of the General Plan will encourage new development and redevelopment activities that would contribute to the cumulative alteration of existing landscape characteristics of the region.

1. Addendum to the Adopted General Plan EIR

1.3 PROJECT SUMMARY

CEQA requires the City to evaluate the environmental impacts associated with changes to the environment. In this instance, most of the goals, policies, and programs from the previous Housing Element are continued through to the proposed 2021–2029 Housing Element. Table 1-1 includes the changes in goals or policies between the existing 2013–2021 Housing Element and the proposed 2021–2029 Housing Element. Modifications to the existing policies are identified in the text following Table 1-1.

1. Addendum to the Adopted General Plan EIR

Table 1-1 Summary of Policy Changes Between Existing Housing Element and 2021–2029 Housing Element

Implementation Actions	Progress	Continue/Modify/Delete
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.	The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries.	Continue as Action H.1.1.1.
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 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.	The City has met the high-density set-asides in all 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. The Ranch Project, which was approved in 2019, includes an Affordable Housing Plan. The project includes a land dedication of 7.14 acres that will be dedicated to the city. This land will be developed at a minimum of 26 dwelling units per acre (d.u./acre).	Modify and continue as Action H.1.2.1.
Action H.1.3.1 – The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include 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, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.	Continue as Action H.1.3.1.
Action H.1.4.1 – As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community. • SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings, an affordable multifamily project near Zinfandel Regional Transit Authority (RTA) light rail station, was approved and is currently occupied. In addition, the City purchased a 10-acre TOD	Continue as Action H.1.4.1.

1. Addendum to the Adopted General Plan EIR

Implementation Actions	Progress	Continue/Modify/Delete
Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve 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.	property in 2018 and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review contain a variety 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.	
Action H.1.5.1 – The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed. - The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. - The Affordable Housing Plan shall specify and include the following: - A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households. - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. - Program options within project-specific Affordable Housing Plans may include but are not limited to the following: - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.). - Land dedication (on-site and off-site). - Rehabilitation of existing residential structures located within existing City neighborhoods. - Payment of in-lieu fees. - The timing for completion of affordable housing obligations includes the following considerations: - For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of	The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these for areas with AHPs is 4,777 units at buildout.	Continue as Action H.1.5.1.

1. Addendum to the Adopted General Plan EIR

Implementation Actions	Progress	Continue/Modify/Delete
affordable dwellings concurrent with the construction of market-rate housing when feasible. ○ For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing. • At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. • In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: ○ Density bonuses ○ Fee waivers or deferrals (as reasonably available) ○ Expedited processing/priority processing ○ Reduced parking standards ○ Technical assistance with accessing funding ○ Modifications to development standards (on a case-by-case basis) ○ Other incentives		
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.	Staff has monitored the current processes and applications annually and has not identified any constraints to the development of housing.	Continue as Action H.1.5.2.
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).	During the planning period, the City partnered with three nonprofit developers and one for-profit housing developer. Two permanent supportive housing developments were completed. Additionally, the City's developer partnerships worked on one transitional housing development and one affordable family housing development. These projects included 100 permanent supportive housing units, up to 60 transitional beds, and 17 affordable family units.	Modify and continue as Action H.1.5.3.

1. Addendum to the Adopted General Plan EIR

Implementation Actions	Progress	Continue/Modify/Delete
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.	During the previous Housing Element period, the City made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will look into applying for additional CalHOME funding in future funding cycles. About 30 single-family homes are rehabilitated each year. In addition, the City has strongly encouraged rental housing owners and managers to reinvest and upgrade rental housing stock through the Rental Housing Inspection Program.	Continue as Action H.2.1.1.
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 homeowners and single family homeowners to address immediate health and safety problems.	The Emergency Repair Program, funded in part by the City's CDBG allocation, funded 42 home repairs during the previous Housing Element period. These grants funded roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes.	Modify and continue as Action H.2.1.2.
Action H.2.1.3 – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	The City's Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods. The City's Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Blight Busters, and other clean-up and beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations.	Modify and continue as Action H.2.1.3.
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.	Throughout the previous Housing Element period, 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, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor and other fee-based site review to continue to bolster that encouragement.	Delete.
Action H.2.1.5 – Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	The Planning Department has continuously used CPTED standards as part of the design review process for new entitlements and has applied these safety 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. Additionally, the City continues to consult with its police department for further CPTED and other safety standards.	Continue as Action H.2.1.4.

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Implementation Actions	Progress	Continue/Modify/Delete
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.	The City has continuously worked with both property owners and developers along Folsom Boulevard to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. In 2013, the City partnered with Portland State University to develop an infill program to encourage use of underused sites in this corridor. Additionally, one multifamily affordable housing project was approved on Folsom Boulevard.	Modify and continue as Action H.2.2.1.
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.	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.	Modify and continue as Action H.2.3.1.
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 Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available. • Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. • Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). • Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. • Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. • Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. • Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis.	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. The City continues to update its information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.	Modify and continue as Action H.2.4.1.

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ADDENDUM TO THE GENERAL PLAN EIR FOR THE 2021-2029 HOUSING ELEMENT UPDATE
CITY OF RANCHO CORDOVA

ATTACHMENT 5

1. Addendum to the Adopted General Plan EIR

Implementation Actions	Progress	Continue/Modify/Delete
- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities). - Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.		
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.	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects.	Continue as Action H.2.4.2.
Action H.3.1.1 – Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	The City has encouraged best practices by maintaining ongoing contact with other jurisdictions' housing programs and creating a matrix of information about other jurisdictions' programs.	Delete.
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.	These sites are located throughout the city, including Villages of Zinfandel and the Mather Special Plan Area. Discussion with applicants is ongoing and occurs when applicants approach the City. The Limited-Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 state laws.	Modify and continue as Action H.3.1.1.
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.	The City did not have an opportunity to identify a conversion facility during this period. However, a new retirement congregate care facility was approved in 2019, and The Ranch Special Planning Area includes an active adult neighborhood.	Delete.
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.	The City has sponsored two supportive housing projects that are targeting groups with a high percentage of disabled population: seniors and homeless veterans. Phase 3 of Mather's Veteran Village, which provides transitional and permanent supportive housing, is complete, and Phase 2 is expected to open in the near future.	Combine with Action H.3.4.2 and continue as Action H.3.3.1.

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Implementation Actions	Progress	Continue/Modify/Delete
Action H.3.3.2 – Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.	The City did not receive any SRO applications or inquiries during this period. However, a student housing application was received in 2019 for a medical school.	Continue as Action H.3.3.2.
Action H.3.3.3 – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City will establish managerial standards for homeless facilities that will include the following: • Maximum number of beds; • Off-street parking based upon demonstrated need; • Size and location of on-site waiting and intake areas; • Provision of on-site management; • Proximity to other shelters; • Length of stay; • Lighting; and • Security during hours when the shelter is open	The City participates in the Continuum of Care through Sacramento County. 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. The city is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America operate four separate programs at this location, including a transitional housing program, a veteran's transitional housing program, and a transitional-age youth housing and services center.	Modify and continue as Action H.3.3.3.
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: • Production, marketing, and distribution of fair housing materials, and marketing in non-English languages	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, Sacramento Self-Help Housing, the Sacramento Housing and Redevelopment Agency, and the Rental Housing Association. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement.	Modify and continue as Action H.3.4.1.

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Implementation Actions	Progress	Continue/Modify/Delete
- Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative - Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.		
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.	The City has continuously worked to accommodate individuals who require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals.	Combine with Action H.3.3.1 and continue as Action H.3.3.1.
Action H.4.1.1 – Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2018, the City and Mercy Housing successfully implemented SMUD's (Sacramento Municipal Utility District) virtual net-metering program on Mather Veterans Village Phase 1 and has planned to extend the program to Phases 2 and 3. The City has also partnered with Grid Alternatives.	Continue as Action H.4.1.1.
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.	In 2019, the City established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each market rate housing unit, land dedication, and land purchase options.	Modify and continue as Action H.5.1.1.
Action H.5.2.1 – Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, 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.	The City has continuously submitted applications for grants and other affordable housing funding, including: - HOME - CalHOME - UrbanLift - Infill grant - Affordable Housing Sustainable Communities - Tax Credits	Modify and continue as Action H.5.2.1.

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Implementation Actions	Progress	Continue/Modify/Delete
Action H.5.2.2 – Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions. and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	The City has continuously explored opportunities to work with financial institutions to encourage CRA investment. A number of banks in the city already provide very low-cost down payment programs and provide mortgages to low- and moderate-income households.	Continue as Action H.5.2.2.
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.	The City has continuously worked to encourage development of affordable housing projects as funds and resources become available.	Continue as Action H.5.3.1.
Action H.5.4.1 – The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following: • An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; • A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; • A fee component to cover administrative costs; • An annual inflationary adjustment; • Exempt uses; and Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee meets the desires of the City.	Continue as Action H.5.4.1.

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As shown in Table 1-1, the proposed 2021–2029 Housing Element consolidates many programs from the previous Housing Element to aid in implementation and to eliminate redundancy. The following 14 amended programs are included in the proposed 2021–2029 Housing Element. (Note: the following programs are modified using italic underline or ~~strikeout~~ to indicate change to the amended programs.)

- **Action H.1.2.1** – Currently, 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 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~~ To satisfy 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.
- In an effort to enhance and facilitate a range of housing choices and affordability, the City will reevaluate the 5 percent and consider an increase by 2022.
- **Action H.1.5.3** – Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, 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). The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects.
- **Action H.2.1.2** – Continue the use of the City's Emergency Home 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

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for mobile and manufactured homeowners and single-family homeowners to address immediate health and safety problems.

- **Action H.2.1.3** – Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at the City Hall and on the City’s website. Continue to make information available to the community about other revitalization programs, including, but not limited to, Blight Busters, the Neighborhood ~~Improvement~~ Engagement Program, Sacramento Municipal Utility District (SMUD), and the Sacramento Tree Foundation.
- **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.
 - Land banking where and when opportunities arise.
 - Continue to reach out to private property owners to encourage a sale or development of their properties.
 - Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged.
 - Pursue grant funding where available to address environmental issues.
- **Action H.2.3.1** – Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will work to identify high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.

In addition, the City will ~~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.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 here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize use existing City and local resources. They include efforts to secure additional resources from the public and private sector~~

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~~should they become available.~~ as well as additional resources from the public and private sector should they become available.

- Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities, to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.
- Maintain and annually update the inventory of “at-risk” projects using existing databases (e.g., California Housing Partnership Corporation [CHPC], United States Department of Housing and Urban Development [HUD] ~~HUD~~, ~~State~~ HCD, and California Tax Credit Allocation Committee).
- Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
- Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.
- Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards.
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. ~~Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. Contact property owners annually.~~ Identify non-profit partners and pursue funding on a project basis.
- Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
- Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.

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- **Action H.3.1.2** - The City has identified sites ~~B-1, B-2, L-1, L-2, L-3, G-1, and G-2~~ in the Land Inventory (see Tables A-4820, A-4921, and A-2022 in ~~the~~ Appendix A) as appropriate, to meet a portion of the City's moderate income RHNA. These sites are mixed-use sites and require a Conditional Use Permit (CUP) to allow for residential development in the OPMU zone. 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, annually, and upon consultation with developers, and 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 an alternative sites.
- **Action H.3.3.3** – Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) ~~and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones~~ and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. 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 also establish managerial standards for homeless facilities that will include the following:
 - Maximum number of beds;
 - ~~Off street parking based upon demonstrated need;~~
 - Size and location of on-site waiting and intake areas;
 - Provision of on-site management;
 - Proximity to other shelters;
 - Length of stay;
 - Lighting; ~~and~~
 - Security during hours when the shelter is open.

Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit 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 and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.

- **Action H.3.4.1** – The City will continue implementation of its ~~Fair Housing Plan that works to affirmatively further fair housing~~ Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a ~~new~~ fair housing effort that the City began in fiscal year 2012–2013 and that was continued by the City's participation in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI)

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and includes: In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:

- Production, marketing, and distribution of fair housing materials, and marketing in non-English languages.
 - Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative.
 - Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.
 - Work with fair housing providers such as Sacramento Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.
 - Actively seek a variety of funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.
 - Encourage development of housing affordable to a teacher's salary and work with the Folsom-Cordova Unified School District to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas.
 - Develop a targeted program to connect lower-income residents to homeownership opportunities in their community.
 - Develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.
 - Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the ~~City's Analysis of Impediments to Fair Housing (AI) completed in 2010~~ Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI), completed in 2019.
 - Provide annual training on fair housing laws and discrimination at public meetings.
 - Meet with school districts within one year of Housing Element adoption to develop a program to attract and retain high quality teachers to schools in low resource areas.
- **Action H.5.1.1** – ~~Consider creating a local housing foundation/trust that may be funded~~ Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.
- **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~~ Funding Source and Time Frame that follow). The City will collaborate with nonprofit

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organizations and agencies, such as Northern California Construction Training, and Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, and CalHome, ~~and BEGIN~~ programs; the state Multifamily Housing Program; California Housing Finance Agency programs (such as HELP); tax-exempt bond financings; low-income housing tax credits; ~~the~~ Federal Home Loan Bank Affordable Housing Program; Affordable Housing Sustainable Communities Program, California Community Housing Agency, and various other HUD programs for special-needs groups.

Action H.3.3.1 and **Action H.3.4.2** were combined and amended as one program – **Action H.3.3.1**.

- **Action H.3.1.1** – Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide 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. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation.

Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.

The following nine programs are new to the City and are included in the proposed 2021–2029 Housing Element:

- **Action H.1.5.4** – Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law.
- **Action H.1.6.1** – The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, C-1, D-1, and D-2.
- **Action H.2.4.3** – In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.
- **Action H.3.1.2** – Update Sections 23.901.060 and 23.901.065 of the City’s Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City’s website and at the planning counter.
- **Action H.3.1.3** To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions and lot line adjustments,

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resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

The City will offer the following incentives for the development of affordable housing which may include but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
 - Ministerial review of lot line adjustments,
 - Deferral of fees related to the subdivision for projects affordable to lower income households,
 - Providing technical assistance to acquire funding, and
 - Modification of development requirements.
- **Action H.3.3.4** – Per AB 101 (2019), amend the City’s Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code Sections 65660 to 65668.
- **Action H.3.3.5** – To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.
- **Action H.3.3.6** – The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.
- **Action H.5.3.2** – The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines

1. Addendum to the Adopted General Plan EIR

Sections 15162(a)(1) to (3) calling for the preparation of subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would fulfill none of the conditions outlined in CEQA Guidelines Sections 15162(a)(1) to (3) because these changes would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the 2006 General Plan EIR. Accordingly, this checklist provides the substantial evidence required by CEQA Guidelines Section 15164(e) to support the finding that a subsequent EIR is not required and an addendum to the General Plan EIR is the appropriate environmental document to address changes to the project.

1. Addendum to the Adopted General Plan EIR

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

A copy of this addendum, and all supporting documentation, may be reviewed or obtained at the City of Rancho Cordova Planning Department, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, circulation, housing, noise, safety, conservation, open space, urban design, economic development, air quality, historic and cultural resources, infrastructure, services, and finance. The General Plan is largely designed to be self-mitigating by incorporating policies and action items, such as zoning codes and design standards.

As previously described in Section 1.2, the General Plan EIR addresses potentially significant impacts related to land use, agriculture, population/housing/employment, hazards and human health, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/night glare. Table 1-1 shows that most of the existing Housing Element policies will remain unchanged with the proposed project. The nine new programs are either informative or result in no physical change to the environment. The programs were modified to comply with state law, combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

Action H.1.2.1 involves informational changes to include a reference to reevaluate the 5 percent for land uses at or above 30 units per acre and consider an increase by 2022 to enhance and facilitate a range of housing choices and affordability. Action H.1.5.3 involves informational changes that includes a reference to supporting the construction of affordable housing production for feasible projects and committing to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production. Action H.2.1.2 involves informational changes to include a reference to continuing the use of the City's Emergency Home Repair Program and the grant for mobile and manufactured homeowners. Action H.2.1.3 involves informational changes to modify language that includes the Neighborhood Engagement Program. Action H.2.2.1 involves informational changes that include a reference to identifying and improving the Folsom Boulevard Corridor through methods such as communicating with special districts and pursuing grant funding. Action H.2.4.1 involves informational changes that include a reference to continuing a proactive code enforcement program aimed at ensuring code compliance and general housing habitability and removes a reference to the intent of the program and additional code enforcement activities. Action H.2.4.1 involves informational changes that remove a reference to the Housing Services Division, Neighborhood Services Division, efforts to secure additional resources, and contacting property owners annually; it involves informational changes to include a reference to efforts to using additional resources from the public and private sectors and identifying nonprofit partners and pursuing funding annually. These amendments are informational only, and they would not directly or indirectly result in physical environmental effects.

Action H.3.1.2 involves informational changes that remove a reference to sites B-1, B-2, L-1, L-2, and L-3 and includes a reference to site G-1 and G-2. Action H.3.3.3 involves informational changes that remove a reference

2. CEQA Analysis

to permitting homeless facilities in OIMU and LIBP zones and includes a reference that states the City will amend the Zoning Code to permit emergency shelters in the Light Industrial (M-1) zone by right and that the City will amend the Zoning Code to allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development. Action H.3.4.1 involves informational changes that include a reference to the implementation of the City's Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights and list actions to implement the Plan and continue to affirmatively further fair housing. Although these amendments would allow development of some facilities without a discretionary review, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

Action H.5.1.1 involves informational changes that remove a reference to creating a local housing foundation/trust and includes a reference to using the local housing trust to fund projects as funding is available and exploring other funding sources to support the local housing trust fund. Action H.5.2.1 involves informational changes that include a reference to the Affordable Housing Sustainable Communities Program and California Community Housing Agency as a potential funding source to support efforts to meet new construction needs. Because these amendments are related to funding, there would be no physical effects.

Action H.3.3.1 and Action H.3.4.2 were similar in intent and were combined and amended as one program to aid in their implementation. Therefore, these modifications to the existing programs would not result in any physical impacts on the environment. The proposed Housing Element consolidates many programs from the existing Housing Element to aid in implementation and to eliminate redundancy.

The nine new programs represent changes that allow the City to amend the Zoning Code to allow and promote the use of density bonuses to provide affordable housing consistent with current state law; monitor sites previously counted in the past two housing elements; comply with AB 881, SB 13, and AB 670 (2019), including approving ADUs and junior ADUs ministerially; contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property; facilitate land divisions and lot line adjustments to assist the development of housing for lower income households on larger sites; allow low-barrier navigation centers for the homeless; amend the Zoning Ordinance to revise the treatment for employee/farm worker housing that serves six or fewer persons as a single-family structure and employee/farm worker housing consisting of no more than 12 units or 36 beds as an agricultural use; review development standards to evaluate and modify to achieve maximum densities; and create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals as well as establish written policies or procedures that specify the streamlining approval process and standards for eligible projects in Government Code Section 65913.4 (Senate Bill 35). At this time there is no indication of the proposed changes to the Zoning Code.

New development resulting from these programs would occur on land designated for housing under the General Plan. Furthermore, all future development in the city would be required to comply with local regulations, including the General Plan, Zoning Code, and subdivision standards. These local regulations guide future development and would address physical impacts resulting from development. Moreover, the City's

2. CEQA Analysis

Zoning Code contains a list of permitted uses for each respective zoning district. The General Plan EIR anticipated physical impacts associated with the permitted uses in the City's Zoning Code, and the proposed project would, therefore, result in no new impact as part of development. The policies and action items in the General Plan EIR to reduce physical environmental effects would continue to apply to all development.

All future homeless facilities and supportive housing by right described in Action H.3.3.3 would be required to be evaluated in accordance with the Zoning Code, as outlined in Title 23 of the City's municipal code. Future by-right development would still be subject to federal, state, and local policies regarding land use such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Moreover, the City maintains a thorough building permit review process that would ensure compliance with federal, state, and local regulations such as dust control, stormwater runoff, and water quality prior to the issuance of any building permit. The building permit review process is independent of the CEQA process and would be unaffected by the change to by-right zoning. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees (Chapter 16.84 of the municipal code), which would address potential impacts to public services. Although these amendments would allow development of some facilities without a discretionary review, policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

The proposed Housing Element establishes targets for the income accessibility of future housing; however, the ability to construct the housing is based on the designations in the Land Use Element. As the City can meet its RHNA without changing any land use designation, the Land Use Element remains unchanged from the document evaluated in the General Plan EIR. The proposed Housing Element does not change the development pattern for the City, as shown in the Land Use Element of the General Plan and the zoning map for the City. Physical change to the environment would occur from implementation of the Land Use Element of the General Plan, not the proposed Housing Element. Therefore, development of housing as considered in the proposed Housing Element would be consistent with that analyzed in the General Plan EIR. As the proposed Housing Element does not affect the land use pattern of the city, or result in any physical change to the environment, and as the General Plan EIR evaluated the existing land use pattern and includes policies and programs to address environmental impacts, the update to the Housing Element would not result in any new environmental impacts, or increase the severity of any significant environmental impacts previously evaluated in the General Plan EIR.

All future development in the county would be required to comply with local regulations, including the General Plan, Zoning Ordinance, and subdivision standards. These local regulations guide future development and would address potential physical impacts resulting from development. Moreover, the City's Zoning Ordinance contains a list of permitted uses for each respective zoning district. The General Plan EIR evaluated permitted uses and anticipated physical impacts associated with development and would therefore result in no new impact as part of development. As the proposed project does not change the permitted uses allowed by the Zoning Ordinance, there would be no new impact. Building regulations are applied as part of the building permit process and are independent of CEQA.

2. CEQA Analysis

As the proposed 2021–2029 Housing Element does not change any land use designation or zoning district, the impacts of the proposed project would be no more substantial than analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, because the proposed 2021–2029 Housing Element update is not exempt. Rather, the determination here is that the 2006 General Plan EIR evaluated the physical impacts likely to result from future development. Because the proposed 2021–2029 Housing Element does not change any land use designation or approve any development, the General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of implementation of the proposed 2021–2029 Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. The proposed project consists entirely of land uses permitted by project sites’ existing General Plan land use designation and zoning and represents no change from the impacts that were assumed and analyzed by the General Plan EIR.

As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in CEQA Guidelines Section 15162 as they relate to the project. The text that follows the provisions of the law relates to the proposed 2021–2029 Housing Element.

1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As discussed above, the program changes included in the proposed Housing Element are limited to complying with state law, combining programs with similar intent to aid in implementation, or eliminating programs where the City has already completed the identified task. The proposed project does not result in the rezoning of land or approval of any development project. All development in the city must be consistent with the General Plan, and if a discretionary action, would also be subject to CEQA.

The proposed changes to the Zoning Code identified in Table 1-1 represent modification of existing policy to either streamline development that is already allowed or make the code consistent with state law. All the sites that these modified programs would affect are currently designated for development in the Land Use Element of the General Plan, so there would be no change in the physical impacts associated with future development. Therefore, policies and action items identified in the General Plan EIR to reduce physical

2. CEQA Analysis

environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR.

2. The project will have one or more significant effects not discussed in the previous EIR.

As discussed above, the proposed Housing Element programs are similar to the existing policies of the General Plan. The proposed 2021–2029 Housing Element includes 14 amended programs and 9 new programs. As stated above, these amended and new programs would not result in new significant environmental impacts.

3. Significant effects previously examined will be substantially more severe than shown in the previous EIR.

The proposed project includes policy-level changes that are limited to complying with state law and would not result in physical changes to the environment that were not disclosed in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR to reduce physical environmental effects address significant impacts for land use, agriculture, population/ housing/employment, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, public services and utilities, and visual resources/light and glare. These policies and action items in the General Plan EIR would also apply to the 2021–2029 Housing Element. The City is required to adopt a Housing Element, and the element must be reviewed and certified by the Housing and Community Development Department. There is no feasible alternative to adopting a Housing Element. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element would not result in significant environmental impacts that are substantially more severe than shown in the previous EIR.

4. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes policy-level changes that are limited to complying with state law and does not result in physical changes to the environment. As discussed above, the proposed project would not create new impacts or the need for additional mitigation measures. As with the existing Housing Element evaluated in the General Plan EIR, the proposed Housing Element would not result in significant environmental impacts that would require new mitigation measures.

2. CEQA Analysis

- 5. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

The proposed project would have the same impacts as identified in the previously certified General Plan EIR, and all associated policies identified in the General Plan EIR to reduce physical environmental effects would continue to apply. As stated in the response to Standard 4, there are no new significant impacts resulting from adoption of the 2021–2029 Housing Element; therefore, there is no need for new mitigation measures or alternatives to the proposed project.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



May 21, 2021

Stefan Heisler, Housing Manager
Community Development Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Stefan Heisler:

RE: Review of the City of Rancho Cordova's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Rancho Cordova revised draft housing element received for review on March 24, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element addresses most statutory requirements; however, the following revision will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code).

Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)

Affirmatively Furthering Fair Housing: The element includes a variety of analysis and programs related to affirmatively furthering fair housing; however, programs must be revised as follows:

Affirmatively Furthering Fair Housing in Programs: As noted in the prior review, several actions could be modified to target concentrated areas of poverty or high opportunity. While the element generally reflects these programs will be used to address fair housing issues (page 109), the actual programs should be revised to explicitly target geographic areas. For example, Action 2.1.1 (Housing Rehabilitation) should explicitly target areas of concentrated poverty. Alternatively, Action 3.4.1 could similarly be revised to globally direct all other pertinent programs.

Metrics and Milestones: Programs must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. Action 3.4.1 (Equal Housing Opportunity) should include more discrete steps, timelines and anticipated numerical outcomes toward affirmatively furthering fair housing.

For more information, please see HCD's guidance at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

The element will meet the statutory requirements of State Housing Element Law once it has been revised to comply with the above requirements.

As a reminder, the City's 6th cycle housing element was due May 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to make revisions to the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of May 15, 2021 for Sacramento Area Council of Governments (SACOG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and

instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the County must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the city will meet housing element requirements for these and other funding sources.

For your information, some General Plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

The element has made significant progress since the previous submittal and HCD appreciates your cooperation. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" and the last name "West" clearly distinguishable.

Shannan West
Land Use & Planning Unit Chief

Adoption of the 2021-2029 Housing Element Update

Final Presentation



Goals For This Item - Overview

- Quick review of what is included in the City's Housing Element
- Review actions taken to date to develop the 2021-2029 Housing Element Update
- Present the requested changes between this adoption draft and the public review draft approved by Council in November 2020
- Make the staff recommendation to adopt the 2021-2029 Housing Element Update and Addendum to the City's Final EIR
- Provide opportunity for public comment and Council questions and feedback

Housing Element Overview

- One of eight mandated General Plan elements
- Process:
 - Planning period: 2021-2029
 - SACOG Due Date: May 15, 2021 (120-day buffer – September 10, 2021)
- Contains:
 - Assessment of existing and projected housing needs
 - Analysis of land availability, resources and constraints
 - Evaluation of the effectiveness and appropriateness of the prior Housing Element
 - Policies and programs to meet housing needs.

Review of Actions to Date

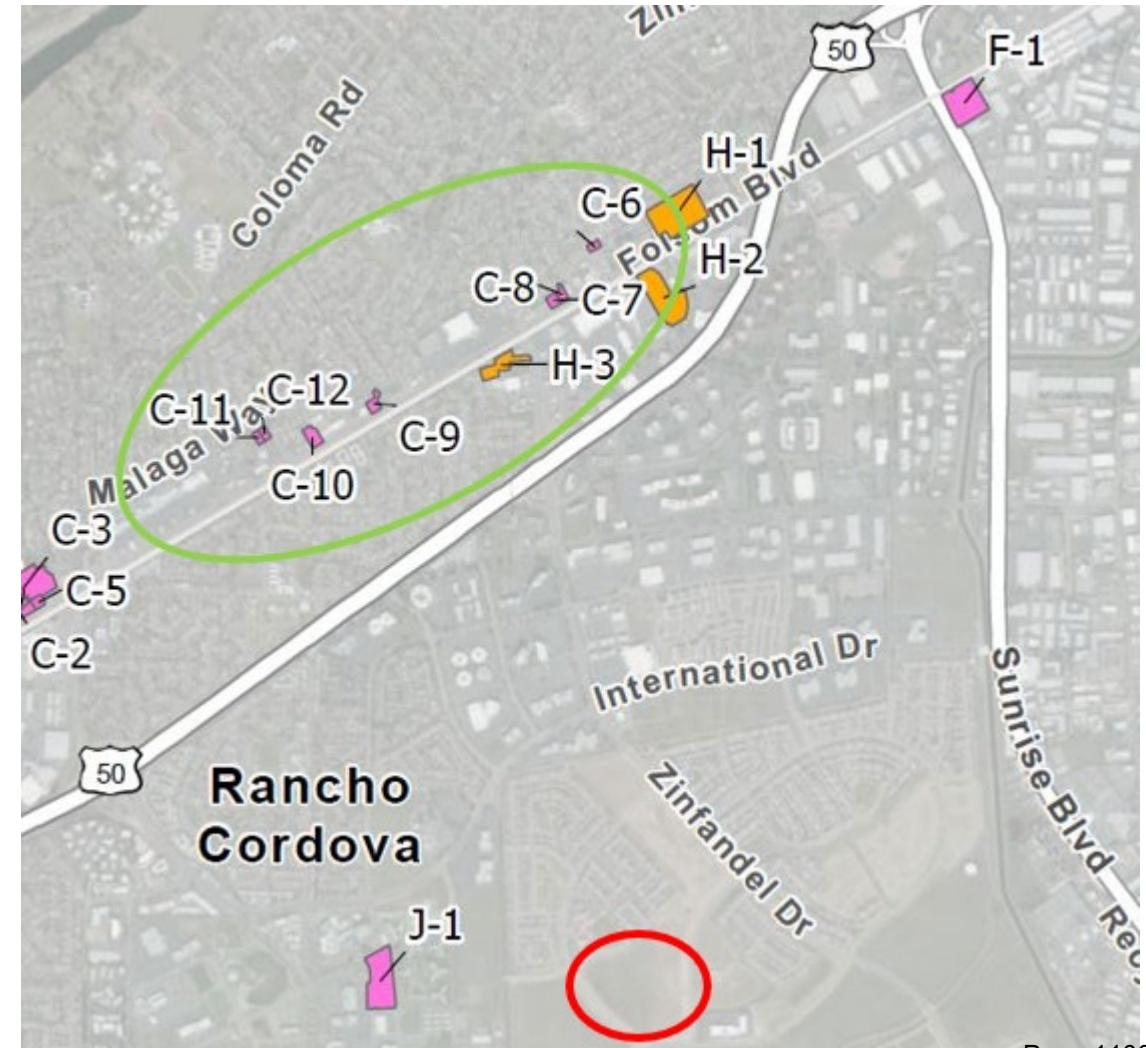
- June 2020: Update process began
- August 2020 – June 2021: Community Outreach
 - 3 public workshops
 - Multiple key stakeholder interviews
 - 2 City Council hearings
 - Addressed public comments and had discussions with numerous residents and regional housing agencies
- November 2020: Council approved a public review draft
- December 2020: Submitted to HCD – 60-day review period
- February 2021: Submitted to HCD – 2nd 60-day review period

Requested Changes

- A new action to support housing in mixed-use zones since there has not yet been significant housing development in the City's mixed-use zones (Action H.1.4.2)
- A new action to demonstrate the City's support for development on large parcels in the new growth areas to demonstrate the feasibility of this future development (Action H.3.1.4)
- Fair housing inclusions across multiple actions to target assistance towards lower-income households, support opportunities in high resource areas, and improve areas of concentrated poverty
- Stronger ongoing communication with housing stakeholders – landlords, developers, mobile home park owners – to stay aware of trends, share data, and respond as appropriate
- More detailed timelines and quantified objectives

Requested Changes Cont'd

- Removal of three sites (L-1, L-2, L-3) in the Villages of Zinfandel neighborhood from the RHNA sites inventory due to Conditional Use requirements and potential Mather Airport overflight zone conflicts
- Inclusion of several new sites (C-6, C-7, C-8, C-9, C-10, C-11, C-12, H-3) within the Folsom Boulevard Specific Plan Area and increased density assumptions in the new growth areas where a minimum density of 30 units/acre is required by executed Affordable Housing Plans



Addendum to the City's Final EIR

- Environmental review is required for this update
- Because land uses in the General Plan EIR are not changing, this update of policies does not trigger new significant impacts, therefore an Addendum to the Final EIR is possible
- PlaceWorks has prepared the Addendum and confirms there are no new significant impacts from this update that are not identified in the General Plan Final EIR land uses and zoning, and is in compliance with CEQA requirements

Recommendation and Next Steps

- Staff recommends adoption of the resolution to adopt the 2021-2029 Housing Element Update and the Addendum to the City's General Plan Final EIR as attached
- Following adoption, staff will submit the document to HCD for a 90-day certification review
- If HCD has additional comments, the City must make additional revisions and readopt the document

THANK YOU

COMMENTS AND QUESTIONS?



MEMORANDUM



ITEM 11.2.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: RIO DEL ORO PARCEL 66– PROJECT DD9901 – TENTATIVE SUBDIVISION MAP

PROPERTY OWNER: Alta Vista 340 Palladio Parkway, Suite 521 Folsom, CA 95630		APPLICANT/DEVELOPER: Elliott Homes Contact: Price Walker 340 Palladio Parkway, Suite 521 Folsom, CA 95630	
PROJECT:	The Applicant is requesting a Tentative Subdivision Map for Rio Del Oro Parcel 66. The requested map would subdivide a portion of the existing parcel (APN: 072-0370-071-0000) into 132 single family residential units and additional landscape corridor lots and greenbelt lot.		
FILE:	DD9901		
LOCATION:	Located South of White Rock Road, East of Rancho Cordova Parkway, North of International Drive		
ZONING:	Rio Del Oro Specific Plan (RDOSP) Medium Density Residential (MDR)		
GENERAL PLAN:	Rio Del Oro Planning Area; Residential Mixed Density (R-MD)		
APN:	Portion of APN: 072-0370-071-0000		
PLANNER:	Nicholas Sosa, Associate Planner		

RECOMMENDATION:

Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and adopt the Resolution for the Rio Del Oro Tentative Subdivision Map.

RESULT OF RECOMMENDED ACTION

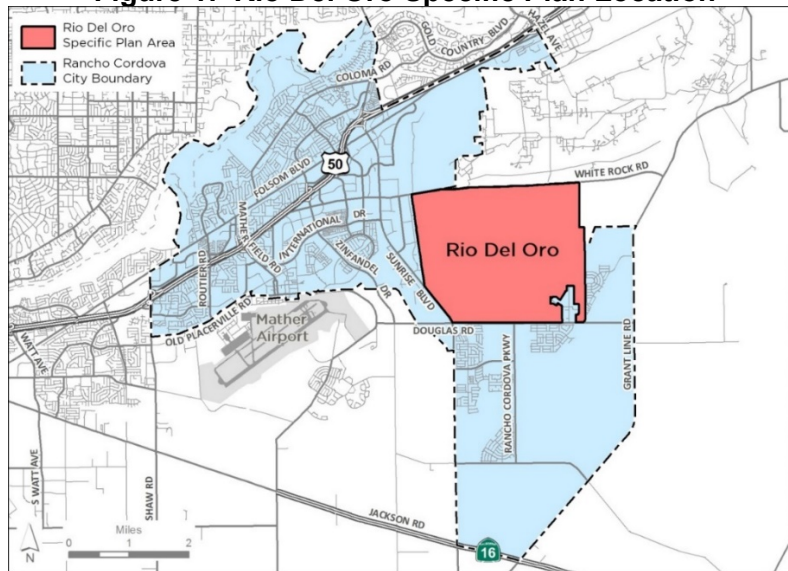
Adoption of the above referenced Resolution would approve the Tentative Subdivision Map to allow a portion of the existing parcel to be subdivided into a total of 132 single family lots with landscape corridors and greenbelt lots. Adoption would allow the Applicant to move forward with a Final Map as well as Improvement Plans with the Public Works Department.

BACKGROUND

The Rio Del Oro Specific Plan (RDOSP) is a 12,189 residential unit mixed use development on a 3,828-acre site located south of White Rock Road, north of Douglas Road and between Sunrise Boulevard and the North Douglas Subdivision (**See Figure 1 for RDOSP Boundary**). The original Rio Del Oro project was submitted to Sacramento County for processing in 2003 prior to the City's

incorporation. Once incorporated, the City took responsibility for the proposed development project and it was approved in two tiers. Tier One entitlements were approved on September 20, 2010 and included the EIR and EIS aspects of the project. Tier Two was approved on August 29, 2016 and included all development aspects of the project including zoning and land use, phasing, affordable housing, financing, and over all master conditions of approval for the specific Plan.

Figure 1: Rio Del Oro Specific Plan Location



Rio Del Oro Parcel 66 is located south of White Rock Road, east of future Rancho Cordova Parkway, and North of International Drive. The project is located adjacent to the previously approved Rio Del Oro Parcel 67 which included 444 single family lots, one neighborhood park, and additional landscaping and corridor lots. Parcel 67 was approved on June 19, 2017. **See Figure 2 for location of Parcel 66.**

Figure 2: Parcel 66 (Location)

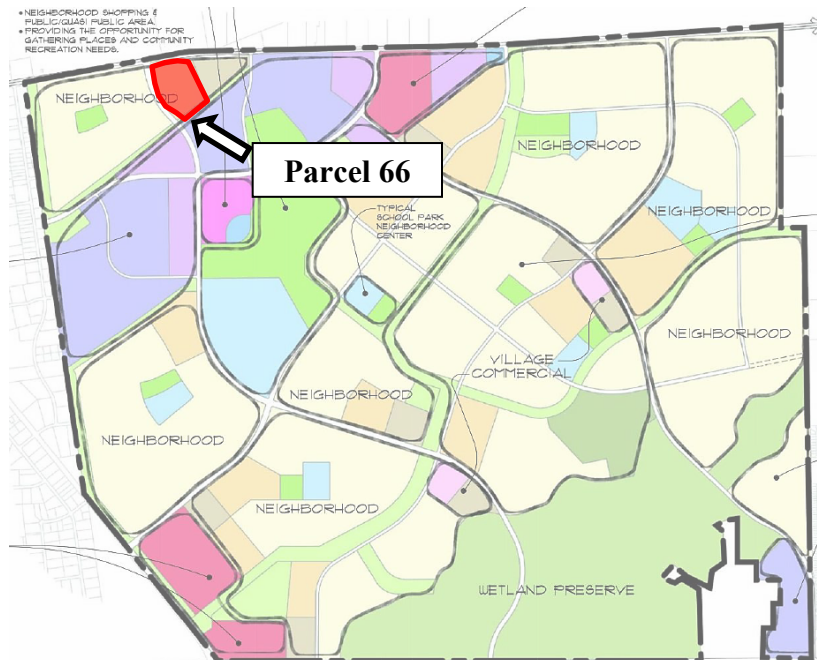


Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
Parcel 66	Undeveloped Land	Rio Del Oro Planning Area	Medium Density Residential (MDR) Rio Del Oro Specific Plan (RDOSP)
North	Undeveloped Land	Rio Del Oro Planning Area	Aerojet Special Planning Area
South	Undeveloped Land	Rio Del Oro Planning Area	Light Industrial (MP) Rio Del Oro Specific Plan (RDOSP)
East	Undeveloped Land	Rio Del Oro Planning Area	High Density Residential (HDR) Rio Del Oro Specific Plan (RDOSP)
West	Undeveloped Land	Rio Del Oro Planning Area	Single Family (SF) Rio Del Oro Specific Plan (RDOSP)

ANALYSIS

Tentative Subdivision Map

Prior to the approval of Parcel 67, Rio Del Oro was all one large parcel with over 3,800+ acres. As Rio Del Oro continues to move forward, Elliott Homes subdivides portions of the property at a time in order to slowly make progress on its development.

The Rio Del Oro Parcel 66 Tentative Subdivision Map (TSM) subdivides a portion of the overall Rio Del Oro parcel into 132 Medium Density (MDR) Single Family Lots (**See Figure 3**). The map also includes 1.6-acres of Landscape Corridor area along Rancho Cordova Parkway and White Rock Road and 4.0-acres of Greenbelt area along the southern portion of the property which connects to the Greenbelt of Parcel 67 across Rancho Cordova Parkway.

Figure 3: Rio Del Oro Tentative Subdivision Map

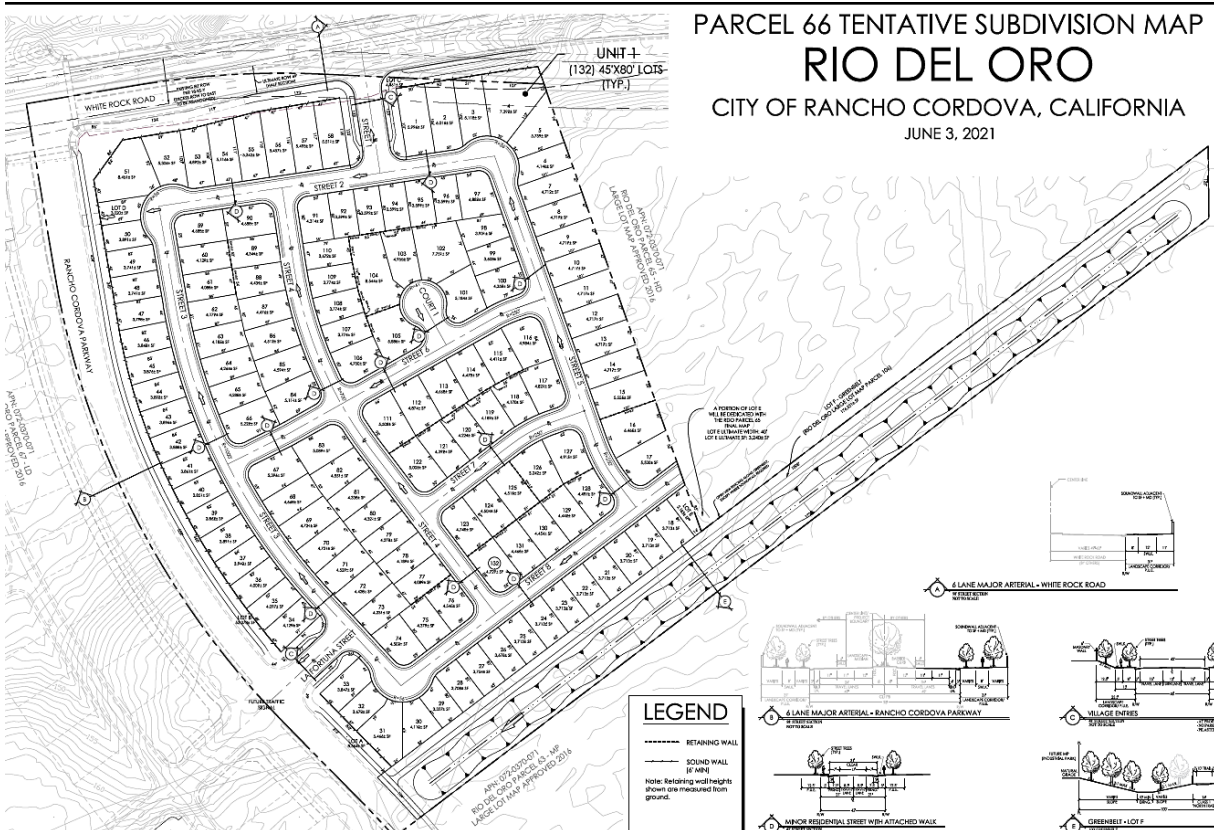


Table 2: Land Use Summary

Land Use	Acres (Net)	Dwelling Units (DU)
Medium Density Residential (45' x 80' Lot)	13.7	132 (6.5 DU/AC)
Landscape Corridors	1.6	
Green Belt	4.0	
Minor Right-Of-Way	5.0	
Major Right-Of-Way	2.3	
Total	26.6 AC	132 DU

The subdivision is zoned Medium Density Residential (MDR) within the Rio Del Oro Specific Plan. The MDR zoning designation requires a minimum of 6.1 dwelling units per acre and a maximum of 18.0 dwelling units per acre. The Applicant is proposing a density of 6.5 dwelling units per acre which is within the allotted range and the 45' x 80' single family lots are meeting the minimum lot size of 3,200 square feet and minimum lot width and depth of 40 feet and 70 feet respectively.

Neighborhood Entries & Landscaping

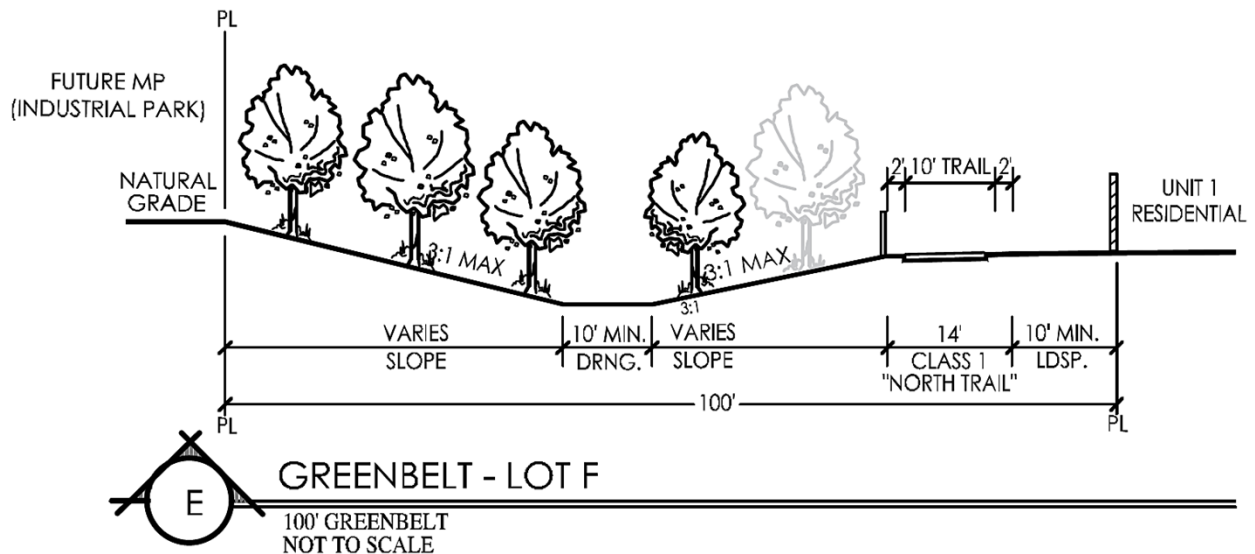
The project shows two neighborhood entryways, one along Rancho Cordova Parkway and the other along White Rock (**See Figure 4**). Each neighborhood entry will have entry signage for the subdivision with upgraded landscaping. There will also be primary gateway signage for the overall Rio Del Oro Community at the intersection of Rancho Cordova Parkway and White Rock Road. Rio Del Oro has submitted for a Unified Sign Program to develop standards for these signs as well as all other signs throughout the community in order to maintain a consistent design theme for the overall community. This Unified Sign Program is still under review with the Planning Department.

Figure 4: Rio Del Oro Preliminary Landscape Plan



The project also includes a portion of the greenbelt that goes along the southern portion of the project crossing both Parcel 66 and future Parcel 65. Access to the greenbelt will be located along Rancho Cordova Parkway and via Lot E at the end of Street 8 crossing into future Parcel 65. **See blue circles in Figure 4 for pedestrian access.** At this time, only the portion along Parcel 66 will be landscaped and developed up to the east boundary. All single family lots along the greenbelt will have open view fencing to deter unwanted activity within the greenbelt area and trail. Opposite the residential open view fencing will be upgraded landscaping to not only increase the aesthetic of the walkable trail but also screen future uses behind the residential subdivision. **See Figure 5.**

Figure 5: Greenbelt Cross Section Plan



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

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

Evidence: The proposed Tentative Subdivision Map (TSM) is consistent with both the Rio Del Oro Planning Area (RDOPA) of the General Plan and the Rio Del Oro Specific Plan (RDOSP). The General Plan's RDOPA encapsulates a large area of Rancho Cordova with various uses throughout. The residential areas are to be developed as an interconnected series of walkable neighborhoods. Parcel 66 provides pedestrian access both to the public right-of-way and the adjacent subdivisions as well as access to the walking trail that cross Rancho Cordova Parkway. The proposed density and design are consistent with the requirements of the RDOSP's zoning designation of Medium Density.

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

Evidence: The design and layout of the subdivision is consistent with the vision of the Rio Del Oro Specific Plan. The project is consistent with the residential density of the Specific Plan and includes the proper zoning and location of each zone. The project includes pedestrian access and trails consistent with the Circulation section of the Specific Plan.

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

Evidence: The site is physically suitable for the proposed type of development. The plan area is approximately 26.6-acres in size and will be split into 132 single family lots as well as a small amount of landscape corridor lots and a greenbelt. The resulting lots will be of sufficient size and will meet the minimum lot size and dimensions required by the Rio Del Oro Specific Plan.

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

Evidence: The Tentative Subdivision Map shows that the site is suitable for the proposed densities. The project proposes 132 single family homes on the site that sufficiently meet the minimum 3,200 square foot lot size required for medium density and also meet the minimum lot width of 40 feet and minimum lot depth of 70 feet. The project is consistent with the Rio Del Oro Specific Plan which has gone through proper environmental review and has taken into account these proposed densities at this location.

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

Evidence: The proposed project was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the proposed subdivision is consistent with the approved Rio Del Oro Environmental Impact Report and will adhere to the approved Rio Del Oro Mitigation Monitoring Report Plan.

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

Evidence: The subdivision of a portion of one parcel into 132 new parcels would allow the future 132 single family homes to be placed on individual lots to allow for sale. The proposed Tentative Subdivision Map includes necessary improvements to serve the residential subdivision. The proposed improvements are consistent with the Rio Del Oro Specific Plan. No public health problems will result from approval of the subdivision map.

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

Evidence: The proposed improvements included with the subdivision are consistent and meet the Rio Del Oro Specific Plan and City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the subdivision.

Environmental Impact Report

The project is exempt from CEQA per Section 15183, consistent with the Community Plan, General Plan or Zoning for which an EIR was certified. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (State Clearinghouse #2003122057) for the RDO Specific Plan, pursuant to the California Environmental Quality Act (CEQA). No further environmental analysis is required pursuant to CEQA Guidelines Section 15183.

Fiscal Impact Analysis

The City anticipates that this project will provide additional revenues from temporary construction jobs as well as future property taxes. The project will provide 132 new single-family homes and associated infrastructure for future residents.

RECOMMENDED MOTION

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 consistent with the approved Rio Del Oro Specific Plan EIR and adopt the Resolution approving the Tentative Subdivision Map for Rio Del Oro Parcel 66 DD9901, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval
4. 500' Radius Map and Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO
CORDOVA APPROVING THE RIO DEL ORO PARCEL 66 TENTATIVE SUBDIVISION MAP -
PROJECT NO. DD9901**

WHEREAS, On October 10, 2019, Elliott Homes ("Applicant") submitted a tentative subdivision map to subdivide a portion of the existing parcel (APN: 072-0370-071-0000) into 132 single-family residential units and additional landscape corridor lots and greenbelt lot. The project is located south of White Rock Road, east of Rancho Cordova Parkway, and north of International Drive within the northwest portion of the Rio Del Oro Specific Plan Area adjacent to the previously approved Parcel 67; and

WHEREAS, this project was reviewed at the City's Development Service Team (DST), and by all applicable City departments and agencies for comments; and

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the Council approves the Rio Del Oro Parcel 67 Tentative Subdivision Map (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

1. The project is exempt from CEQA per Section 15183, consistent with the Community Plan, General Plan or Zoning for which an EIR was certified. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (State Clearinghouse #2003122057) for the RDO Specific Plan, pursuant to the California Environmental Quality Act (CEQA). No further environmental analysis is required pursuant to CEQA Guidelines Section.
2. The Tentative Subdivision Map Review as conditioned, adheres to Section 66474 of the California Subdivision Map Act requires a City to the deny approval of a tentative map, if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

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

Evidence: The proposed Tentative Subdivision Map (TSM) is consistent with both the Rio Del Oro Planning Area (RDOPA) of the General Plan and the Rio Del Oro Specific Plan (RDOSP). The General Plan's RDOPA encapsulates a large area of Rancho Cordova with various uses throughout. The residential areas are to be developed as an interconnected series of walkable neighborhoods. Parcel 66 provides pedestrian access both to the public right-of-

way and the adjacent subdivisions as well as access to the walking trail that cross Rancho Cordova Parkway. The proposed density and design are consistent with the requirements of the RDOSP's zoning designation of Medium Density.

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

Evidence: The design and layout of the subdivision is consistent with the vision of the Rio Del Oro Specific Plan. The project is consistent with the residential density of the Specific Plan and includes the proper zoning and location of each zone. The project includes pedestrian access and trails consistent with the Circulation section of the Specific Plan.

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

Evidence: The site is physically suitable for the proposed type of development. The plan area is approximately 26.6-acres in size and will be split into 132 single family lots as well as a small amount of landscape corridor lots and a greenbelt. The resulting lots will be of sufficient size and will meet the minimum lot size and dimensions required by the Rio Del Oro Specific Plan.

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

Evidence: The Tentative Subdivision Map shows that the site is suitable for the proposed densities. The project proposes 132 single family homes on the site that sufficiently meet the minimum 3,200 square foot lot size required for medium density and also meet the minimum lot width of 40 feet and minimum lot depth of 70 feet. The project is consistent with the Rio Del Oro Specific Plan which has gone through proper environmental review and has taken into account these proposed densities at this location.

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

Evidence: The proposed project was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the proposed subdivision is consistent with the approved Rio Del Oro Environmental Impact Report and will adhere to the approved Rio Del Oro Mitigation Monitoring Report Plan.

- F. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Evidence: The subdivision of a portion of one parcel into 132 new parcels would allow the future 132 single family homes to be placed on individual lots to allow for sale. The proposed Tentative Subdivision Map includes necessary improvements to serve the residential subdivision. The proposed improvements are consistent with the Rio Del Oro Specific Plan. No public health problems will result from approval of the subdivision map.

- G. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or*

ITEM 11.2.

ATTACHMENT 1

use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

Evidence: The proposed improvements included with the subdivision are consistent and meet the Rio Del Oro Specific Plan and City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the subdivision

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June, 2021 by the following vote:

AYES:

NOES:

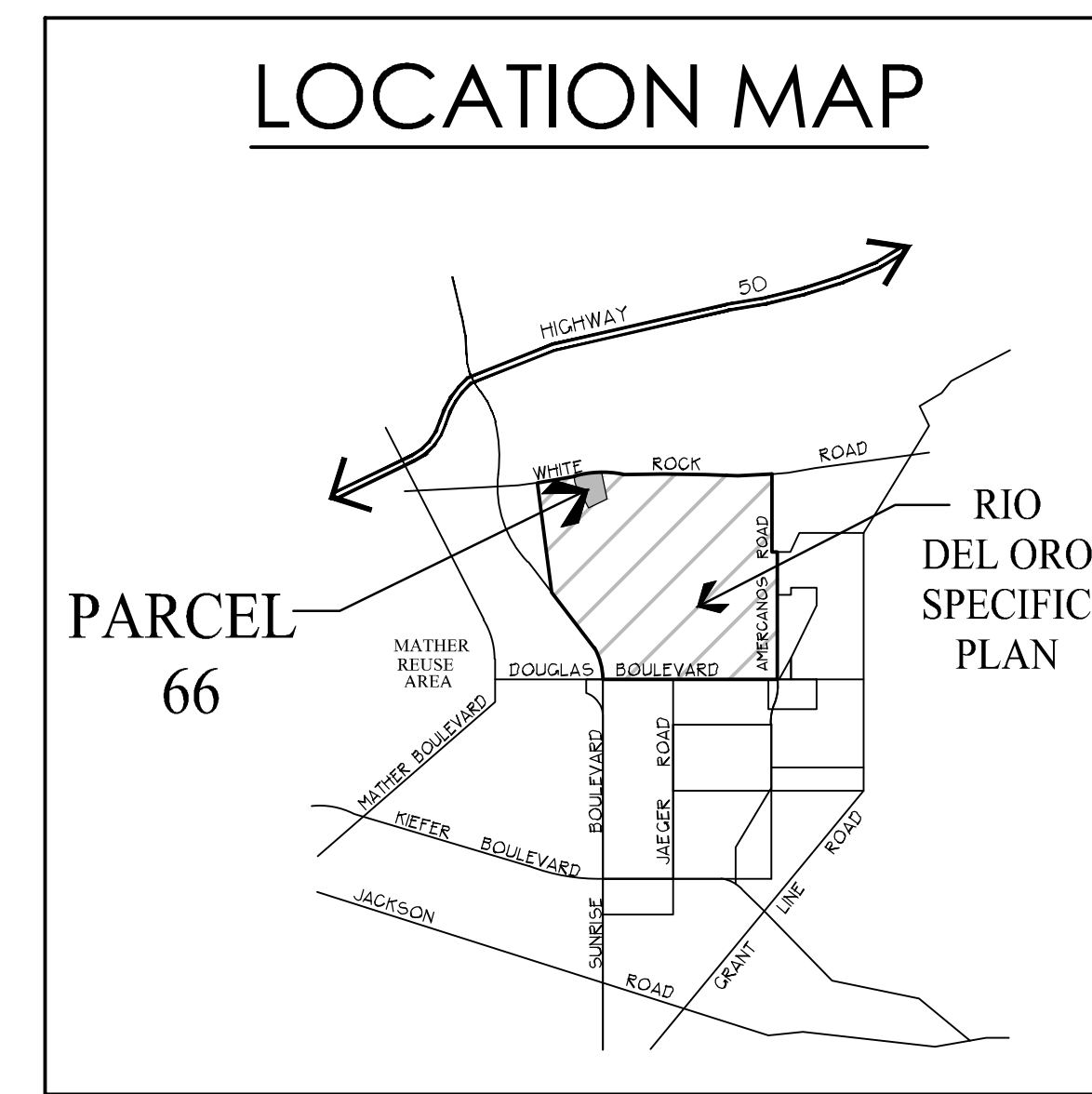
ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacey Leitner, CMC
City Clerk



RECORD OWNER/ APPLICANT

ALTA VISTA LLC
C/O ELLIOTT HOMES
340 PALLADIO PARKWAY, SUITE 52
FOLSOM, CA 95630
(916) 984-1300
CONTACT: PRICE WALKER

PLANNER/ ENGINEER

WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT/ PLANNER: SARAH BUTLER
ENGINEER: MIKE MOTRONI
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS

PORTION OF: 072-0370-071

AREA

26.6 ± ACRES

EXISTING USE

VACANT

PROPOSED USE

SEE LAND USE SUMMARY

EXISTING & PROPOSED ZONING

RDOSP SPECIAL PLANNING AREA (ORD. # SZC 95-0014)

PARK DISTRICT

CORDOVA RECREATION AND PARK DISTRICT

FIRE PROTECTION

SACRAMENTO METRO FIRE DISTRICT

SCHOOL DISTRICT

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

SEWER

SACRAMENTO COUNTY SANITATION DISTRICT #1

STORM DRAIN

COUNTY OF SACRAMENTO

WATER

¹ CITY OF RANCHO CORDOVA

ELECTRICITY

SMUD

NATURAL GAS

PG&E



3301 C St, Bldg. 100-B
Sacramento, CA 95816

SHEET 1 OF

PARCEL 66 TENTATIVE SUBDIVISION MAP
RIO DEL ORO
CITY OF RANCHO CORDOVA, CALIFORNIA
JUNE 3, 2021



PROJECT NOTES

RECORD OWNER/ APPLICANT

ALTA VISTA LLC
C/O ELLIOTT HOMES
340 PALLADIO PARKWAY, SUITE 521
FOLSOM, CA 95630
(916) 984-1300
CONTACT: PRICE WALKER

PLANNER/ ENGINEER

WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT/ PLANNER: SARAH BUTLER
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ASSESSOR'S PARCEL NUMBERS

PORTION OF: 072-0370-071

AREA

26.6 ± ACRES

EXISTING USE

VACANT

PROPOSED USE

SEE LAND USE SUMMARY

EXISTING & PROPOSED ZONING

RDSP SPECIAL PLANNING AREA (ORD. # SZC 95-0014)

PARK DISTRICT

CORDOVA RECREATION AND PARK DISTRICT

FIRE PROTECTION

SACRAMENTO METRO FIRE DISTRICT

SCHOOL DISTRICT

FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT

SEWER

SACRAMENTO COUNTY SANITATION DISTRICT #1

STORM DRAIN

CITY OF RANCHO CORDOVA

WATER

COUNTY OF SACRAMENTO

ELECTRICITY

SMUD

NATURAL GAS

PG&E



LEGEND

- RETAINING WALL
 - SOUND WALL (6' MIN)
- Note: Retaining wall heights shown are measured from ground.

MAP NOTES

- 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
- 2) UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN A 12.5' PUBLIC UTILITY EASEMENT (P.U.E.).
- 3) ALONG ALL PUBLIC STREETS, P.U.E. IS MEASURED FROM RIGHT-OF-WAY OR BACK OF WALK, AS SHOWN ON THE STREET SECTIONS, AN OPTIONAL 10' P.U.E. IS ALLOWED ON ALL STREETS WITH RESIDENTIAL LOTS THAT ARE LESS THAN 100' DEEP AS MEASURED FROM BACK OF WALK.
- 4) OWNER WILL OBTAIN ALL EASEMENTS AND COVS. NECESSARY TO PROVIDE ALL UTILITIES.
- 5) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- 6) ITS ANTICIPATED THAT RDOO PARCEL 66 WILL BE DEVELOPED AS ONE PHASE. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- 7) ALL EXISTING STRUCTURES TO BE REMOVED, EXCEPT FOR STRUCTURES WITH EXISTING RESTRICTIONS PER LAND USE COVENANTS.
- 8) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY; ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- 9) SEE SEPARATE SOIL RADIOS MAP AND PROPERTY OWNER LIST FOR REQUIRED ADJACENT OWNERSHIP INFORMATION.
- 10) PURSUANT TO SECTION 66499.20(1)2) OF THE SUBDIVISION MAP ACT, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RE-SUBDIVIDED.
- 11) MASTER UTILITY STUDIES WILL BE PROVIDED AT THE TIME OF VILLAGE IMPROVEMENT PLAN SUBMITTAL.
- 12) MONITORING WELLS THAT WILL BE IMPACTED BY FUTURE DEVELOPMENT WILL BE RELOCATED ON FUTURE DEVELOPMENT PLANS.
- 13) THE DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO ALL COVENANTS TO RESTRICTIVE OF PROPERTY, WATER EXTRACTION AND PIPELINE EASEMENT AGREEMENTS, MONITOR WELLS EASEMENT AGREEMENTS, AND COVENANTS NOT TO DRILL WATER WELLS.
- 14) ALL EASEMENTS IMPACTED BY DEVELOPMENT SHALL BE ABANDONED AND/ OR RELOCATED AS NECESSARY, EXCEPT EXISTING EASEMENTS IMPACTED BY LAND USE COVENANTS.
- 15) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY WOOD RODGERS ON JUNE 2019.

LAND USE SUMMARY

UNIT/LOT NO.	LAND USE	LOT SIZE	GENERAL PLAN DESIGNATION	SPECIFIC PLAN AND ZONING DESIGNATION	UNITS	ACRES (NET)	ACRES (G)	GROSS DENSITY (DU/AC)
1	MEDIUM DENSITY RESIDENTIAL	45'X80'	RDSP (ORD. # SZC 95-0014)	MD (6.1-18.0 DU/AC)	132	13.7	20.3	6.5
SUBTOTAL	-	-	-	-	132	13.7	20.3	6.5
A-E	LANDSCAPE CORRIDOR	-	RDSP (ORD. # SZC 95-0014)	LC	-	1.6	-	-
F	GREENBELT	-	RDSP (ORD. # SZC 95-0014)	GB	-	4.0	4.0	-
ROW	MINOR RIGHT-OF-WAY	-	RDSP (ORD. # SZC 95-0014)	ROW	-	5.0	-	-
ROW	MAJOR RIGHT-OF-WAY	-	RDSP (ORD. # SZC 95-0014)	ROW	-	2.3	2.3	-
SUBTOTAL	-	-	-	-	-	12.9	6.3	-
TOTAL	-	-	-	-	132	26.6	26.6	-



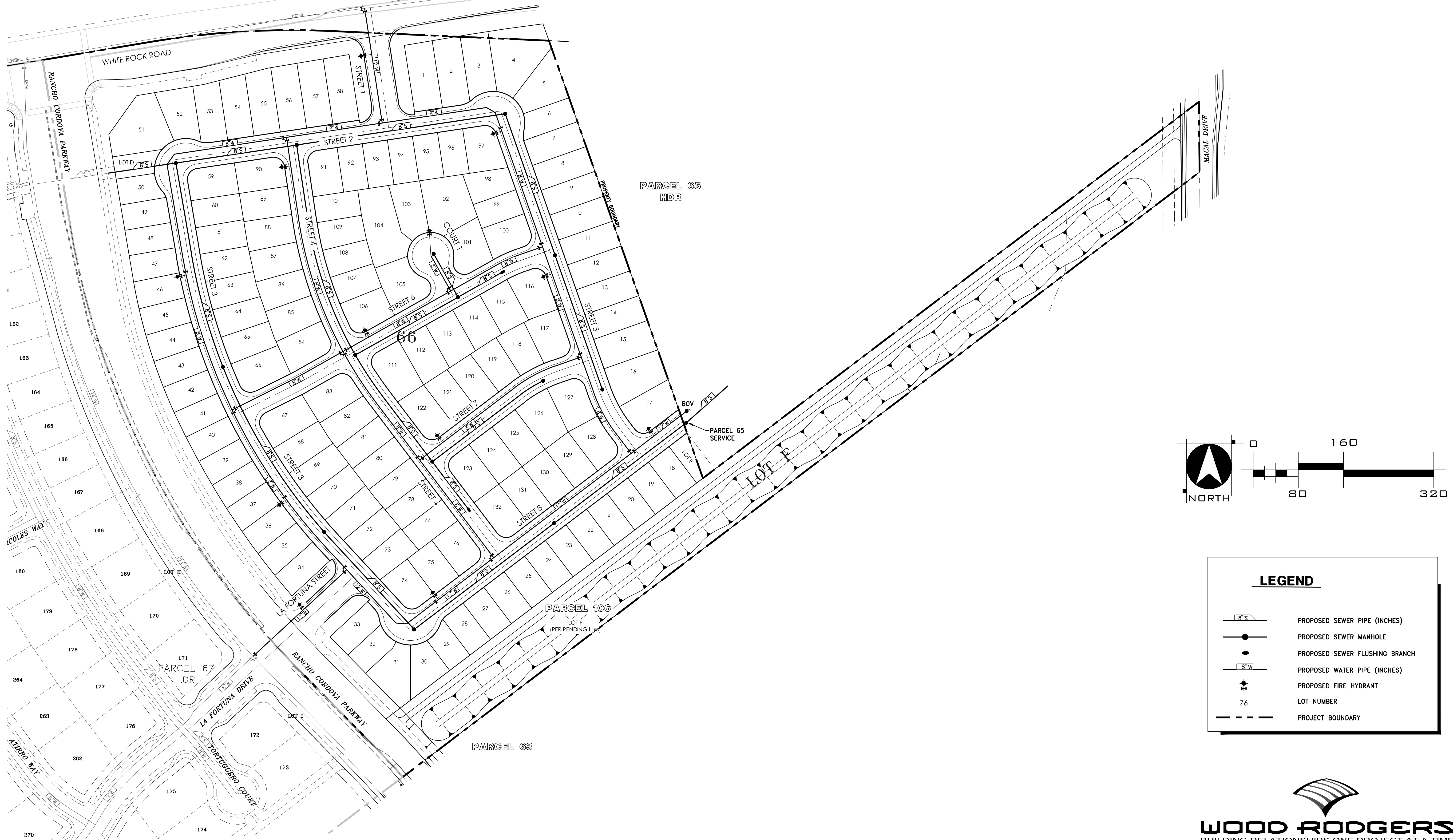
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

PARCEL 66 PRELIMINARY WATER AND SEWER LAYOUT

RIO DEL ORO

CITY OF RANCHO CORDOVA, CALIFORNIA

JUNE 3, 2021



LEGEND

	PROPOSED SEWER PIPE (INCHES)
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER FLUSHING BRANCH
	PROPOSED WATER PIPE (INCHES)
	PROPOSED FIRE HYDRANT
	LOT NUMBER
	PROJECT BOUNDARY

WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C St, Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

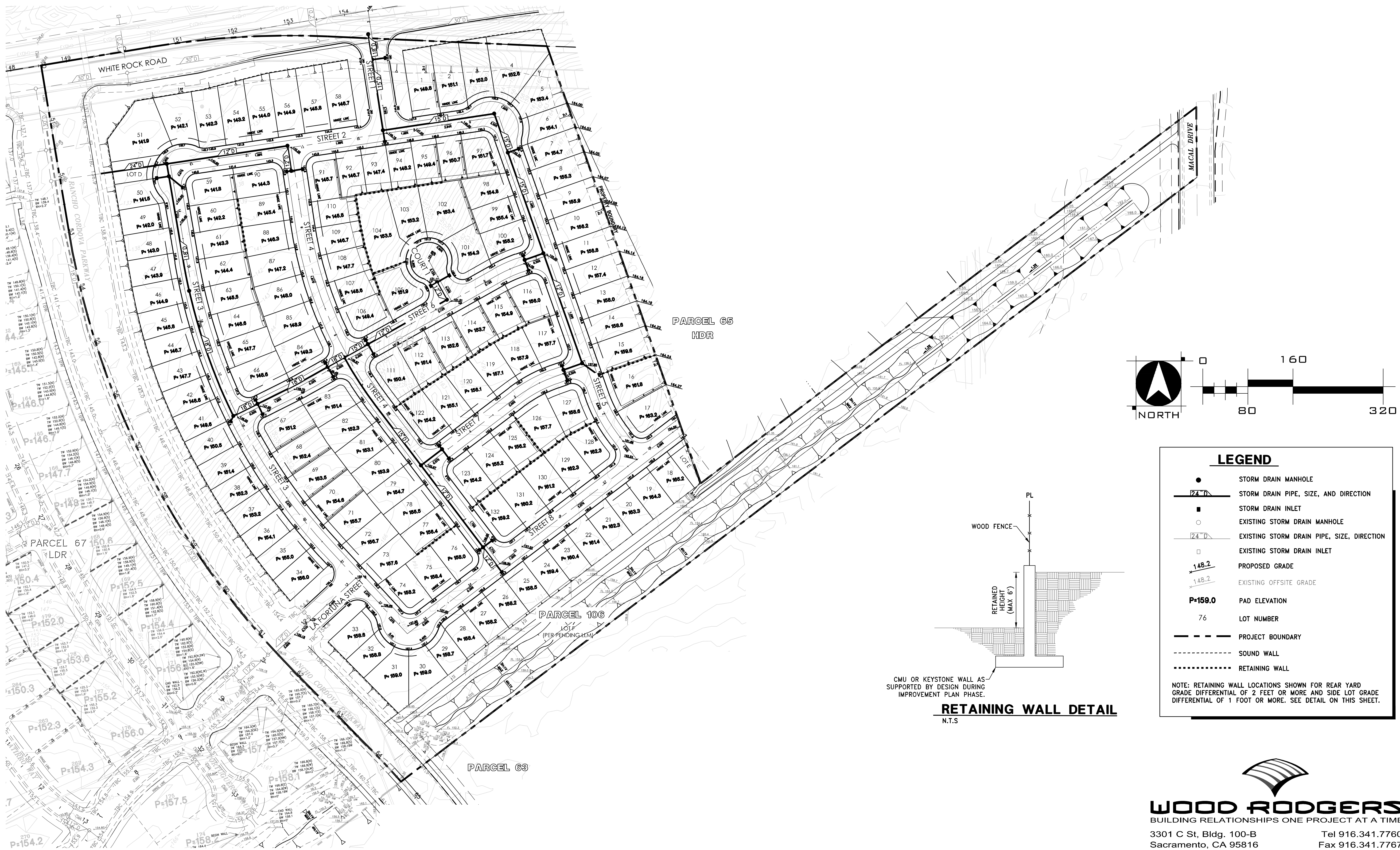
SHEET 3 OF 4

PARCEL 66 PRELIMINARY GRADING AND DRAINAGE LAYOUT

RIO DEL ORO

CITY OF RANCHO CORDOVA, CALIFORNIA

JUNE 3, 2021



PARCEL 66 PRELIMINARY LANDSCAPE PLAN
RIO DEL ORO
CITY OF RANCHO CORDOVA, CALIFORNIA
JUNE 3, 2021



LANDSCAPE PLAN NOTES

- 1. ALL LANDSCAPE AREAS WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL.
- 2. ALL SHRUB AND GROUND COVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH.
- 3. IRRIGATION DESIGN SHALL COMPLY WITH CALIFORNIA STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
- 4. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC IRRIGATION CONTROLLER USING ET DATA SCHEDULING AND RAIN SENSOR SHUT-OFF CAPABILITIES.
- 5. 30% OF STREET TREES ARE REQUIRED TO BE EVERGREEN AND 25% OF ALL TREES ARE REQUIRED TO BE MINIMUM 24" BOX SIZE.
- 6. VEGETATION, SIGNAGE, AND OTHER OBSTRUCTIONS WITHIN VISIBILITY CONTROL AREAS AT INTERSECTIONS AND DRIVEWAYS SHALL COMPLY WITH SACRAMENTO COUNTY STANDARD DRAWING 4-18.

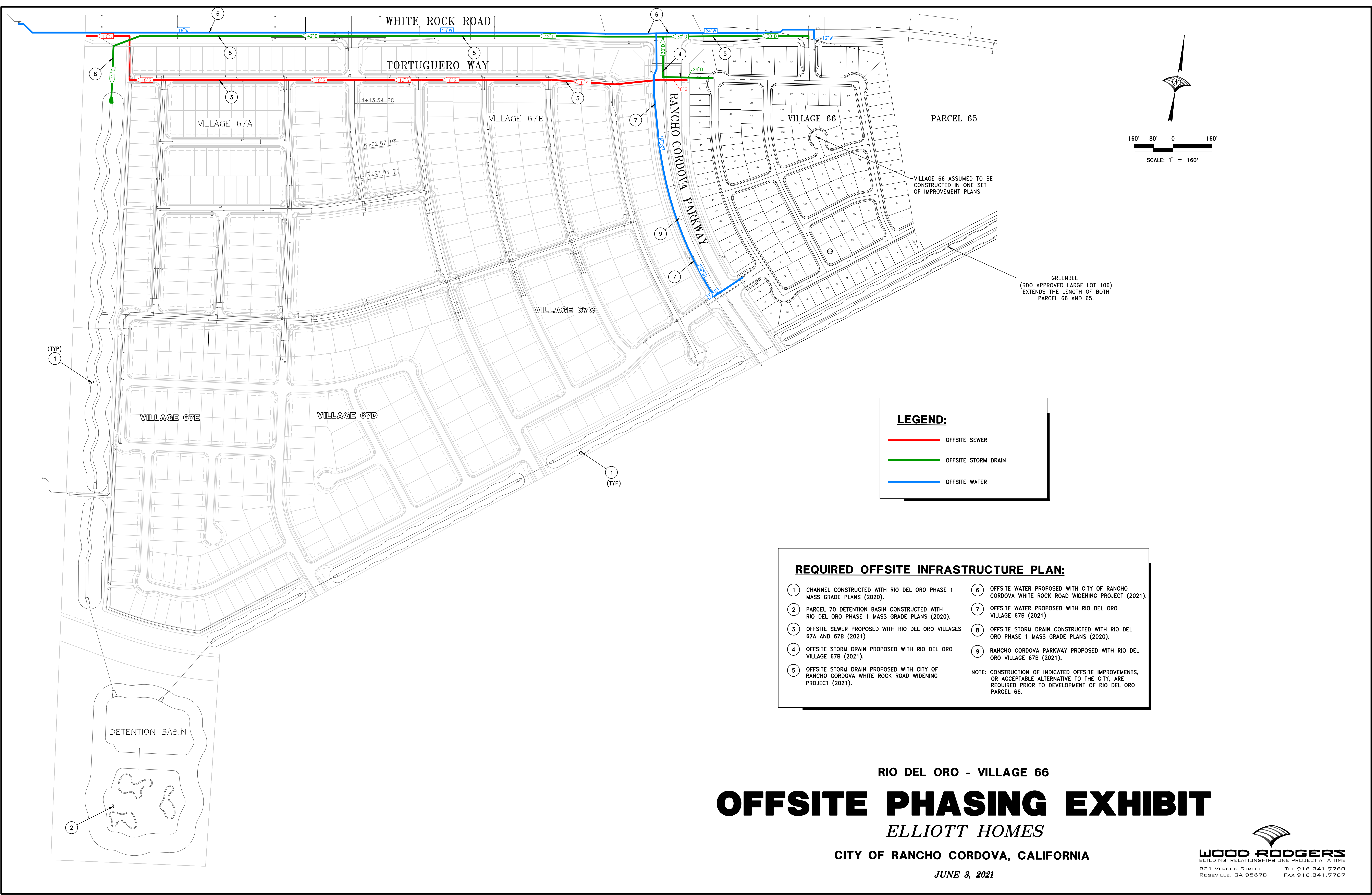
PRELIMINARY TREE SCHEDULE

- PRIMARY STREET TREE
(MATCH SPECIES OF ADJACENT STREETS)
- SECONDARY STREET TREE
(MATCH SPECIES OF ADJACENT STREETS)
- SPECIMEN TREE
- NEIGHBORHOOD STREET TREE
(ALTERNATE SPECIES PER STREET)
ACER BUERGERIANUM / TRIDENT MAPLE
ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE
LAURUS NOBILIS / SWEET BAY
OLEA EUROPAEA 'SWAN HILL FRUITLESS' / FRUITLESS OLIVE
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
QUERCUS AGRIFFOLIA / COAST LIVE OAK
QUERCUS DOUGLASSI / BLUE OAK
QUERCUS ILEX / HOLLY OAK
QUERCUS LOBATA / VALLEY OAK
QUERCUS SUBER / CORK OAK
QUERCUS WISLIZENII / INTERIOR LIVE OAK
ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA
- ACCENT TREE
ARBUS X 'MARINA' / ARBUS STANDARD
LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER
LAGERSTROEMIA X 'TONTON' / JAPANESE CRAPE MYRTLE
MAGNOLIA X.S. 'ALEXANDRINA' / SAUCER MAGNOLIA MULTI-TRUNK
PRUNUS CAROLINIANA 'MONUS' / CAROLINA CHERRY LAUREL

PRELIMINARY PLANT SCHEDULE

- SHRUBS
- ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA
 - AGAVE AMERICANA / CENTURY PLANT
 - AGAVE DESMETIANA 'VARIEGATA' / VARIEGATED AGAVE
 - ARBUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
 - ARCTOSTAPHYLOS D. 'HOWARD MCINN' / MANZANITA
 - CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
 - CALLISTEMON C. 'LITTLE JOHN' / DWARF BOTTLE BRUSH
 - DIETES VEGETA / AFRICAN IRIS
 - EUONYMUS J. 'MICROPHYLLA VARIEGATA' / VARIEGATED BOXLEAF EUONYMUS
 - GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / WHIRLING BUTTERFLIES GAURA
 - HEMEROCALLIS X 'ORANGE' / ORANGE DAY LILY
 - HESPERALOE P. 'BRAKELIGHTS' / RED YUCCA
 - LAURUS NOBILIS 'MONRIK' TM / LITTLE RAGU SWEET BAY
 - LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
 - PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY
 - PHOTINIA X FRASERI / PHOTINIA
 - PRUNUS CAROLINIANA / BRIGHT 'N TIGHT LAUREL
 - RHAPHIOLEPS INDICA 'SPRINGTIME' / INDIAN HAWTHORN
 - ROSA X 'FLOWER CARPET WHITE' / ROSE
 - WESTRINGIA FRUTICOSA 'MUNDI' TM / LOW COAST ROSEMARY
 - XYLOSMA CONGESTUM / SHINY XYLOSMA
- GROUND COVERS
- ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 - CAREX TUMULICOLA / BERKELEY SEDGE
 - COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA
 - COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER
 - GREVILLEA LANIGERA 'MT. TAMBORITHA' / WOOLLY GREVILLEA
 - HYPERICUM CALYCINUM / CREEPING ST. JOHN'S WORT
 - MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM
 - ROSMARINUS O. 'PROSTRATUS' / DWARF ROSEMARY
 - TRACHELOSPERMUM JASMINOIDES / STAR JASMINE

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



ITEM 11.2.
Rio Del Oro Parcel 66 Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
General Conditions					
1.	The approved entitlement is for a Tentative Subdivision Map, to subdivide a portion of a parcel (APN: 072-0370-071-0000) into 132 single-family parcels zoned Medium Density Residential, as described in the City Council Staff Report dated June 21, 2021 and Tentative Subdivision Map (<u>Exhibit A</u>) with the conditions herein, for project number DD9901.	Project Description	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.	General	On-Going	Planning	
3.	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. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance	

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5.	Water Supply will be provided by the Sacramento County Water Agency.	Water Supply	On-Going	Sacramento County Water Agency	
6.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property with said easement that unreasonably interferes with those needs.	SMUD Easements	On-Going	SMUD	
7.	The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.	Disclosure	On-Going	SMUD	
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	City Street Repair	On-Going	Public Works	
Prior to Recordation of the Parcel Map					
9.	The Tentative Parcel Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
10.	Property Owner/Applicant shall participate in or provide a funding mechanism for <i>maintenance services for the project's stormwater drainage and flood protection system.</i> This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Stormwater Drainage and Flood Protection System Maintenance	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works	

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11.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for fair share of existing and all new public improvements associated with the project including, but not limited to, streets bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations street lights and safety lighting, and public frontage and median landscape improvements, and trails. This may be accomplished through annexation to the City's Communities Facilities District No. 2014-2 (<i>Street, Lighting and Landscaping Maintenance</i>), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of fair share costs of the CFD annexation not to exceed \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Street, Lighting and Landscaping Maintenance	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works	
12.	Property Owner/Applicant shall participate in the provision of funding to provide <i>transit-related services</i> . This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions,	Transit-related services	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works	

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	Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.				
13.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (<i>Maintenance of Community Places and Neighborhood Greens</i>), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Maintenance of Community Places and Neighborhood Greens	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works	
14.	The Landowner shall support the annexation of the Project into the <i>Police Services CFD</i> and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be	Police Services	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Finance	

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	escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.				
15.	Reservations for bus turnouts shall be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus Turnout Reservations	Prior to recordation of the applicable small lot final map	Public Works	
16.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code.	In Lieu Fees	Prior to recordation of subdivision map	Public Works	
17.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Easements	Prior to recordation of the applicable small lot final map	Public Works	
18.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Subdivision Improvement Agreement	Prior to Recordation of the Subdivision Map	Public Works	
19.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail Delivery Units	Prior to recordation of the subdivision map	Public Works	

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20.	Dedicate to the City all the right-of-ways as shown on the Tentative Map and install or bond for public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Right-Of-Way dedication	Prior to recordation of the Subdivision Map	Public Works	
21.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Easements	Prior to Approval of Final Map	SMUD	
22.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Public Utility Easement	Prior to Approval of Final Map	SMUD	
23.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Utility Easement	Prior to Approval of Final Map	SMUD	
24.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Access Roads	Prior to Approval of Final Map	SMUD	
25.	SASD requires a Level 3 sewer study for this project prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.	Level 3 Sewer Study	Prior to the Submittal of Improvement Plans	Sacramento Area Sewer District	
Prior to Approval of Improvement Plans					

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26.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access Roadway	Prior to Approval of Improvement Plans	Sacramento Metro Fire District	
27.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Water Line Location	Prior to Approval of Improvement Plans	Sacramento County Water Agency	
28.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Abandoned Wells	Prior to Approval of Improvement Plans	Sacramento County Water Agency	
29.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above round attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Water Supply Mains	Prior to Approval of Improvement Plans	Sacramento County Water Agency	

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30.	Pressure reducing valves (PRV) may be required on transmission-mains and distribution-mains. The exact size, location and associated easements of the PRV's shall be determined prior to improvement plan approval. Project proponents, interests and future successors shall dedicate necessary easements prior to improvement plan approval.	Pressure Reducing Valves	Prior to Approval of Improvement Plans	Sacramento County Water Agency	
31.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of the roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Apparatus Access Roads	Prior to Approval of Improvement Plans	Sacramento Metro Fire District	
32.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Sacramento Metro Fire District	
33.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Photo-Documentation	Prior to approval of improvement plans	Public Works	
34.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement to future roadway build out.	Roadway Cross-sections	Prior to Approval of Improvement Plans	Public Works	

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35.	Developer shall submit landscaping plans demonstrating conformance with the City's water use and conservation provisions. Plans for median landscaping, frontage landscaping and other landscaping associated with City facilities shall be prepared to the satisfaction of the Public Works Department prior to approval of landscape improvement plans.	Water Use and Conservation	Prior to Approval of Improvement Plans	Public Works	
36.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscape Plan	Prior to Approval of Improvement Plans	Public Works	

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37.	Incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region and any applicable City and County codes and standards, and state and federal law. The parcel 70 infiltration basin is assumed to partially meet the intent of this condition. For LID compliance, each residential lot shall be required to incorporate LID measures to the satisfaction of the City. In addition, where traffic calming bulb outs are provided, street sections shall incorporate LID features. These features include bioretention planters, amended soils, and River Friendly Landscaping.	Stormwater Quality Measures	Prior to Approval of Improvement Plans	Public Works	
38.	Applicant shall obtain applicable California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	State and Federal Permits	Prior to Approval of Improvement Plans	Public Works	
39.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Traffic Control	Prior to Approval of Improvement Plans	Public Works	
40.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers.	Root Barriers	Prior to Approval of Improvement Plans	Public Works	
41.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and according to the	Landscape Corridor Walls	Prior to Approval of Improvement	Public Works	

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	design standards in the Sunridge Specific Plan.		Plans		
42.	The Stormwater Pollution Prevention Plan in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City's Stormwater Quality Division. A chemical treatment system or comparable process shall be included in the project's stormwater pollution prevention plan and referenced in the erosion and sediment control plan of the improvement plans.	Stormwater Pollution Prevention Plan	Prior to Approval of Improvement Plans	Public Works	
43.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Storm Drain Stamp/ Message	Prior to Approval of Improvement Plans	Public Works	
44.	The improvement plans shall provide post & cable fencing around basins and channels as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Basin Fencing	Prior to Approval of Improvement Plans	Public Works	
45.	All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 10-foot-wide maintenance service road with 2-foot wide decomposed granite shoulder along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Access Roads	Prior to Approval of Improvement Plans	Public Works	
46.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works	

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47.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer Infrastructure	Prior to Approval of Improvement Plans	Sacramento Area Sewer District	
48.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer Connections	Prior to Approval of Improvement Plans	Sacramento Area Sewer District	
49.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Clearance Requirements	Prior to Approval of Improvement Plans	SMUD	
50.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Approval of Improvement Plans	SMUD	
51.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Approval of Improvement Plans	SMUD	
52.	The Applicant shall dedicate a (20 or 25)-foot easement for future 69kV routes that will be required to connect the new substation into SMUD's Distribution System. Associated future overhead 69 kV may be installed along Rancho Cordova Parkway. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street	Future 69 kV	Prior to Approval of Improvement Plans	SMUD	

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	right-of-way, with the 20-foot 69 kV easement directly adjacent to the PUE.				
53.	The Applicant shall designate a parcel of land for an electric substation to be acquired by SMUD with an approximate size of 250-feet by 250-feet of new useable area (approximately 62,500-square-feet of new usable area). There shall be no deviations from this requirement until SMUD's Grid Planning section evaluates design criteria for the site. This will be required when more residential & commercial development materialize. The site location is currently being discussed by SMUD and the Developers.	Electric Substation	Prior to Approval of Improvement Plans	SMUD	
54.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phases(s) and/or road improvement backbone project(s).	Phasing Plan	Prior to Approval of Improvement Plan	SMUD	
55.	The Rancho Cordova Police Department (RCPD) requests the following recommendations for the project: 1. Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines and under vulnerable windows. 2. All landscaping must adhere to the 2ft-6ft rule for all public spaces, roads, etc. 3. Vertical wrought-iron fencing materials should be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition, this will make those areas less attractive to loiterers and others who wish to use	RCPD Recommendations	Prior to Approval of Improvement Plans	RCPD	

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	those locations for criminal or mischievous purposes. 4. If a walkway is to be installed, the paved or walking area shall be a minimum width of 10 feet, to allow public safety vehicles direct access to the walkway. The opening of the easement shall be accessible to public safety vehicles using a “knox box” or similar locking device.				
Prior to Issuance of Building Permit					
56.	Residential fire sprinkler plan shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Residential Sprinklers	Prior to Issuance of Final Building Permit	Sacramento Metro Fire District	
57.	The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to issuance of building permits.	Sewer Fees	Prior to Issuance of Building Permits	Sacramento Area Sewer District	
58.	The project Developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) code.	Development Fees	Prior to Issuance of Building Permit	Sacramento County Water Agency	
59.	The project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping Ordinance	Prior to Issuance of Building Permit	Sacramento County Water Agency/ Planning	
60.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Setbacks	Prior to Issuance of Building Permit	SMUD	
61.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	SMUD Facilities	Prior to Issuance of Building Permit	SMUD	

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62.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Siting Requirements	Prior to Issuance of Building Permit	SMUD	
63.	Developer shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, landscaping, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase.	Improvement Plans	Prior to Issuance of the first building permit	Public Works	
64.	Construct all drainage basin amenities for conveyance to Parcel 70 infiltration basin unless otherwise deferred to a later date by the City.	Drainage Basin	Prior to Issuance of the First Building Permit	Public Works	
65.	The Project shall be required to participate in drainage improvements along Sunrise Blvd. This will be determined through continuing consultation with Department of Public Works. If the Project designs the on-site drainage system to decrease the overall peak rate of runoff from the site that drains offsite to the north outfall at Sunrise Boulevard, the drainage facilities constructed onsite may be considered the Project's fair share to the offsite drainage solution. Decreasing the existing flood depth at the Sunrise Boulevard drainage crossing by approximately one-third (or 33%) would satisfy this condition.	Drainage Improvements	Prior to Issuance of building permits	Public Works	
66.	All streets and improvements shown on the tentative map phasing plan and improvements included in the approved improvement plans, including but not limited to landscaping and other infrastructure as necessary for adequate public access and use for each lot within such final small lot final map (or in the event no final small lot final map is required, for each lot or parcel within the area of the approved entitlement), shall be substantially complete to the satisfaction of the Public Works Department and consistent with	Street Improvements	Prior to Issuance of the first building permit within a phase	Public Works	

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	the phasing plan. Prior to occupancy, all of the aforementioned improvements shall be fully constructed and completed to the satisfaction of the City Engineer. If requested by the developer and at the discretion of the Public Works Department, the final lift of asphalt only (e.g., upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed. All other improvements shall be substantially complete prior to issuance of the first building permit.				
67.	The project access to and from White Rock Road shall be limited to right in / right out access only. Improvements satisfying this condition shall be installed prior to the first occupancy to the satisfaction of the Public Works Department.	Street Improvements	Prior to final inspection of the first unit	Public Works	
68.	Provide maintenance and operations manual for drainage basins. The manual shall include, but is not limited to: • As-built topography of the basin. • Cut and fill quantities. • Plat map. • Depth volume rating curve. • As builds for steel, concrete and other structures. • Inverts of inlets, outlets, etc. • Updated model based on as-built topography, if topography varies from design grades. • Document any sensitive resources.	Maintenance and Operations Manual	Prior to acceptance of improvement plans	Public Works	
69.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Water Conservation Requirements	Prior to issuance of the first building permit within a phase	Public Works	

ITEM 11.2.
Rio Del Oro Parcel 66 Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
Prior to Granting Final Occupancy					
70.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addressing	Prior to Granting Final Occupancy	Sacramento Metro Fire District	
71.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof Coverings	Prior to Granting Final Occupancy	Sacramento Metro Fire District	
72.	Construct entire White Rock Road frontage (south half of ultimate section) adjacent to Large Lot 66, including sidewalks & frontage landscaping (Elliott phase 1 east of Rancho Cordova Parkway).	White Rock Frontage	Prior to final inspection of the first unit	Public Works	
73.	Fully construct the greenbelt extending from Rancho Cordova Parkway to Collector A.	Greenbelt	Prior to final inspection of the first unit (models excluded)	Public Works	
74.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, plant material inspection (including approved trees within the designed planters), irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscape Certification	Prior to final building inspection of the first unit	Public Works	

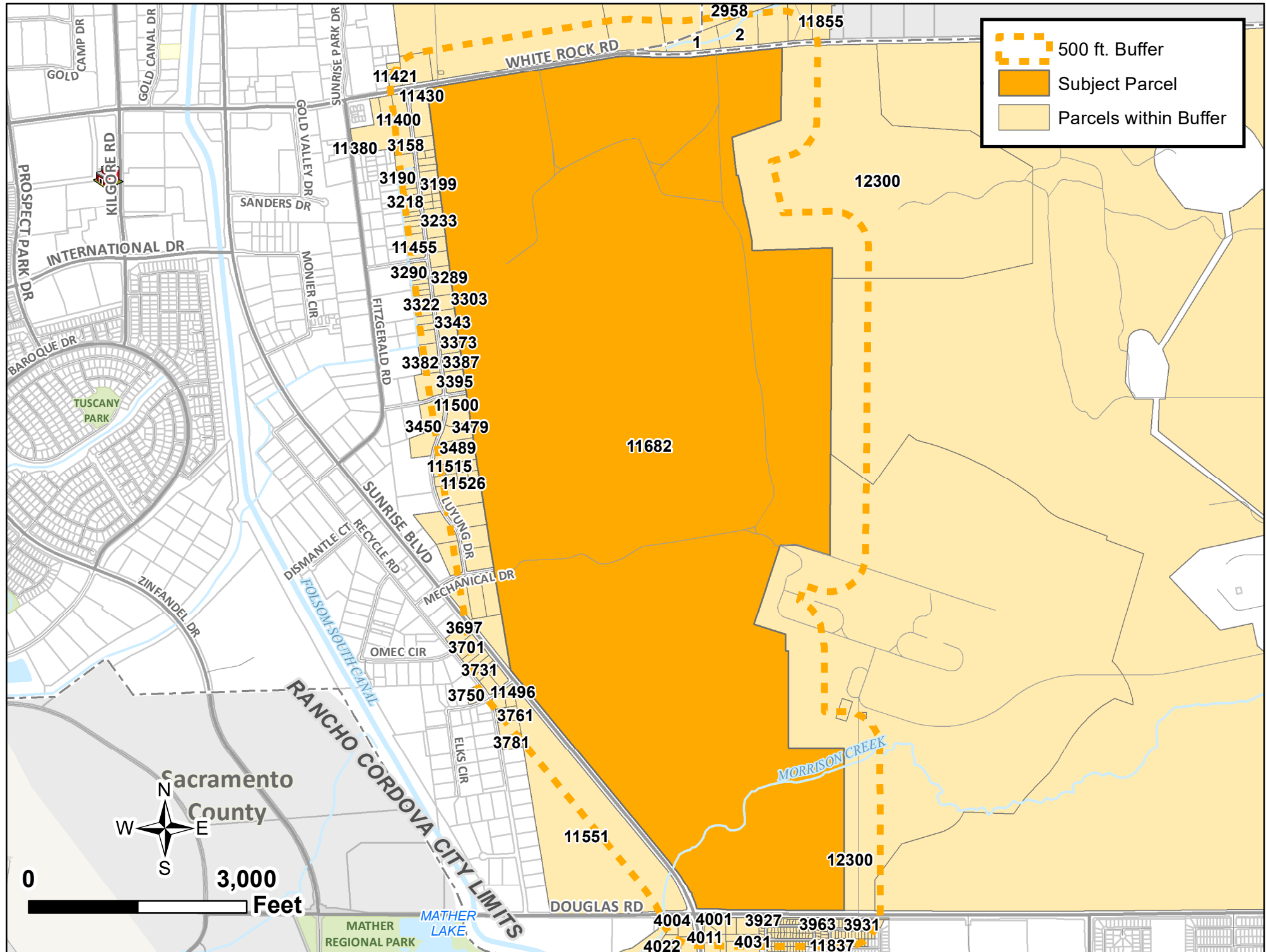
ITEM 11.2.
Rio Del Oro Parcel 66 Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date & Signature)</u>
75.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Grading & Improvement Plans	Prior to final building inspection	Public Works	
Prior to Granting Final Occupancy					
76.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.	Landscaped Lots	Upon completion of and prior to acceptance of the improvements	Public Works	

ADVISORY:

1. SMFD: The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.
2. CRPD: The Rio Del Oro Specific Plan was approved in 2016 with the required amount of Quimby park land distributed throughout the plan area. Therefore, individual subdivisions within the plan area may not include Quimby park land dedication but the Quimby requirement for that subdivision is satisfied by the Specific Plan. RDO Parcel 66 does not contain any proposed Quimby Park land. The neighborhood park associated with the residents of RDO Parcel 66 is found in Phase 1 RDO Parcel 67.



ITEM 11.2.**ATTACHMENT 4**

067-0440-083-0000

2017 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

072-0231-134-0000

AEROJET ROCKETDYNE INC
PO BOX 1209
FOLSOM CA 95763

072-0370-046-0000

ALTA VISTA LLC
340 PALLADIO PKWY STE 521
FOLSOM CA 95630

067-0920-107-0000

ANDUJAR CECILIO BELENO III/MAY
LANIEN AGANO
3965 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-089-0000

ARCINEDA VICTOR/DELIA
3939 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-087-0000

ASTORGA EDWARD E/HUI WEN
3931 IRON GATE WAY
RANCHO CORDOVA CA 95742

072-0450-066-0000

BALBACHAS LUIZ ALFREDO
11390 GOLD DREDGE WAY
RANCHO CORDOVA CA 95742

072-0450-022-0000

BAUGH FAMILY TRUST
4000 PINEOAKIO DR
RESCUE CA 95672

067-0920-016-0000

BERNARD/JOY BETLACH REVOCABLE
LIVING TRUST
11797 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-106-0000

BLAUVELT CHELSEY D/CATLIN D
3963 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-075-0000

3181 LUYUNG DRIVE LLC
3181 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0920-099-0000

AGUSTIN VINCENT PAUL A/ETAL
3949 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-2370-001-0000

ANATOLIA MARKETPLACE LLC
7700 COLLEGE TOWN DR STE 118
SACRAMENTO CA 95826

072-0560-001-0000

APG PROPERTIES LLC
PO BOX 549
ELK GROVE CA 95759

067-0920-095-0000

ASABOR HENRIENTA O/CHARLES O
3941 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-072-0000

ATTOULEH FADI/JULIA
11869 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0920-022-0000

BATTINO DAVID R/HAZUKI K
369 N LEXINGTON DR
FOLSOM CA 95630

072-0450-023-0000

BAUGH FAMILY TRUST
4000 PINEOAKIO RD
RESCUE CA 95672

072-0450-107-0000

BIRD TERRY W/HOWELL L BIRD FAMILY
REVOCABLE TRUST
3140 GOLD CAMP DR 150
RANCHO CORDOVA CA 95670

067-0920-055-0000

BLAZIUS SHAWN/MICHELLE
2840 ROYAL DR
CAMERON PARK CA 95682

072-0231-109-0000

AEROJET GEN CORP
PO BOX 13222
SACRAMENTO CA 95813

067-0920-054-0000

AHMAD MUHAMMAD/KIRAN
CHAUDRY
11777 PLATO WAY
RANCHO CORDOVA CA 95742
072-0450-086-0000
ANDRE ROBERT LEO/APRIL DENISE
8231 COUNTRY LAKE DR
ORANGEVALE CA 95662

067-0920-024-0000

ARCHULETA FRANK JAMES III/FRANK
JAMES JR
11781 SOCRATES WAY
RANCHO CORDOVA CA 95742
072-1200-002-0000
ASHWILL CABOT/JOANNA
3181 CAMERON PARK DR STE 105
CAMERON PARK CA 95682

067-0920-004-0000

AVENDANO JOSE ERNESTO
3936 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-005-0000

BAUGH FAMILY TRUST
4000 PINEOAKIO RD
RESCUE CA 95672

067-0920-082-0000

BEASLEY PAUL/RAYCHEL
3915 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-091-0000

BISIC SERGIU/RODICA
9878 BURLINE ST
SACRAMENTO CA 95827

067-0440-105-0000

BOGDAN FLAVIA S/CRISTIAN JABELEAN
3946 IRON GATE WAY
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

067-0920-028-0000
BRANNON CHARLETTE
11773 SOCRATES WAY
RANCHO CORDOVA CA 95742

072-0500-041-0000
BRUNNER LANCE A/BETH A
11515 AEROTEC CT
RANCHO CORDOVA CA 95742

067-0920-036-0000
CADIENA EDWARD ALAN/MARIVIC
11786 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-015-0000
CHAMBERS ADAM/LAURIE
11799 SOCRATES WAY
RANCHO CORDOVA CA 95742

072-0560-050-0000
CHARLES C WENISCH REVOCABLE
LIVING TRUST
2012 EMPIRE MINE CIR
GOLD RIVER CA 95670

072-0500-059-0000
CLARK DAVID M/DENISE A
3310 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-045-0000
CORDOVA ENTERPRISES
PO BOX 990
EL DORADO CA 95623

072-0450-117-0000
CORSAIR MANAGEMENT LIMITED
PARTNERSHIP
5410 E LA PALMA AVE
ANAHEIM CA 92807

067-0030-051-0000
CSS PROPERTIES LLC
1508 EUREKA RD STE 230
ROSEVILLE CA 95661

072-0370-048-0000
CURRENT OCCUPANT
12300 WHITE ROCK RD
RANCHO CORDOVA CA 95742

067-0920-005-0000
BROWN CHRISTOPHER G/DAWN A
3938 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-098-0000
BRUSUELAS SELENA N/MICHAEL E
3974 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0920-038-0000
CAPERS WAYNE JR
11790 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-019-0000
CHAMBERS MALINDA F
11791 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-079-0000
CHENNURU RAVI K
1 HANDLEY CT
CRANBURY NJ 8512

067-0920-096-0000
COLLADO ROTCHIE AIDA D/LOUIE C
3943 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-112-0000
CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

072-1200-001-0000
CR/R INCORPORATED
11292 WESTERN AVE
STANTON CA 90680

072-0450-079-0000
CULBRA LLC
3207 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0920-098-0000
BROWN JOSEPH
3947 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0231-045-0000
C R/R INC
PO BOX 125
STANTON CA 90680

067-0440-069-0000
CASTRO DONNA/DELMAR M JR
11857 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0920-023-0000
CHANAY CHRISTOPHER CARL JR/ETAL
11783 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0030-071-0000
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

067-0920-012-0000
CORDERO VAN T/PHILIP V
3952 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-121-0000
CORDOVA RECREATION AND PARK
DISTRICT
2197 CHASE DR
RANCHO CORDOVA CA 95670

067-0920-021-0000
CRISOSTO NICHOLAS/GINA
11787 SOCRATES WAY
RANCHO CORDOVA CA 95742

072-0450-032-0000
CURRENT OCCUPANT
1961 GREENSPRINGS RD
RESCUE CA 95672

072-0450-110-0000
CURRENT OCCUPANT
3190 LUYUNG DR
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

072-0450-107-0000
CURRENT OCCUPANT
3195 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-108-0000
CURRENT OCCUPANT
3199 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-069-0000
CURRENT OCCUPANT
3200 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-086-0000
CURRENT OCCUPANT
3203 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-068-0000
CURRENT OCCUPANT
3206 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-080-0000
CURRENT OCCUPANT
3211 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-067-0000
CURRENT OCCUPANT
3212 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-085-0000
CURRENT OCCUPANT
3215 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-066-0000
CURRENT OCCUPANT
3218 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-084-0000
CURRENT OCCUPANT
3219 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-081-0000
CURRENT OCCUPANT
3223 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-065-0000
CURRENT OCCUPANT
3224 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-113-0000
CURRENT OCCUPANT
3230 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-105-0000
CURRENT OCCUPANT
3233 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-114-0000
CURRENT OCCUPANT
3236 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-062-0000
CURRENT OCCUPANT
3242 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-022-0000
CURRENT OCCUPANT
3259 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-023-0000
CURRENT OCCUPANT
3277 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-090-0000
CURRENT OCCUPANT
3282 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-024-0000
CURRENT OCCUPANT
3289 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-091-0000
CURRENT OCCUPANT
3290 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-093-0000
CURRENT OCCUPANT
3298 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-004-0000
CURRENT OCCUPANT
3303 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-060-0000
CURRENT OCCUPANT
3304 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-054-0000
CURRENT OCCUPANT
3322 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-055-0000
CURRENT OCCUPANT
3330 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-006-0000
CURRENT OCCUPANT
3343 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-057-0000
CURRENT OCCUPANT
3346 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-026-0000
CURRENT OCCUPANT
3358 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-008-0000
CURRENT OCCUPANT
3373 LUYUNG DR
RANCHO CORDOVA CA 95742

ITEM 11.2.

072-0500-025-0000
CURRENT OCCUPANT
3374 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-010-0000
CURRENT OCCUPANT
3395 GOLD DREDGE WAY
RANCHO CORDOVA CA 95742

072-0500-040-0000
CURRENT OCCUPANT
3501 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0560-060-0000
CURRENT OCCUPANT
3715 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0560-041-0000
CURRENT OCCUPANT
3750 RECYCLE RD
RANCHO CORDOVA CA 95742

067-0440-088-0000
CURRENT OCCUPANT
3935 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-080-0000
CURRENT OCCUPANT
3938 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-079-0000
CURRENT OCCUPANT
3942 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0920-014-0000
CURRENT OCCUPANT
3956 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-108-0000
CURRENT OCCUPANT
3967 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0500-024-0000
CURRENT OCCUPANT
3382 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-064-0000
CURRENT OCCUPANT
3450 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0560-009-0000
CURRENT OCCUPANT
3697 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0560-061-0000
CURRENT OCCUPANT
3723 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0560-001-0000
CURRENT OCCUPANT
3781 RECYCLE RD
RANCHO CORDOVA CA 95742

067-0440-002-0000
CURRENT OCCUPANT
3935 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-003-0000
CURRENT OCCUPANT
3939 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-004-0000
CURRENT OCCUPANT
3943 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-101-0000
CURRENT OCCUPANT
3962 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0920-112-0000
CURRENT OCCUPANT
3975 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

ATTACHMENT 4

072-0500-009-0000
CURRENT OCCUPANT
3387 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0500-061-0000
CURRENT OCCUPANT
3479 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0560-008-0000
CURRENT OCCUPANT
3701 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0560-062-0000
CURRENT OCCUPANT
3731 RECYCLE RD
RANCHO CORDOVA CA 95742

067-0440-108-0000
CURRENT OCCUPANT
3934 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-107-0000
CURRENT OCCUPANT
3938 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0920-006-0000
CURRENT OCCUPANT
3940 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-005-0000
CURRENT OCCUPANT
3947 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-100-0000
CURRENT OCCUPANT
3966 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-1050-009-0000
CURRENT OCCUPANT
4000 SUNRISE BLVD
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

067-2370-003-0000
CURRENT OCCUPANT
4001 SUNRISE BLVD
RANCHO CORDOVA CA 95742

067-2370-004-0000
CURRENT OCCUPANT
4011 SUNRISE BLVD
RANCHO CORDOVA CA 95742

067-1050-001-0000
CURRENT OCCUPANT
4030 SUNRISE BLVD
RANCHO CORDOVA CA 95742

072-0500-044-0000
CURRENT OCCUPANT
10535 AEROTEC CT
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11395 GOLD DREDGE WAY
RANCHO CORDOVA CA 95742

072-1200-003-0000
CURRENT OCCUPANT
11417 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0450-072-0000
CURRENT OCCUPANT
11430 WHITE ROCK RD
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11496 REFINEMENT RD STE A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11500 GOLD DREDGE WAY # A
RANCHO CORDOVA CA 95742

072-0500-051-0000
CURRENT OCCUPANT
11526 AEROTEC CT
RANCHO CORDOVA CA 95742

067-1050-008-0000
CURRENT OCCUPANT
4004 SUNRISE BLVD
RANCHO CORDOVA CA 95742

067-2370-005-0000
CURRENT OCCUPANT
4021 SUNRISE BLVD
RANCHO CORDOVA CA 95742

067-2370-010-0000
CURRENT OCCUPANT
4031 SUNRISE BLVD
RANCHO CORDOVA CA 95742

072-0450-117-0000
CURRENT OCCUPANT
11380 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0450-118-0000
CURRENT OCCUPANT
11400 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-1200-002-0000
CURRENT OCCUPANT
11419 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0560-050-0000
CURRENT OCCUPANT
11493 REFINEMENT RD
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11496 REFINEMENT RD STE B
RANCHO CORDOVA CA 95742

072-0500-048-0000
CURRENT OCCUPANT
11516 AEROTEC CT
RANCHO CORDOVA CA 95742

067-0030-002-0000
CURRENT OCCUPANT
11551 DOUGLAS RD
RANCHO CORDOVA CA 95742

067-1050-002-0000
CURRENT OCCUPANT
4010 SUNRISE BLVD
RANCHO CORDOVA CA 95742

067-1050-007-0000
CURRENT OCCUPANT
4022 SUNRISE BLVD
RANCHO CORDOVA CA 95742

072-0231-148-0000
CURRENT OCCUPANT
1 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0450-119-0000
CURRENT OCCUPANT
11390 WHITE ROCK RD
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11400 WHITE ROCK RD BLDG A
RANCHO CORDOVA CA 95742

072-1200-001-0000
CURRENT OCCUPANT
11421 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0560-056-0000
CURRENT OCCUPANT
11496 REFINEMENT RD
RANCHO CORDOVA CA 95742

072-0500-062-0000
CURRENT OCCUPANT
11500 GOLD DREDGE WAY
RANCHO CORDOVA CA 95742

072-0500-050-0000
CURRENT OCCUPANT
11525 AEROTEC CT
RANCHO CORDOVA CA 95742

072-0370-071-0000
CURRENT OCCUPANT
11682 WHITE ROCK RD
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

CURRENT OCCUPANT
11760 DOUGLAS RD
RANCHO CORDOVA CA 95742

067-0920-056-0000
CURRENT OCCUPANT
11773 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-055-0000
CURRENT OCCUPANT
11775 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-026-0000
CURRENT OCCUPANT
11777 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-032-0000
CURRENT OCCUPANT
11778 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-052-0000
CURRENT OCCUPANT
11781 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-022-0000
CURRENT OCCUPANT
11785 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-037-0000
CURRENT OCCUPANT
11788 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-020-0000
CURRENT OCCUPANT
11789 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-041-0000
CURRENT OCCUPANT
11796 SOCRATES WAY
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11840 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0530-007-0000
CURRENT OCCUPANT
11855 WHITE ROCK RD
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
11858 DOUGLAS RD
RANCHO CORDOVA CA 95742

067-0440-074-0000
CURRENT OCCUPANT
11877 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

072-0231-109-0000
CURRENT OCCUPANT
2 WHITE ROCK RD
RANCHO CORDOVA CA 95742

072-0231-134-0000
CURRENT OCCUPANT
2958 OAKLAND AVE
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3145 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0450-032-0001
CURRENT OCCUPANT
3174 LUYUNG DR # 1
RANCHO CORDOVA CA 95742

072-0450-032-0002
CURRENT OCCUPANT
3174 LUYUNG DR # 2
RANCHO CORDOVA CA 95742

072-0450-032-0003
CURRENT OCCUPANT
3174 LUYUNG DR # 3
RANCHO CORDOVA CA 95742

072-0450-032-0004
CURRENT OCCUPANT
3174 LUYUNG DR # 4
RANCHO CORDOVA CA 95742

072-0450-032-0005
CURRENT OCCUPANT
3174 LUYUNG DR # 5
RANCHO CORDOVA CA 95742

072-0450-032-0006
CURRENT OCCUPANT
3174 LUYUNG DR # 6
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 1
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 2
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 3
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 4
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 5
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3174 LUYUNG DR # 6
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3181 LUYUNG DR STE A
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

CURRENT OCCUPANT
3181 LUYUNG DR STE B
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3248 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-021-0000
CURRENT OCCUPANT
3251 LUYUNG DR # E
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR STE A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR STE B
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR STE C
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR STE D
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3251 LUYUNG DR STE E
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3271 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3283 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3299 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3358 LUYUNG DR # A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3358 LUYUNG DR # B
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3395 LUYUNG DR
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3395 LUYUNG DR STE A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3395 LUYUNG DR STE B
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3697 RECYCLE RD # 1
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3697 RECYCLE RD # 2
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3701 RECYCLE RD STE 1
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3701 RECYCLE RD STE 2
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3761 RECYCLE RD
RANCHO CORDOVA CA 95742

072-0560-003-0000
CURRENT OCCUPANT
3761 RECYCLE RD # A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3761 RECYCLE RD # A
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3761 RECYCLE RD # B
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3761 RECYCLE RD # C
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3781 RECYCLE RD # 1
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
3781 RECYCLE RD # 2
RANCHO CORDOVA CA 95742

CURRENT OCCUPANT
4005 SUNRISE BLVD
RANCHO CORDOVA CA 95742

072-0450-032-0001
CZAJA FAMILY TRUST
8362 HILLGROVE ST
GRANITE BAY CA 95746

ITEM 11.2.**ATTACHMENT 4**

067-0920-052-0000
D R HORTON CA2 INC
2260 DOUGLAS BLVD STE 110
ROSEVILLE CA 95661

067-0920-025-0000
DAI WEIPING/DAIWEI CHEN
11779 SOCRATES WAY
RANCHO CORDOVA CA 95742

072-0560-060-0000
DDM DEVELOPMENT INC
PO BOX 1657
RANCHO CORDOVA CA 95741

067-0440-066-0000
DEAN JESSICA/JOANNE/FRANK I HICKS
11845 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0440-067-0000
DELOS ANGELES ALMARIO/MARIQUITA
11849 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0920-009-0000
DICKINSON AMY
3946 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-035-0000
DIXON JOSEPH J/JULIE
11784 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-003-0000
DOMINIC/ANA LAFORGIA LIVING TRUST
BOX 821 CMR 427
APO AE 9630

067-1050-002-0000
DS SUNRIDGE LP
325 W WASHINGTON ST 2148
SAN DIEGO CA 92103

072-0450-067-0000
EARL R & LINDA T LOBLEY REVOCABLE
TRUST
11980 ADORNO PL
SAN DIEGO CA 92128

072-0231-133-0000
EASTON DEVELOPMENT COMPANY LLC
PO BOX 1209
FOLSOM CA 95763

072-0500-026-0000
EDWARD E CAMPBELL REVOCABLE
TRUST
PO BOX 3260
SAN JOSE CA 95156

072-0500-057-0000
EDWARD/JESSICA RINCON REVOCABLE
TRST
3900 ARDEN OAKS LN
SACRAMENTO CA 95864

072-0450-032-0004
EDWARDS JOHN T
458 MITCHELL CT
FOLSOM CA 95630

067-0920-090-0000
EL GEREREY MUHAMED
ABDULARHMAN NASSER
3931 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-026-0000
EMCM REV LIVING TRUST
6650 CROWN POINT VIS
GRANITE BAY CA 95746

067-0920-085-0000
ENGLISH DEVON J/TIFFANY L
3921 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-021-0000
ESTACIO-RAWLES PROPERTIES LLC
PO BOX 5
FOLSOM CA 95630

072-0450-062-0000
FALCONER INVESTMENT PROPERTIES
LLC
3621 GRANDVIEW CIR
SHINGLE SPRING CA 95682

072-0500-007-0000
FIVE STAR CONCRETE INC
3171 FITZGERALD RD
RANCHO CORDOVA CA 95670

072-0500-023-0000
FOLSOM READY MIX INCORPORATED
3401 FITZGERALD RD
RANCHO CORDOVA CA 95742

067-0920-050-0000
FOREMAN BRANDIN WADE
11785 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-093-0000
FULLERTON BRIAN A/LAN NGUYEN
3937 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-006-0000
GALSTYAN KRISTINE/MARO
NALBANDYAN
3951 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0440-001-0000
GAMENG MARLON GARBIS
3931 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0920-003-0000
GANESH RAJKUMAR/KIRTANA
VASUDEVAN
3934 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-100-0000
GARCIA VICTORIA K
3951 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0500-056-0000
GARRAHAN PROPERTIES LLC
3338 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0920-094-0000
GARY MATTHEW
3939 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0500-051-0000
GAVIDIGAVI INVESTMENTS LLC
5616 EL CAMINO AVE
CARMICHAEL CA 95608

ITEM 11.2.

067-0920-007-0000
GEORGE BEENA/MICHAEL RAPHAEL
3942 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-101-0000
GILL TARA L
3953 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0510-002-0000
GOLDEN WHEEL CORPORATION
1415 PASEO LA CRESTA
PALOS VERDES E CA 90274

067-0920-040-0000
HALE KEITH
11794 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-103-0000
HANSON STEVEN J/CHERYL LYN
CABRALES JAMES
3957 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-051-0000
HESTER ROSHA KAY/KELVIN L SR
11783 PLATO WAY
RANCHO CORDOVA CA 95742

067-0440-109-0000
HUYNH VIVIAN T
3930 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-104-0000
IVERSON KELLY/ERIC
3950 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0920-042-0000
JERRY L/DEBORAH J HARRIS REV LIVING
TRUST
11798 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-033-0000
JOUBERT WHITNEY/CHRISTOPHER
11780 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-111-0000
GHALEB OMAR
3973 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-069-0000
GIOVANETTI REVOCABLE TRUST
2140 HICKOK RD
EL DORADO HILL CA 95762

072-0510-003-0000
GOLDEN WHEEL CORPORATION
17705 S MAIN ST
GARDENA CA 90248

072-0500-065-0000
HALEY FAMILY L P
3510 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0440-073-0000
HAUPTMAN DAVID
11873 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

072-0500-024-0000
HOLTZMAN THOMAS W/NANCY
3229 CALIFORNIA AVE
CARMICHAEL CA 95608

067-0920-102-0000
HYDO AMANDA
3955 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0500-058-0000
JACQUEMAIN ENTERPRISES LLC
3316 LUYUNG DR
RANCHO CORDOVA CA 95742

072-0450-108-0000
JONES 2004 FAMILY TRUST
7540 SAN NITA WAY
FAIR OAKS CA 95628

067-0920-087-0000
KAMALANATHAN GURUMURTHY/VANI
GURUMURTHY
3925 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

ATTACHMENT 4

067-0920-010-0000
GIANNONI STEVEN/HANNAH LEDOUX
3948 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0510-004-0000
GOLDEN WHEEL CORPORATION
1415 LOWER PASEO LA CRESTA
PALOS VERDES CA 90274

072-0450-105-0000
GREGORY D/CYNTHIA M JAMES
REVOCABLE TRUST
721 SHORELINE POINTE
EL DORADO HILL CA 95762
072-0500-005-0000
HALEY FAMILY TRUST
9237 CENTRAL AVE
ORANGEVALE CA 95662

067-0920-034-0000
HAYS CHARLES R/CYNTHIA
11782 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-018-0000
HOVEY KELSEY
11793 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-111-0000
IDLER JOSHUA C
3922 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-091-0000
JENNINGS MARKUS/JENNINGS BRENDA
RAMIREZ
3947 IRON GATE WAY
RANCHO CORDOVA CA 95742
072-0450-110-0000
JORGENSEN/SONS INCORPORATED
2467 FOUNDRY PARK AVE
FRESNO CA 93706

067-0920-108-0000
KANT SHREE/PRIYANKA SHARMA
5533 ALVELAIS DR
UNION CITY CA 94587

ITEM 11.2.**ATTACHMENT 4**

072-0450-032-0002
KENT/TRACEY GASCH FAMILY TRUST
152 HOPFIELD DR
FOLSOM CA 95630

067-0440-065-0000
KING GLORIA
11841 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0440-081-0000
KOVALYOV NINA/DIMITRY
3934 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0920-002-0000
KUMAR SANIL/RASHMI
3932 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-085-0000
LAREDO HENRY A
206 CASCADE FALLS DR
FOLSOM CA 95630

072-0500-049-0000
LESNIEWSKI TRUST
4249 SWIFT CIR
SHINGLE SPGS CA 95682

072-0450-090-0000
LIN WAN MAK/YUET CHING MAK
REVOCABLE BYPASS T/ETAL
229 11TH AVE
SAN FRANCISCO CA 94118

072-0560-055-0000
MA INVESTMENTS
11492 REFINEMENT RD
RANCHO CORDOVA CA 95742

072-0450-093-0000
MARION 2002 REVOCABLE TRUST
788 FARMHOUSE WAY
FOLSOM CA 95630

067-0920-030-0000
MCCRICKARD KIMBERLY/ROBERT
11774 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-088-0000
KIM KWANG/SOON
1013 PINTAIL CIR
FOLSOM CA 95630

067-0920-037-0000
KISHKOVSKY NATASHA
MONIQUE/ALEXEY
10239 SUNOL WAY
SACRAMENTO CA 95827

067-0920-046-0000
KRONK MANDI AMELIA/KRISTOPHER
MICHAEL
11793 PLATO WAY
RANCHO CORDOVA CA 95742

067-0440-068-0000
KYLE AARON/KRISIA LARIENE LENEHAN
LIVING TRUST
11853 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0440-082-0000
LEE MI/WON CHOI
3930 RILEY ANTON WAY
RANCHO CORDOVA CA 95742

067-0920-006-0000
LI KUANGZHENG
221 COLLEGE AVE
PALO ALTO CA 94306

067-0920-045-0000
LOMBARD NATALIYA/SHAWN
11795 PLATO WAY
RANCHO CORDOVA CA 95742

072-0560-057-0000
MA INVESTMENTS
11494 REFINEMENT RD
RANCHO CORDOVA CA 95742

067-0920-011-0000
MATTHEWS ANDREW C/MELISSA A
3950 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-072-0000
MCMILLAN PROPERTIES LLC
11115 MORGAN RIVER CT
RANCHO CORDOVA CA 95670

067-0920-013-0000
KIM WOO HYUN/YOUNG JU
3954 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-089-0000
KOEHLER MICHELE
3929 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-039-0000
KUMAR MEENA D/KEATON
11792 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-109-0000
LA MINH THUAN/THI KIM ANH HOANG
3969 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0500-013-0000
LESNIEWSKI TRUST
3489 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0440-080-0000
LI ZHU/BO LI REVOCABLE TRUST AGM
14607 ALOHA AVE
SARATOGA CA 95070

067-0920-092-0000
LU CHU B/CHRISTINA SWEDBERG
3935 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-032-0000
MACEK SABRINA/JASENKA EMINOVIC
14558 S BASCOM AVE
LOS GATOS CA 95032

067-0440-101-0000
MAU CONG NGUYEN/HONG THI MINH
LE REVOCABLE TRUST
1607 CAPE COD CT
DAVIS CA 95616
067-0920-088-0000
MENDOZA RAFAEL
ANGELES/WIHELMINA GELIBERTE
3927 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

ITEM 11.2.

067-0920-001-0000
MIRAMONTES QUINONES DAVID
M/RANDY D SCOTT
3930 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-031-0000
MONSON LEE STERLING
11776 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-085-0000
MUKKARA SIVA RAMA KRISHNA R/ETAL
6949 NEW YORK AVE
CORPUS CHRISTI TX 78414

072-0450-068-0000
MURPHY SEAN M/BRANDI L
PO BOX 274
AMADOR CITY CA 95601

067-0920-048-0000
ONG RAYMOND JASON YAP/ERIKA
AMAND CLARIZE HUANG
11789 PLATO WAY
RANCHO CORDOVA CA 95742

067-0440-106-0000
PAL MINTU/HARPREET KAUR
3942 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-099-0000
PLATON CARMELA L
3970 IRON GATE WAY
RANCHO CORDOVA CA 95742

072-0500-048-0000
RAFFETY PROPERTIES LLC
PO BOX 1833
FAIR OAKS CA 95628

072-0450-094-0000
RCJ LLC
11455 HYDRAULIC DR
RANCHO CORDOVA CA 95742

067-0920-110-0000
ROBINSON MAROLYN
3971 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-015-0000
MIRZOYAN KARREN
11194 FRASCATI CT
RANCHO CORDOVA CA 95670

072-0560-008-0000
MOORE DARIN D
PO BOX 1657
RANCHO CORDOVA CA 95741

072-0500-062-0000
MURPHY FAMILY TRUST
1828 WOODGLEN DR
FOLSOM CA 95630

067-0440-002-0000
MUTHENNAGARI NAVEEN
7977 INTERLOCHEN ST
KALAMAZOO MI 49009

067-0920-020-0000
ONYEBUCHI HENRY
PO BOX 306
RANCHO CORDOVA CA 95741

072-0450-112-0000
PB INVESTMENT PROPERTIES LLC
3162 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0920-053-0000
POURJAHANSHAH SAMIRAMIS
11779 PLATO WAY
RANCHO CORDOVA CA 95742

067-0440-102-0000
RALH MAKHAN S/KAMALJIT K
3958 IRON GATE WAY
RANCHO CORDOVA CA 95742

072-0450-092-0000
RED CAR LLC
3294 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0440-084-0000
ROMINES BRENT/MARIA
3919 IRON GATE WAY
RANCHO CORDOVA CA 95742

ATTACHMENT 4

067-0920-017-0000
MIYAO MICHAEL/SONG VANG
11795 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-008-0000
MORRIS CARSON W/VERONICA VALYN
3944 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-081-0000
MURPHY MARISA/JASON BRAGADO
3913 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-049-0000
OGLESBY KYLE EDWARD/BRENNNA LYNN
11787 PLATO WAY
RANCHO CORDOVA CA 95742

072-0450-111-0000
OSTRANDER PROPERTIES LLC
3158 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0440-110-0000
PINEDA ALIDA/JORGE E
3926 IRON GATE WAY
RANCHO CORDOVA CA 95742

072-0500-040-0000
PRESTIGE WORLDWIDE PROPERTIES
LLC
3443 GOLDEN GATE WAY
LAFAYETTE CA 94549

067-0920-027-0000
RAMKUMAR MUTHUBALAJI/DHIVYA
VEDAGIRI RAJALU
11775 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0440-070-0000
ROBERT H/MARIA HERLINDA SCHULZ
REVOCABLE TRUST
11861 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

067-0440-097-0000
ROSS FREDERICK D III
3978 IRON GATE WAY
RANCHO CORDOVA CA 95742

ITEM 11.2.**ATTACHMENT 4**

072-0231-031-0000
SACRAMENTO MUNICIPAL UTILITY
DISTRICT
PO BOX 15830
SACRAMENTO CA 95852

072-0500-044-0000
SCOTT B/CARRIE RAWLES FAMILY
REVOCABLE TRUST
PO BOX 5
FOLSOM CA 95630

067-0920-047-0000
SEO SUNG EUN/SANG JUN PARK
11791 PLATO WAY
RANCHO CORDOVA CA 95742

072-0500-055-0000
SFC LEASING L P
3430 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0440-107-0000
SMITH JEFFREY AARON/KERRI
ELIZABETH
2319 PLAYA WAY
GOLD RIVER CA 95670

072-0450-106-0000
STARCH CONCRETE INC
3191 LUYUNG DR
RANCHO CORDOVA CA 95742

067-0920-113-0000
STUTESMAN GARETT/AMBER
3977 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-014-0000
THAKUR RITESH SINGH/SANJANA
151 N SIERRA MADRE ST
TRACY CA 95391

067-0920-097-0000
TOKARIEV ARTEM
3945 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-103-0000
TRUEMAN MATTHEW D/YUTING L
3954 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0920-029-0000
SALVACION ROMEO JR
11772 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-086-0000
SCOTT MARQUISE/DANIELLE
3923 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-091-0000
SERVA TIMOTHY B/JENNIFER L
3933 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-086-0000
SINGH SONAL
3927 IRON GATE WAY
RANCHO CORDOVA CA 95742

067-0440-071-0000
SORIA JAVIER A/VICTORIA M
11865 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

072-0450-032-0005
STEPHEN A/LESLEY J KOONCE
REVOCABLE TRUST
3880 COUNTRY PARK DR
ROSEVILLE CA 95661

067-0920-080-0000
TANG WING
3911 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-041-0000
THOMAS W HUTCHINGS REVOCABLE
TRUST
4378 ARCADIA DR
SAN DIEGO CA 92103

067-0920-105-0000
TOOR ANOOP/BASANTI S
3961 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-084-0000
VAN ANTWERP ESTHER N/ANDREW T
3919 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-024-0000
SAVIOTTI TRUST/
1143 BLUMENFELD DR
SACRAMENTO CA 95815

067-0440-004-0000
SEGAL BETH
9172 THILOW DR
SACRAMENTO CA 95826

067-0440-064-0000
SETH LIVING TRUST
11837 WHITE RAIN WAY
RANCHO CORDOVA CA 95742

072-1200-003-0000
SK LLC
14341 PIERITE RD
NEVADA CITY CA 95959

072-0450-084-0000
STANTON PROPS LLC
PO BOX 4258
EL DORADO HILL CA 95762

072-0530-007-0000
STERICYCLE ENVIRONMENTAL
SOLUTION
28161 N KEITH DR
LAKE FOREST IL 60045
072-0450-081-0000
TARIGO JOHN
7841 E HIDDEN LAKES DR
GRANITE BAY CA 95746

067-0920-112-0000
THURAISINGHAM
GUNENDRAN/YAMUNARANI
GUENENDRAN
331 TOBRURRY WAY
072-0500-061-0000
TOP GUN GUNITE CORPORATION
3401 FITZGERALD RD
RANCHO CORDOVA CA 95742

072-0450-032-0003
VELLA ENTERPRISES G P
PO BOX 28010
SAN JOSE CA 95159

ITEM 11.2.

072-0500-054-0000
WEBSTER WILLIAM J
10753 CAMPANA WAY
RANCHO CORDOVA CA 95670

067-0440-108-0000
WILSON BRITTNY/CHRISTOPHER
8728 MORNING GLORY WAY
ELK GROVE CA 95624

072-0560-062-0000
YANCHUK VITALY/ROBERT SCHAFFNER
3688 OMEC CIR
RANCHO CORDOVA CA 95742

067-0920-083-0000
ZAMORA ANDREW
3917 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

072-0450-032-0006
WELCH REVOCABLE TRUST
212 POWERS DR
EL DORADO HILL CA 95762

072-0500-009-0000
WILSON CONSTRUCTION CO
1190 NW 3RD AVE
CANBY OR 97013

067-0440-074-0000
YU FAMILY TRUST
1780 SUMMER CLOUD CT
FOLSOM CA 95630

072-0450-065-0000
ZAYO GROUP LLC
1821 30TH ST UNIT A
BOULDER CO 80301

ATTACHMENT 4

067-0920-104-0000
WILLIAMS TIANNA M
3959 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0440-090-0000
WON SO YEON/YOUNG II/HYE RI NA
WONCHA
3943 IRON GATE WAY
RANCHO CORDOVA CA 95742
072-0560-041-0000
ZAKARYAN FAMILY REV TRUST
11820 DELAVAN CIR
RANCHO CORDOVA CA 95742

072-0500-008-0000
ZUCCARO LIVING TRUST
120 CHARDIN PL
EL DORADO HILL CA 95762

ITEM 11.2.

ATTACHMENT 4

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMNT DRIVE
RANCHO CORDOVA CA 95742

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

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

MEMORANDUM



ITEM 12.1.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA), APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF THE PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS PURSUANT TO A BOND PURCHASE AGREEMENT, AND APPROVING RELATED DOCUMENTS AND ACTIONS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the sale of the first series of Special Tax Bonds (the "Bonds") for and on behalf of Community Facilities District No. 2014-1 (Montelena) for the purpose of providing money for the acquisition and construction of improvements, and the payment of certain development impact fees related to the project, within the Community Facilities District.

BACKGROUND

Community Facilities District No. 2014-1 (Montelena) ("CFD 2014-1") or (the "District") was formed in 2014 to assist in the financing of the acquisition and construction of certain public facilities and payment of certain fees within the Montelena project. Through various City Council actions, the City Council has declared the necessity to incur bonded indebtedness in a maximum principal amount not to exceed \$28,250,000.

Based on the current status of the property within the District, the appraisal estimates the value of the property within the District at approximately \$84.2 million. This has created an opportunity for the District to issue special tax bonds. Based on the expected par amount of

\$10.5 million, the property value compared to bonded debt lien would exceed the required 4:1 value to lien requirement, which is consistent with prior special tax bonds issued within the City.

The financing-related resolution approves the sale of the Bonds in an amount not to exceed \$11.5 million, approves a Fiscal Agent Agreement, approves the Bond Purchase Agreement, approves the Preliminary Official Statement and authorizes related documents on behalf of the District. Descriptions of these documents are as follows:

Fiscal Agent Agreement: The Fiscal Agent Agreement allows U.S. Bank to act on behalf of the City to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the Bonds, and the administration and payment of the Bonds.

Bond Purchase Agreement: The Bond Purchase Agreement is a legally binding document between the issuer (City on behalf of the District) and an underwriter (Piper Sandler & Co.) establishing the terms of the Bond sale. The underwriter will put the Bonds on the market at the price and yield established during the Bond pricing call and agreed to by the City, currently scheduled for the week of July 12th. Approximately two weeks later the City delivers the Bonds to the underwriter and the underwriter pays the City for them, and investors purchase the Bonds from the underwriter.

Preliminary Official Statement: The preliminary Official Statement is a document that serves as the offering prospectus for the Bonds used by the underwriter to market the Bonds and indicates the security (special taxes) and source of payment for the Bonds. It is the City's disclosure document relied on by Bond investors for making a purchase decision and discloses associated investment risks. A final version of Official Statement is produced once the pricing is determined.

Assuming the City Council approves this financing, staff will work with the Bond finance team to determine the final Bond sizing, and the preliminary Official Statement will be finalized and posted electronically for investors to review. Assuming the market remains stable, the City; NHA Advisors, LLC, the City's Municipal Advisor; and Piper Sandler & Co., the bond underwriter, will hold a pre-pricing call the week of July 12, 2021 to review bond market conditions and the preliminary interest rates, after which, the Bonds will be sold. An authorized officer will then execute, on behalf of the City, a Bond Purchase Agreement with Piper Sandler & Co., finalizing the bond interest rates and setting the delivery date.

FISCAL IMPACT AND FUNDING SOURCE

None. The Special Tax Bonds are secured solely by the Special Taxes levies within the District and are not a debt of the City's General Fund. Costs of issuance are payable solely from Bond proceeds.

In accordance with Government Code 5852.1, the following information consists of estimates of

certain costs and charges for the Bonds that have been provided by NHA Advisors, LLC, the City's municipal advisor, which has been represented by such party to have been provided in good faith: (1) estimated true interest cost of the Bonds: 3.52%; (2) estimated finance charge of the Bonds (sum of all fees and charges paid to third parties): \$420,750; (3) estimated amount of proceeds of the Bonds received by the City (net of finance charges, reserves and capitalized interest, if any): \$10,487,623; and (4) estimated total payment amount (sum total of all payments to pay debt service on the Bonds plus the finance charge not paid with proceeds of the Bonds) calculated to the final maturity of the Bonds: \$18,503,441.

ATTACHMENT(S)

1. Resolution
2. Fiscal Agent Agreement
3. Bond Purchase Agreement
4. Preliminary Official Statement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA), APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF THE PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS PURSUANT TO A BOND PURCHASE AGREEMENT, AND APPROVING RELATED DOCUMENTS AND ACTIONS

WHEREAS, the City Council has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the "CFD"), to authorize the levy of special taxes upon the land within the CFD, and to issue bonded indebtedness secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements authorized for the CFD, including via the financing of certain fees; and

WHEREAS, the City Council, as legislative body of the CFD, and the qualified electors of the CFD, have previously authorized the issuance of bonded indebtedness for the CFD in the maximum principal amount of not to exceed \$28,250,000 (the "Authorization") and the City now desires to issue the first series of special tax bonds pursuant to the Authorization; and

WHEREAS, there has been submitted to the City Council a Fiscal Agent Agreement, between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent Agreement"), providing for the issuance of a first series of special tax bonds of the City for the CFD, designated as the "City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021" (the "Bonds"), and the City Council, with the aid of City staff, has reviewed the Fiscal Agent Agreement and found it to be in proper order for the purpose intended, and now desires to approve the Fiscal Agent Agreement and the issuance of the Bonds; and

WHEREAS, the City proposes to sell the Bonds to Piper Sandler & Co., as underwriter (the "Underwriter"), pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the City and the Underwriter, and the Underwriter proposes to offer the Bonds to the investing public by means of a Preliminary Official Statement (the "Preliminary Official Statement"); and

WHEREAS, the information required to be obtained and disclosed with respect to the Bonds in accordance with Government Code Section 5852.1 is set forth in the staff report accompanying this Resolution; and

WHEREAS, all conditions, things and acts required to exist and to have been performed precedent to and with respect to the issuance of the Bonds and the levy of the special taxes securing the Bonds, as contemplated by this resolution and the Fiscal Agent Agreement, have

happened and exist as required by the laws of the State of California, including the Act, and the actions to be performed in due time for the issuance of the Bonds conform in form and manner to the applicable laws of the State of California, including the Act.

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

SECTION 1. Findings. This Council finds and determines that (i) it is prudent in the management and development of land in the City and the CFD to issue the Bonds to provide money for the construction and acquisition of improvements, and the payment of certain fees, authorized for the CFD, and (ii) the Bonds and the CFD are substantially in compliance with the City's Statement of Policies and Procedures for Special Assessment and Community Facilities District Debt Financing Programs.

SECTION 2. Law Applicable. For the purposes of these proceedings in and for the CFD, the Act shall be the authority for the issuance of the Bonds.

SECTION 3. Bonds Authorized. Pursuant to the Act, this Resolution and the Fiscal Agent Agreement, the Bonds, in an aggregate principal amount not to exceed \$11,500,000, are hereby authorized to be issued. The Bonds shall be executed in the form set forth in, and otherwise as provided in, the Fiscal Agent Agreement. The Bonds shall be dated and executed in the forms, be in the principal amounts, denominations, mature, be payable at the place and in the priorities and bear interest at the rates as set forth in and otherwise as provided in the Fiscal Agent Agreement.

The Bonds shall not be issued unless the value of the real property within the CFD subject to the special tax to pay debt service on the Bonds, based on assessed values and/or an appraisal by an independent appraiser hired by the City for the purpose of determining such value, is at least four times the proposed principal amount of the Bonds proposed to be issued and secured by a special tax levied pursuant to the Act on property within the CFD.

SECTION 4. Fiscal Agent Agreement. The Fiscal Agent Agreement is hereby approved. The date, manner of payment, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Fiscal Agent Agreement, as finally executed. The terms and provisions of the Fiscal Agent Agreement, as finally executed, are incorporated herein by reference as if fully set forth herein.

The City Manager, Deputy City Manager, Administrative Services Director or such other person or persons as any of them may designate (each an "Authorized Officer") are hereby separately authorized and directed to execute and deliver the Fiscal Agent Agreement in substantially the form on file with the City Clerk, with such additions thereto or changes therein as are approved by the Authorized Officer upon consultation with City's bond counsel, and including but not limited to such additions or changes as are necessary or advisable to permit the timely issuance, sale and delivery of the Bonds; provided, however, that no additions or changes shall authorize the issuance of an aggregate principal amount of Bonds which would cause bonds issued for the CFD to be in excess of the Authorization. The approval of such additions or changes shall be

conclusively evidenced by the execution and delivery of the Fiscal Agent Agreement by an Authorized Officer.

SECTION 5. Bond Preparation and Delivery; Sale of the Bonds. The Bonds, when executed, shall be delivered to the fiscal agent for authentication. The fiscal agent is hereby requested and directed to authenticate the Bonds by executing the fiscal agent's certificate of authentication and registration appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to the Underwriter in accordance with written instructions executed on behalf of the City by the Mayor and/or an Authorized Officer, which instructions are hereby authorized, for and in the name and on behalf of the City, to be delivered.

SECTION 6. Covenant to Foreclose. The City hereby covenants, for the benefit of the owners of the Bonds, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of debt service on the Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Fiscal Agent Agreement.

SECTION 7. Approval of Preliminary Official Statement. The City Council hereby approves the Preliminary Official Statement in substantially the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to execute a final Official Statement (the "Official Statement"), for and in the name and on behalf of the City, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with the City's bond counsel. The City Council hereby authorizes and directs the Underwriter to distribute copies of the Preliminary Official Statement to persons who may be interested in the purchase of the Bonds and to deliver copies of the Official Statement to all actual purchasers of the Bonds. The City Council hereby authorizes the delivery of the Preliminary Official Statement and the Official Statement.

The City Council hereby authorizes and directs an Authorized Officer, on behalf of the City, to deem "final," pursuant to Rule 15c2-12 of the Securities Exchange Act of 1934, the Preliminary Official Statement prior to its distribution to prospective purchasers of the Bonds.

SECTION 8. Approval of Purchase Agreement. The City Council hereby approves the Bond Purchase Agreement; provided, however, that the aggregate principal amount of Bonds shall not exceed \$11,500,000 or result in an Underwriter's discount in excess of 1.25% of the par amount of the Bonds, or a true interest cost in excess of 5.00%. Subject to the foregoing parameters, an Authorized Officer is hereby authorized and directed to execute the Bond Purchase Agreement in substantially the form on file with the City Clerk, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same. The City Council hereby finds and determines that the sale of the Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

SECTION 9. Approval of Joint Facilities Agreement. The City Council hereby approves the Joint Community Facilities Agreement in substantially the forms on file with the City Clerk. An Authorized Officer is hereby authorized and directed to execute the Joint Community Facilities Agreement in substantially the form on file with the City Clerk, together with such changes and

additions thereto deemed advisable by the Authorized Officer executing the same.

SECTION 10. Actions Authorized. All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the CFD and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Authorized Officers are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with this Resolution, and any certificate, agreement, and other document described in the documents herein approved. All actions to be taken by an Authorized Officer as specified herein, may be taken by the Authorized Officer or any designee, with the same force and effect as if taken by such Authorized Officer.

SECTION 11. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June, 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

FISCAL AGENT AGREEMENT

by and between

CITY OF RANCHO CORDOVA

and

**U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent**

Dated as of July 1, 2021

Relating to:

**\$ _____
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Special Tax Bonds
Series 2021**

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EXHIBIT A FORM OF BOND

FISCAL AGENT AGREEMENT

THIS FISCAL AGENT AGREEMENT (the "Agreement") is made and entered into and dated as of July 1, 2021, by and between the City of Rancho Cordova, California, a municipal corporation and public body, corporate and politic, organized and existing under and by virtue of the Constitution and laws of the State of California (the "City") for and on behalf of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the "District"), and U.S. Bank National Association, a national banking association duly organized and existing under the laws of the United States of America with a corporate trust office located in Seattle, Washington, as fiscal agent (the "Fiscal Agent").

WITNESSETH:

WHEREAS, the City Council of the City has formed the District under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (constituting Section 53311 *et seq.* of the California Government Code) (the "Act").

WHEREAS, the City Council, as the legislative body of the District, is authorized under the Act to levy special taxes to pay for the costs of facilities within the District and to authorize the issuance of bonds secured by said special taxes under the Act;

WHEREAS, under the provisions of the Act, on _____, 2021, the City Council of the City adopted its Resolution No. _____-2021 (the "Resolution"), which resolution authorized the issuance of the "City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021" to provide moneys for the construction and acquisition of improvements within the District and provided that said issuance would be in accordance with the Act and this Agreement, and authorized the execution hereof;

WHEREAS, it is in the public interest and for the benefit of the City, the District, the persons responsible for the payment of special taxes and the Owners of the Bonds that the City enter into this Agreement to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the Bonds authorized to be issued hereunder and the administration and payment of the Bonds; and

WHEREAS, the City has determined that all things necessary to cause the Bonds, when authenticated by the City for the District and issued as in the Act, the Resolution and this Agreement provided to be legal, valid and binding and special obligations of the City for the District in accordance with their terms, and all things necessary to cause the creation, authorization, execution and delivery of this Agreement and the creation, authorization, execution and issuance of the Bonds, subject to the terms hereof, have in all respects been duly authorized.

NOW, THEREFORE, in consideration of the covenants and provisions herein set forth and for other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

ARTICLE I

AUTHORITY AND DEFINITIONS STATUTORY AUTHORITY AND
DEFINITIONS

Section 1.01. Authority for this Agreement. This Agreement is entered into pursuant to the provisions of the Act and the Resolution.

Section 1.02. Agreement for Benefit of Bondowners. The provisions, covenants and agreements herein set forth to be performed by or on behalf of the City shall be for the equal benefit, protection and security of the Owners. All of the Bonds, without regard to the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Bonds over any other thereof, except as expressly provided in or permitted by this Agreement. The Fiscal Agent may become the Owner of any of the Bonds in its own or any other capacity with the same rights it would have if it were not Fiscal Agent.

Section 1.03. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.03 shall, for all purposes of this Agreement, of any Supplemental Agreement, and of any certificate, opinion or other document herein mentioned, have the meanings herein specified. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement, and the words "herein," "hereof," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof.

"*Acquisition Agreement*" means the Funding, Construction and Acquisition Agreement, dated as of _____, by and between the City and _____, and any amendments thereto.

"*Act*" means the Mello-Roos Community Facilities Act of 1982, as amended, being Sections 53311 *et seq.* of the California Government Code.

"*Additional Bonds*" means any series of bonds other than the 2021 Bonds issued pursuant to Section 5.17 hereof.

"*Administrative Expense Priority*" means (i) for fiscal year 2021-22, \$_____, and (ii) for each subsequent year, an amount equal to the preceding fiscal year's Administrative Expense Priority plus an additional 2% of such amount.

"*Administrative Expenses*" means any or all of the following: the fees and expenses of the Fiscal Agent (including any fees or expenses of its counsel), the expenses of the City in carrying out its duties hereunder (including, but not limited to, the levying and collection of the Special Taxes, and the foreclosure of the liens of delinquent Special Taxes) including the fees and expenses of its counsel, an allocable share of the salaries of City staff directly related thereto and a proportionate amount of City general administrative overhead related thereto, any amounts paid by the City from its general funds pursuant to Section 6.02, and all other costs and expenses of the City or the Fiscal Agent incurred in connection with the issuance and administration of the Bonds and/or the discharge of their respective duties hereunder (including, but not limited to, the calculation of the levy of the Special Taxes, foreclosures with respect to delinquent taxes, and the calculation of amounts subject to rebate to the United States) and, in the case of the City, in any way related to the administration of the District. Administrative

Expenses shall include any such expenses incurred in prior years but not yet paid, and any advances of funds by the City under Section 6.02 hereof.

“Administrative Services Director” means the Administrative Services Director, including any acting or interim Administrative Services Director, of the City, or person serving in a similar capacity, or a designee of such person.

“Agreement” means this Fiscal Agent Agreement, as it may be amended or supplemented from time to time by any Supplemental Agreement.

“Annual Debt Service” means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled, and (ii) the principal amount of the Outstanding Bonds, including any mandatory sinking fund payments, due in such Bond Year.

“Authorization” means a principal amount of Bonds not to exceed \$28,250,000.

“Authorized Officer” means the City Manager, Deputy City Manager, Administrative Services Director (including any interim official) or any other officer or employee authorized by the City Council of the City or by an Authorized Officer to undertake the action referenced in this Agreement as required to be undertaken by an Authorized Officer.

“Bond Counsel” means any attorney or firm of attorneys acceptable to the City and nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

“Bond Fund” means the fund by that name established pursuant to Section 4.02(A) hereof.

“Bond Year” means each twelve-month period beginning on September 2 in any year and extending to the next succeeding September 1, both dates inclusive; except that the first Bond Year shall begin on the Closing Date and end on September 1, 2021.

“Bonds” means (i) the 2021 Bonds any (ii) Additional Bonds at any time Outstanding under this Agreement and any Supplemental Agreement.

“Business Day” means any day other than (i) a Saturday or a Sunday or (ii) a day on which banking institutions in the state in which the Principal Office of the Fiscal Agent is located are authorized or obligated by law or executive order to be closed.

“CDIAC” means the California Debt and Investment Advisory Commission of the office of the State Treasurer of the State of California or any successor agency or bureau thereto.

“City” means the City of Rancho Cordova, California, and any successor thereto.

“Closing Date” means the date upon which there is a physical delivery of the Bonds in exchange for the amount representing the purchase price of the Bonds by the Original Purchaser.

“Code” means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to

obligations issued on the date of issuance of the Bonds, together with applicable temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

“Continuing Disclosure Certificate” means any Continuing Disclosure Certificate related to the Bonds, as originally executed and as the same may be amended from time to time in accordance with the terms thereof.

“Cost of Issuance” means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, expenses and charges of the Fiscal Agent including its first annual administration fee, expenses incurred by the City in connection with the issuance of the Bonds, financial advisor fees, Bond (underwriter’s) discount or underwriting fee, legal fees and charges, including bond counsel, charges for execution, transportation and safekeeping of the Bonds and other costs, charges and fees in connection with the foregoing.

“DTC” means the Depository Trust Company, and its successors and assigns.

“Debt Service” means the scheduled amount of interest and amortization of principal payable on the Bonds during the period of computation, excluding amounts scheduled during such period which relate to principal which has been retired before the beginning of such period.

“Debt Service Account” means the account of the Special Tax Fund by that name established by Section 3.03(A) hereof.

“Depository” means (a) initially, DTC, and (b) any other Securities Depository acting as Depository pursuant to Section 2.12.

“District” means the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) formed pursuant to the Resolution of Formation.

“Fair Market Value” means the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm’s length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term “Fair Market Value” means the acquisition price in a bona fide arm’s length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security—State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) the investment is the Local Agency Investment Fund of the State of California, but only if at all times during which the investment is held its yield is reasonably expected to be equal to or greater than the yield on a reasonably comparable direct obligation of the United States.

“Federal Securities” means any of the following which are non-callable and which at the time of investment are legal investments under the laws of the State of California for funds held

by the Fiscal Agent (the Fiscal Agent entitled to rely upon investment direction from the City as a certification that such investment constitutes a legal investment).

(i) Direct general obligations of the United States of America (including obligations issued or held in book-entry form on the books of the United States Department of the Treasury) and obligations, the payment of principal of and interest on which are directly or indirectly guaranteed by the United States of America, including, without limitation, such of the foregoing which are commonly referred to as “stripped” obligations and coupons; or

(ii) Any of the following obligations of the following agencies of the United States of America: (i) direct obligations of the Export-Import Bank, (ii) certificates of beneficial ownership issued by the Farmers Home Administration, (iii) participation certificates issued by the General Services Administration, (iv) mortgage-backed bonds or pass-through obligations issued and guaranteed by the Government National Mortgage Association, (v) project notes issued by the United States Department of Housing and Urban Development, and (vi) public housing notes and bonds guaranteed by the United States of America.

“Fiscal Agent” means the Fiscal Agent appointed by the City and acting as an independent fiscal agent with the duties and powers herein provided, its successors and assigns, and any other corporation or association which may at any time be substituted in its place, as provided in Section 7.01.

“Fiscal Year” means the twelve-month period extending from July 1 in a calendar year to June 30 of the succeeding year, both dates inclusive.

“Improvement Fund” means the fund by that name established pursuant to Section 3.04(A) hereof.

“Interest Payment Dates” means March 1 and September 1 of each year, commencing March 1, 2022.

“Maximum Annual Debt Service” means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

“Net Maximum Annual Special Taxes” means the largest amount of Special Taxes allowed to be levied for any Bond Year, net of the Administrative Expense Priority.

“Officer’s Certificate” means a written certificate of the City signed by an Authorized Officer of the City.

“Ordinance” means Ordinance No. 14-2014 and any other ordinance of the City levying the Special Taxes.

“Original Purchaser” means the first purchaser of the Bonds from the City.

“Outstanding,” when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 8.04) all Bonds except (i) Bonds theretofore canceled by the Fiscal Agent or surrendered to the Fiscal Agent for cancellation; (ii) Bonds paid or deemed to have been paid within the meaning of Section 9.03; and (iii) Bonds in lieu of or in substitution

for which other Bonds shall have been authorized, executed, issued and delivered by the City pursuant to the Agreement or any Supplemental Agreement.

“Owner” or “Bondowner” means any person who shall be the registered owner of any Outstanding Bond.

“Participating Underwriter” shall have the meaning ascribed thereto in the Continuing Disclosure Certificate.

“Permitted Investments” means any of the following, to the extent that they are lawful investments for City funds at the time of investment, and are acquired at Fair Market Value (the Fiscal Agent entitled to rely upon investment direction from the City as a certification that such investment constitutes a legal investment):

(i) Federal Securities;

(ii) any of following obligations of federal agencies not guaranteed by the United States of America: (a) debentures issued by the Federal Housing Administration; (b) participation certificates or senior debt obligations of the Federal Home Loan Mortgage Corporation or Farm Credit Banks (consisting of Federal Land Banks, Federal Intermediate Credit Banks or Banks for Cooperatives); (c) bonds or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act, bonds of any federal home loan bank established under said act and stocks, bonds, debentures, participations and other obligations of or issued by the Federal National Mortgage Association, the Student Loan Marketing Association, the Government National Mortgage Association and the Federal Home Loan Mortgage Corporation; and bonds, notes or other obligations issued or assumed by the International Bank for Reconstruction and Development;

(iii) interest-bearing demand or time deposits (including certificates of deposit) in federal or State of California chartered banks (including the Fiscal Agent), provided that (a) in the case of a savings and loan association, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such savings and loan association shall be rated in one of the top two rating categories by a nationally recognized rating service, and (b) in the case of a bank, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such bank (or the unsecured obligations of the parent bank holding company of which such bank is the lead bank) shall be rated in one of the top two rating categories by a nationally recognized rating service;

(iv) repurchase agreements with a registered broker/dealer subject to the Securities Investors Protection Corporation Liquidation in the event of insolvency, or any commercial bank provided that: (a) the unsecured obligations of such bank shall be rated in one of the top two rating categories by a nationally recognized rating service, or such bank shall be the lead bank of a banking holding company whose unsecured obligations are rated in one of the top two rating categories by a nationally recognized rating service; (b) the most recent reported combined capital, surplus and undivided profits of such bank shall be not less than \$100 million; (c) the repurchase obligation under any such repurchase obligation shall be required to be performed in not more than 30 days; (d) the entity holding such securities as described in clause (c) shall have a pledged first

security interest therein for the benefit of the Fiscal Agent under the California Commercial Code or pursuant to the book-entry procedures described by 31 C.F.R. 306.1 *et seq.* or 31 C.F.R. 350.0 *et seq.* and are rated in one of the top two rating categories by a nationally recognized rating service;

(v) bankers acceptances endorsed and guaranteed by banks described in clause (iv) above;

(vi) obligations, the interest on which is exempt from federal income taxation under Section 103 of the Code and which are rated in the one of the top two rating categories by a nationally recognized rating service;

(vii) money market funds which invest solely in Federal Securities or in obligations described in the preceding clause (ii) of this definition, or money market funds which are rated in the highest rating category by Standard & Poor's Ratings Services or Moody's Investor Service, including funds which are managed or maintained by the Fiscal Agent;

(viii) units of a taxable government money market portfolio comprised solely of obligations listed in (i) and (iv) above;

(ix) any investment which is a legal investment for proceeds of the Bonds at the time of the execution of such agreement, and which investment is made pursuant to an agreement between the City or the Fiscal Agent or any successor Fiscal Agent and a financial institution or governmental body whose long term debt obligations are rated in one of the top two rating categories by a nationally recognized rating service;

(x) commercial paper of "prime" quality of the highest ranking or of the highest letter and numerical rating as provided for by Moody's Investors Service, or Standard and Poor's Corporation, of issuing corporations that are organized and operating within the United States and having total assets in excess of \$500,000,000, and having a rating of at least "AA" (without regard to qualifier) for the issuer's debentures, other than commercial paper, as provided for by Moody's Investors Service or Standard and Poor's Corporation, and provided that purchases of eligible commercial paper may not exceed 180 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation;

(xi) any general obligation of a bank or insurance company whose long term debt obligations are rated in one of the two highest rating categories of a national rating service;

(xii) shares in a common law trust established pursuant to Title 1, Division 7, Charter 5 of the Government Code of the State which invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State, as it may be amended;

(xiii) shares in the California Asset Management Program;

(xiv) the Local Agency Investment Fund established pursuant to Section 16429.1 of the Government Code of the State of California, provided, however, that the Fiscal Agent will be permitted to make investments and withdrawals in its own name and the Fiscal Agent may restrict

investments in the such fund if necessary to keep moneys available for the purposes of this Fiscal Agent Agreement; or

(xv) any other lawful investment for City funds.

“Prepayment Account” means the account of the Bond Fund by that name established by Section 4.02(A) hereof.

“Principal Office” means the corporate trust office of the Fiscal Agent set forth in Section 9.06, or such other or additional offices as may be designated by the Fiscal Agent.

“Project” means the acquisitions and improvements described in the Resolution of Intention.

“Qualified Reserve Fund Credit Instrument” means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company and deposited with the Fiscal Agent pursuant to Section 4.03, provided that all of the following requirements are met: (i) the long-term credit rating of such bank or insurance company is rated in at least the “AA” category (without regard to qualifier) by S&P or Moody’s; (ii) such letter of credit or surety bond has a term of at least twelve (12) months; (c) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement with respect to which funds are proposed to be released pursuant to Section 4.03; and (d) the Fiscal Agent is authorized pursuant to the terms of such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Bond Fund for the purpose of making payments required pursuant to Section 4.03.

“Rate and Method” means the Rate and Method of Apportionment of Special Tax adopted by the City Council of the City pursuant to the Resolution of Formation, as may be amended.

“Record Date” means the 15th day of the month next preceding the month of the applicable Interest Payment Date whether or not such day is a Business Day.

“Regulations” means temporary and permanent regulations promulgated under the Code.

“Reserve Fund” means the fund by that name established pursuant to Section 4.03(A) hereof.

“Reserve Requirement” means, with respect to any Series of Bonds (unless otherwise specified in a Supplemental Agreement, including to create a single parity reserve fund for multiple Series of Bonds), the least of (i) 125% of the average Annual Debt Service with respect to the applicable Series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable Series of Bonds; and (iii) 10% of the original principal amount of the applicable Series of Bonds (or, if the applicable Series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such Series of Bonds); provided, that—

(a) if a parity reserve fund for multiple Series of Bonds is established, references to the applicable Series of Bonds shall mean all Bonds covered by such parity reserve fund;

(b) in no event shall the City be obligated to deposit an amount in any reserve fund in excess of the amount permitted by the applicable provisions of the Code to be so

deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code; and

(c) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument in accordance with Section 4.03(A).

(d) the Reserve Requirement shall be set at the time of issuance of Bonds and shall not increase thereafter but may decrease as a result of prepayment of the Special Tax.

“Resolution” means Resolution No. _____-2021, adopted by the City Council of the City on _____, 2021, which resolution authorized the issuance of the Bonds.

“Resolution of Formation” means Resolution No. 35-2014, adopted by the City Council of the City on June 2, 2014, establishing the District.

“Securities Depositories” means The Depository Trust Company, and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other securities depositories as the City may designate in an Officer’s Certificate delivered to the Fiscal Agent.

“Series” means any series of bonds authorized for the District pursuant to this Fiscal Agent Agreement or any Supplemental Agreement.

“Special Tax Fund” means the fund by that name established by Section 3.03(A) hereof.

“Special Tax Revenues” means the proceeds of the Special Taxes annually received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes.

“Special Taxes” means the “Special Tax” as defined in the Rate and Method, levied within the District pursuant to the Act, the Ordinance and this Agreement.

“Supplemental Agreement” means an agreement which is amendatory of or supplemental to this Agreement, but only if and to the extent that such agreement is specifically authorized hereunder.

“Surplus Account” means the account of the Special Tax Fund by that name established by Section 3.03(A) hereof.

“2021 Bonds” means the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021.

“2021 Costs of Issuance Fund” means the fund by that name established pursuant to Section 3.05(A) hereof.

“2021 Reserve Account” means the account by that name established within the Reserve Fund pursuant to Section 4.03(A) hereof.

ARTICLE II

THE BONDS

Section 2.01. Principal Amount; Designation. The 2021 Bonds, in the aggregate principal amount of \$_____, are hereby authorized to be issued by the City for the District under and subject to the terms of the Resolution and this Agreement, the Act and other applicable laws of the State of California.

Section 2.02. Terms of 2021 Bonds.

(A) Form; Denominations. The 2021 Bonds shall be issued as fully registered Bonds without coupons in the denomination of \$5,000 or any integral multiple of \$5,000 in excess thereof. The 2021 Bonds shall be lettered and numbered in a customary manner as determined by the Fiscal Agent.

(B) Date of 2021 Bonds. The 2021 Bonds shall be dated their date of delivery.

(C) CUSIP Identification Numbers. "CUSIP" identification numbers shall be imprinted on the 2021 Bonds, but such numbers shall not constitute a part of the contract evidenced by the 2021 Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the 2021 Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City's contract with such Owners and shall not impair the effectiveness of any such notice.

(D) Maturities. The 2021 Bonds shall mature and become payable as follows:

Maturity (September 1)	Principal Amount	Interest Rate	CUSIP (_____)
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(E) Interest. The 2021 Bonds shall bear interest at the rates set forth above payable on the Interest Payment Dates in each year. Interest shall be calculated on the basis of a 360-day year composed of twelve 30-day months. Each 2021 Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is

authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the Closing Date; provided, however, that if at the time of authentication of a 2021 Bond, interest is in default thereon, such 2021 Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

(F) Method of Payment. Interest on the 2021 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on the Interest Payment Dates by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the Record Date preceding the Interest Payment Date, or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date of any Owner of \$1,000,000 or more in aggregate principal amount of 2021 Bonds; provided that so long as any 2021 Bonds are in book-entry form, payments with respect to such 2021 Bonds shall be made by wire transfer or such other method acceptable to the Fiscal Agent to the Depository. The principal of the 2021 Bonds and any premium on the 2021 Bonds are payable in lawful money of the United States of America upon surrender of the 2021 Bonds at the Principal Office of the Fiscal Agent. All 2021 Bonds paid by the Fiscal Agent pursuant to this Section shall be cancelled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled 2021 Bonds and issue a certificate of destruction thereof to the City.

Section 2.03. Redemption.

(A) Redemption Dates.

(i) Optional Redemption. The 2021 Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, _____ at the following respective redemption prices (expressed as percentages of the principal amount of the 2021 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, _____ through August 31, _____	103%
September 1, _____ through August 31, _____	102
September 1, _____ through August 31, _____	101
September 1, _____ and any date thereafter	100

(ii) Mandatory Redemption From Prepayments. The 2021 Bonds shall be subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2021 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 2021 through and including March 1, _____	103%

September 1, _____ and March 1, _____	102
September 1, _____ and March 1, _____	101
September 1, _____ and Interest Payment Dates thereafter	100

The proceeds of any such prepayment shall be deposited in the Prepayment Account of the Bond Fund and applied by the Fiscal Agent to pay the redemption price of the 2021 Bonds.

(iii) Mandatory Sinking Fund Redemption. The Term Bonds maturing September 1, _____ and September 1, _____ (the "**Term Bonds**") are subject to mandatory sinking payment redemption in part on September 1, _____ and September 1, _____, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, _____ Term Bonds

Mandatory Redemption Date (<u>September 1</u>)	Sinking Fund Payment
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September 1, _____ Term Bonds

Mandatory Redemption Date (<u>September 1</u>)	Sinking Fund Payment
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The amounts in the foregoing tables shall be reduced pro rata at the direction of the City in an Officer's Certificate, in order to maintain substantially uniform debt service, as a result of any prior partial redemption of the 2021 Bonds pursuant to Section 2.03(A)(i) or (ii) above.

In lieu of redemption under this Section 2.03, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2021 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2021 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

(B) Notice to Fiscal Agent. The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem 2021 Bonds pursuant to subsections (A)(i) and (A)(ii) not less than 45 days prior to the applicable redemption date.

(C) Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to the Municipal Securities Rulemaking Board and to the Securities Depositories, and to the respective registered Owners of any Bonds designated for redemption, at their addresses appearing on the Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding Bonds are to be called for redemption, shall designate the CUSIP numbers and Bond numbers of the Bonds to be redeemed by giving the individual CUSIP number and Bond number of each Bond to be redeemed or shall state that all Bonds between two stated Bond numbers, both inclusive, are to be redeemed or that all of the Bonds of one or more maturities have been called for redemption, shall state as to any Bond called in part the principal amount thereof to be redeemed, and shall require that such Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the redemption of Bonds under Section 2.03(A)(i) by written notice to the Fiscal Agent on or prior to two Business Days prior the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an event of default. The City and the Fiscal Agent have no liability to the Owners or any other party related to or arising from such rescission of redemption. The Fiscal Agent shall mail notice of such rescission of redemption in the same manner as the original notice of redemption was sent under this Section.

Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, of the Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in this Agreement for the redemption of less than all of the Bonds of any maturity, the Fiscal Agent shall select the Bonds to be redeemed, from all Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate.

Upon surrender of Bonds redeemed in part only, the City shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new Bond or Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the Bond or Bonds.

(D) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the Bonds so called

for redemption shall have been deposited in the Bond Fund, such Bonds so called shall cease to be entitled to any benefit under this Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

All Bonds redeemed and purchased by the Fiscal Agent pursuant to this Section shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled Bonds and issue a certificate of destruction thereof to the City.

Section 2.04. Form of Bonds. The Bonds, the form of Fiscal Agent's certificate of authentication and the form of assignment, to appear thereon, shall be substantially in the forms, respectively, set forth in Exhibit A attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement, the Resolution and the Act.

Section 2.05. Execution of Bonds. The Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this Agreement or at any time thereafter, and the seal of the City shall be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any Bond ceases to be such officer before delivery of the Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the Bonds to the Owner. Any Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such Bond shall be the proper officers of the City although at the nominal date of such Bond any such person shall not have been such officer of the City.

Only such Bonds as shall bear thereon a certificate of authentication in substantially the form set forth in Exhibit A, executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of authentication of the Fiscal Agent shall be conclusive evidence that the Bonds registered hereunder have been duly authenticated, registered and delivered hereunder and are entitled to the benefits of this Agreement.

Section 2.06. Transfer of Bonds. Any Bond may, in accordance with its terms, be transferred, upon the books required to be kept pursuant to the provisions of Section 2.08 by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form acceptable to the Fiscal Agent. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer.

Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Fiscal Agent shall authenticate and deliver a new Bond or Bonds, for a like aggregate principal amount of Bonds of authorized denominations and of the same maturity.

No transfers of Bonds shall be required to be made (i) within fifteen (15) days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

Section 2.07. Exchange of Bonds. Bonds may be exchanged at the Principal Office of the Fiscal Agent for a like aggregate principal amount of Bonds of authorized denominations and

of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such exchange any tax or other governmental charge required to be paid with respect to such exchange.

No exchanges of Bonds shall be required to be made (i) within fifteen (15) days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

Section 2.08. Bond Register. The Fiscal Agent will keep or cause to be kept, at its Principal Office, sufficient books for the registration and transfer of the Bonds (the "Bond Register"), which books shall show the series number, date, amount, rate of interest and Owner of each Bond and shall at all times be open to inspection by the City during regular business hours upon reasonable notice; and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said books, the ownership of the Bonds as hereinbefore provided.

Section 2.09. Temporary Bonds. The Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the City, and may contain such reference to any of the provisions of this Agreement as may be appropriate. Every temporary Bond shall be executed by the City upon the same conditions and in substantially the same manner as the definitive Bonds. If the City issues temporary Bonds it will execute and furnish definitive Bonds without delay and thereupon the temporary Bonds shall be surrendered, for cancellation, in exchange for the definitive Bonds at the Principal Office of the Fiscal Agent or at such other location as the Fiscal Agent shall designate, and the Fiscal Agent shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations. Until so exchanged, the temporary bonds shall be entitled to the same benefits under this Agreement as definitive Bonds authenticated and delivered hereunder.

Section 2.10. Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond shall become mutilated, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be canceled by it and destroyed by the Fiscal Agent who shall deliver a certificate of destruction thereof to the City. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence be satisfactory to it and indemnity for the Fiscal Agent and the City satisfactory to the Fiscal Agent shall be given, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in lieu of and in substitution for the Bond so lost, destroyed or stolen. The City may require payment of a sum not exceeding the actual cost of preparing each new Bond delivered under this Section and of the expenses which may be incurred by the City and the Fiscal Agent for the preparation, execution, authentication and delivery. Any Bond delivered under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the City whether or not the Bond so alleged to be lost, destroyed or stolen is at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Agreement with all other Bonds issued pursuant to this Agreement.

Section 2.11. Limited Obligation. All obligations of the City under this Agreement and the Bonds shall be special obligations of the City, payable solely from the Special Tax Revenues and the funds pledged therefore hereunder. Neither the full faith and credit nor the taxing power of the City (except to the limited extent set forth herein) or the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

Section 2.12. Book-Entry Only System. DTC shall act as the initial Depository for the Bonds. One Bond for each maturity of the Bonds shall be initially executed, authenticated, and delivered as set forth herein as a separate fully registered certificate (in printed or typewritten form). Upon initial execution, authentication, and delivery, the ownership of the Bonds shall be registered in the Bond Register kept by the Fiscal Agent for the Bonds in the name of Cede & Co, as nominee of DTC or such nominee as DTC shall appoint in writing.

The Authorized Officers and the Fiscal Agent are hereby authorized to take any and all actions as may be necessary and not inconsistent with this Agreement to qualify the Bonds for the Depository's book-entry system, including the execution of the Depository's required representation letter.

With respect to Bonds registered in the Bond Register in the name of Cede & Co, as nominee of DTC, the Fiscal Agent shall not have any responsibility or obligation to any broker-dealer, bank, or other financial institution for which DTC holds Bonds as Depository from time to time (the "DTC Participants") or to any person for which a DTC Participant acquires an interest in the Bonds (the "Beneficial Owners"). Without limiting the immediately preceding sentence, the Fiscal Agent shall not have any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co, or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any notice with respect to the Bonds, including any notice of redemption, (iii) the selection by the Depository of the beneficial interests in the Bonds to be redeemed in the event the City elects to redeem the Bonds in part, (iv) the payment to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any amount with respect to the principal of or interest on the Bonds, or (v) any consent given or other action taken by the Depository as Owner of the Bonds.

The Fiscal Agent may treat as and deem DTC to be the absolute Owner of each Bond for which DTC is acting as Depository for the purpose of payment of the principal of and interest on such Bonds, for the purpose of giving notices of redemption and other matters with respect to such Bonds, for the purpose of registering transfers with respect to such Bonds, and for all purposes whatsoever. The Fiscal Agent shall pay all principal of and interest on the Bonds only to the Owners as shown on the Registration Books, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid.

No person other than an Owner, as shown on the Bond Register, shall receive a physical Bond. Upon delivery by DTC to the Fiscal Agent of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the transfer provisions in Section 2.06 hereof, references to "Cede & Co." in this Section 2.12 shall refer to such new nominee of DTC.

DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Fiscal Agent and the City during any time that the Bonds are Outstanding, and discharging its responsibilities with respect thereto under applicable law.

The City may terminate the services of DTC with respect to the Bonds if it determines that DTC is unable to discharge its responsibilities with respect to the Bonds or that continuation of the system of book-entry transfers through DTC is not in the best interest of the Beneficial Owners, and the City shall mail notice of such termination to the Fiscal Agent.

Upon the termination of the services of DTC as provided in the previous paragraph, and if no substitute Depository willing to undertake the functions hereunder can be found which is willing and able to undertake such functions upon reasonable or customary terms, or if the City determines that it is in the best interest of the Beneficial Owners of the Bonds that they be able to obtain certificated Bonds, the Bonds shall no longer be restricted to being registered in the Bond Register of the Fiscal Agent in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or name the Owners shall designate at that time, in accordance with Section 2.06.

To the extent that the Beneficial Owners are designated as the transferee by the Owners, in accordance with Section 2.06, the Bonds will be delivered to such Beneficial Owners as soon as practicable.

Section 2.13. No Acceleration. The principal of the Bonds shall not be subject to acceleration hereunder. Nothing in this Section 2.13 shall in any way prohibit the redemption of Bonds under Section 2.03 hereof, or the defeasance of the Bonds and discharge of this Agreement under Section 9.03 hereof.

ARTICLE III

ISSUANCE OF BONDS

Section 3.01. Issuance and Delivery of Bonds. At any time after the execution of this Agreement, the City may issue the Bonds for the District in the aggregate principal amount set forth in Section 2.01 or as authorized in any supplemental agreement and deliver such Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of Bonds in accordance with the provisions of the Act, the Resolution and this Agreement, to authorize the payment of Costs of Issuance of the Bonds from the proceeds of the Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the Bonds to the Original Purchaser.

Section 3.02. Application of Proceeds of Sale of 2021 Bonds.

The proceeds of the purchase of the 2021 Bonds by the Original Purchaser in the amount of \$_____ (representing the principal of amount of the Bonds, less an underwriter's discount of \$_____ and plus a [net] original issue premium of \$_____), shall be paid to the Fiscal Agent, who shall forthwith deposit such proceeds on the Closing Date as follows:

- (i) Deposit in the Improvement Fund \$_____;
- (ii) Deposit in the 2021 Reserve Account of the Reserve Fund \$_____;
- (iii) Deposit in the 2021 Costs of Issuance Fund \$_____.

Section 3.03. Special Tax Fund.

(A) Establishment of Special Tax Fund. There is hereby established as a separate fund to be held by the Administrative Services Director, the Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds, Series 2021, Special Tax Fund. Within the Special Tax Fund, the Administrative Services Director shall establish and maintain two accounts, (i) the Debt Service Account, to the credit of which the City shall deposit, immediately upon receipt, all Special Tax Revenues received by the City, and any amounts required by Section 3.05(B) to be deposited in the Special Tax Fund, and (ii) the Surplus Account, to the credit of which the City shall deposit surplus Special Tax Revenues described in Section 3.03(B) below. Moneys in the Special Tax Fund shall be held in trust by the City for the benefit of the City and the Owners of the Bonds, shall be disbursed as provided below and, pending any disbursement, shall be subject to a lien in favor of the Owners of the Bonds. Notwithstanding the foregoing, the City may semi-annually transfer from the Special Tax Fund so held an amount equal to one-half of the Administrative Expense Priority as necessary for the payment of Administrative Expense Priority.

(B) Disbursements. All Special Tax Revenues shall be deposited in the Debt Service Account upon receipt. No later than 10 Business Days prior to each Interest Payment Date, the City shall withdraw from the Debt Service Account of the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the Reserve Fund an amount such that the amount then on deposit therein is equal to the Reserve Requirement, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund such that

the amount in the Bond Fund equals the principal, including any mandatory sinking fund payments, premium, if any, and interest due on the Bonds on the next Interest Payment Date. After the transfers under subsections (i) and (ii) have been made, the City may, on or after September 15th of each year transfer to the Surplus Account the amount remaining in the Debt Service Account.

From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay costs of the Project or incidental expenses of the District authorized under the Act, including Administrative Expenses in excess of the Administrative Expense Priority. Moneys in the Surplus Account may, at the City's discretion, also be used to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement.

(C) Investment. Moneys in the Special Tax Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Special Tax Fund to be used for the purposes thereof.

Section 3.04. Improvement Fund.

(A) Establishment of Improvement Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Improvement Fund to the credit of which a deposit shall be made as required by Section 3.02. Moneys in the Improvement Fund shall be held in trust by the Fiscal Agent and shall be disbursed as provided in subsection (B) of this Section for the payment or reimbursement of costs of the Project. Prior to disbursement, amounts on deposit in the Improvement Fund shall be subject to a lien in favor of the Owners of the Bonds.

(B) Procedure for Disbursement. Disbursements from the Improvement Fund shall be made as determined by an Authorized Officer for the payment or reimbursement of the costs of the Project, including for costs of acquisition of portions of the Project, which may include authorized administrative expenses of the City, in accordance with the Acquisition Agreement, by submission of an Officer's Certificate to the Fiscal Agent requesting disbursement of moneys. The Fiscal Agent need not make any such payment if it has received notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys to be so paid, that has not been released or will not be released simultaneously with such payment. The Fiscal Agent shall not incur any liability for any disbursement from the Improvement Fund made in reliance upon any Officer's Certificate.

(C) Investment. Moneys in the Improvement Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits from the investment of amounts in the Improvement Fund shall be retained in the Improvement Fund to be used for the purposes of the Improvement Fund.

(D) Closing of Fund. Upon the filing of an Officer's Certificate stating that the portion of the Project to be financed from the Improvement Fund has been completed and that all costs of such portion of the Project have been paid or are not required to be paid from the Improvement Fund, the Authorized Officer shall request the Fiscal Agent to transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with Section 4.02 and the Improvement Fund shall be closed.

Section 3.05. 2021 Costs of Issuance Fund.

(A) Establishment of 2021 Costs of Issuance Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021 Costs of Issuance Fund, to the credit of which a deposit shall be made as required by Section 3.02. Moneys in the 2021 Costs of Issuance Fund shall be held in trust by the Fiscal Agent and shall be disbursed as provided in subsection (B) of this Section for the payment or reimbursement of Costs of Issuance of the 2021 Bonds.

(B) Disbursement. Amounts in the 2021 Costs of Issuance Fund shall be disbursed from time to time to pay Costs of Issuance, as set forth in an Officer's Certificate containing respective amounts to be paid to the designated payees, signed by the Administrative Services Director or a designee thereof and delivered to the Fiscal Agent. The Fiscal Agent shall pay all Costs of Issuance of the 2021 Bonds upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate requesting payment of a Cost of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date of the 2021 Bonds. The Fiscal Agent shall maintain the 2021 Costs of Issuance Fund for a period of 2 months, from the Closing Date of the 2021 Bonds and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the Improvement Fund, and the 2021 Costs of Issuance Fund shall be closed. Thereafter, every invoice received by the Fiscal Agent shall be submitted to the Administrative Services Director for payment from amounts on deposit in the Special Tax Fund.

(C) Investment. Moneys in the 2021 Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the 2021 Costs of Issuance Fund to be used for the purposes of such fund.

ARTICLE IV**SPECIAL TAX REVENUES; BOND FUND AND RESERVE FUND**

Section 4.01. Pledge of Special Tax Revenues and Other Amounts. All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided herein, the Improvement Fund and the Special Tax Fund are hereby pledged to secure the repayment of the Bonds. In addition, the 2021 Bonds shall be secured by a pledge of all amounts in the 2021 Reserve Account of the Reserve Fund, and each series of Additional Bonds may be secured by a reserve account within the Reserve Fund or a separate reserve fund, as provided in the applicable Supplemental Agreement for such Series. Such pledge shall constitute a first lien on the Special Tax Revenues and said amounts.

The Special Tax Revenues and all moneys deposited into such funds (except as otherwise provided herein) are hereby dedicated in their entirety to the payment of the principal of, including any mandatory sinking fund payments, and interest and any premium on, the Bonds as provided herein and in the Act until all of the Bonds have been paid and retired or until moneys or Federal Securities have been set aside irrevocably for that purpose in accordance with Section 9.03.

Amounts in the Costs of Issuance Fund for any Series of Bonds are not pledged to the repayment of the Bonds. The facilities acquired with the proceeds of the Bonds are not in any way pledged to pay the Debt Service on the Bonds. Any proceeds of condemnation, destruction or other disposition of any facilities financed with the proceeds of the Bonds are not pledged to pay the Debt Service on the Bonds and are free and clear of any lien or obligation imposed hereunder.

Section 4.02. Bond Fund.

(A) Establishment of Bond Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Bond Fund, to the credit of which deposits shall be made as required by Section 3.03(B)(ii), Section 4.03 and any other amounts required to be deposited therein by this Agreement or the Act. Within the Bond Fund, the Fiscal Agent shall establish a Prepayment Account and deposit therein moneys received, if any, from prepayments of the Special Tax pursuant to Section 2.03(A)(ii). Moneys in the Bond Fund shall be held in trust by the Fiscal Agent for the benefit of the Owners of the Bonds, shall be disbursed for the payment of the principal of, and interest and any premium on, the Bonds as provided below, and, pending such disbursement, shall be subject to a lien in favor of the Owners of the Bonds.

(B) Disbursements. On each Interest Payment Date, the Fiscal Agent shall withdraw from the Bond Fund and pay to the Owners of the Bonds the principal of, and interest and any premium, then due and payable on the Bonds, including any amounts due on the Bonds by reason of the sinking payments set forth in Section 2.03(A)(iii) or any redemption of the Bonds as provided under Section 2.03(A)(i). Moneys in the Prepayment Account shall be disbursed for redemption of Bonds as instructed by the City.

In the event that amounts in the Bond Fund are insufficient to pay regularly scheduled payments of principal of and interest on the Bonds, the Fiscal Agent shall withdraw from the Reserve Fund to the extent of any funds therein, the amount of such insufficiency, and the Fiscal Agent shall provide written notice to the Administrative Services Director of the amounts so

withdrawn from the Reserve Fund. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund.

If, after the foregoing transfer, there are insufficient funds in the Bond Fund to make the payments provided for to pay regularly scheduled payments of principal of and interest on the Bonds, the Fiscal Agent shall apply the available funds first to the payment of interest on the Bonds, then to the payment of principal due on the Bonds other than by reason of sinking payments, and then to payment of principal due on the Bonds by reason of sinking payments. Any sinking payment not made as scheduled shall be added to the sinking payment to be made on the next sinking payment date.

(C) Investment. Moneys in the Bond Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Bond Fund to be used for the purposes of such fund.

(D) Deficiency. If ten days before any Interest Payment Date it appears to the Fiscal Agent that there is a danger of deficiency in the Bond Fund and that the Fiscal Agent may be unable to pay regularly scheduled debt service on the Bonds in a timely manner, the Fiscal Agent shall report to the Administrative Services Director such fact. The City covenants to increase the levy of the Special Taxes in the next Fiscal Year (subject to the maximum amount authorized by the Resolution of Formation) in accordance with the procedures set forth in the Act for the purpose of curing Bond Fund deficiencies.

If on any Interest Payment Date the Fiscal Agent is unable to pay principal, interest and premium, if any, due on any Interest Payment Date for the Bonds due to insufficient funds in the Bond Fund, or if funds are withdrawn from the Reserve Fund to pay principal and/or interest on the Bonds the Fiscal Agent shall notify the Administrative Services Director in writing of such fact, and the Administrative Services Director shall notify CDIAC of such fact within 10 days of such Interest Payment Date. The Fiscal Agent has no obligation under this Agreement to provide notice or disclosure to the Bondowners of insufficient funds or anticipation of deficiency in the Bond Fund.

Section 4.03. Reserve Fund.

(A) Establishment of Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Reserve Fund, and within such fund the "2021 Reserve Account," to the credit of which a deposit shall be made as required by Section 3.02, and deposits shall be made as provided in Section 3.03(B). Moneys in the Reserve Fund shall be held in trust by the Fiscal Agent for the benefit of the Owners of the 2021 Bonds and any other Bonds secured thereby as a reserve for the payment of principal of, and interest on, the 2021 Bonds and any other Bonds secured thereby, and shall be subject to a lien in favor of the Owners of the 2021 Bonds and any other Bonds secured thereby.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent: (1) a Qualified Reserve Fund Credit Instrument, and (2) an opinion of Bond Counsel stating that such release will not, of itself, cause the portion of the interest on the Bonds to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent, the Fiscal Agent will transfer such funds from the Reserve Fund to the City.

(B) Use of Fund. Except as otherwise provided in this Section, all amounts deposited in the Reserve Fund shall be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency within five days prior to any Interest Payment Date in the Bond Fund of the amount required for payment of the principal of, and interest on, the 2021 Bonds and any other Bonds secured by the Reserve Fund on such Interest Payment Date. Whenever transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent shall provide written notice thereof to the Administrative Services Director.

(C) Transfer of Excess of Reserve Requirement. Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund (or any account therein) exceeds the then applicable Reserve Requirement, the Fiscal Agent shall provide written notice to the Administrative Services Director of the amount of the excess and, following any transfer required pursuant to Section 4.03(D) below, shall transfer an amount equal to the excess from the Reserve Fund to the Improvement Fund, if the Project has not been completed as of the date of such transfer, or if the Project has been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Bonds in accordance with Section 4.02.

(D) Transfer for Rebate Purposes. Investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the federal government to comply with Section 6.02.

(E) Transfer When Balance Exceeds Outstanding Bonds. Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and after making any transfer required under Section 4.03(D) above and upon receipt of an Officer's Certificate directing it to do so, the Fiscal Agent shall transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date to the payment and redemption, in accordance with Section 4.02 or 2.03 as applicable, of all of the Outstanding Bonds. In the event that the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund shall be transferred to the City, after payment of any amounts due the Fiscal Agent hereunder, to be used for any lawful purpose of the City.

Notwithstanding the foregoing, no amounts shall be transferred from the Reserve Fund pursuant to this Section 4.03(E) until after the calculation, pursuant to Section 6.02, of any amounts due to the federal government following payment of the Bonds and withdrawal of any such amount under Section 4.03(D) for purposes of making such payment to the federal government, and payment of any fees and expenses due to the Fiscal Agent.

(F) Investment. Moneys in the Reserve Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from the investment of moneys in the Reserve Fund and other moneys in the Reserve Fund will remain therein until the balance exceeds the Reserve Requirement; any amounts in excess of the Reserve Requirement will be transferred to the Improvement Fund, if the Facilities have not been completed, or if the Facilities have been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Bonds secured by the Reserve Fund.

ARTICLE V

OTHER COVENANTS OF THE CITY

Section 5.01. Punctual Payment. The City will punctually pay or cause to be paid the principal of, and interest and any premium on, the Bonds when and as due in strict conformity with the terms of this Agreement, and it will faithfully observe and perform all of the conditions covenants and requirements of this Agreement and all Supplemental Agreements and of the Bonds.

Section 5.02. Limited Obligation. The Bonds are limited obligations of the City on behalf of the District and are payable solely from and secured solely by the Special Tax Revenues and the amounts in the Bond Fund, the Reserve Fund and the Special Tax Fund created hereunder.

Section 5.03. Extension of Time for Payment. In order to prevent any accumulation of claims for interest after maturity, the City shall not, directly or indirectly, extend or consent to the extension of the time for the payment of any claim for interest on any of the Bonds and shall not, directly or indirectly, be a party to the approval of any such arrangement by purchasing or funding said claims for interest or in any other manner. In case any such claim for interest shall be extended or funded, whether or not with the consent of the City, such claim for interest so extended or funded shall not be entitled, in case of default hereunder, to the benefits of this Agreement, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest which shall not have been so extended or funded.

Section 5.04. Against Encumbrances. The City will not encumber, pledge or place any charge or lien upon any of the Special Tax Revenues or other amounts pledged to the Bonds superior to or on a parity with the pledge and lien herein created for the benefit of the Bonds, except as permitted by this Agreement.

Section 5.05. Books and Accounts. The City will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries shall be made of all transactions relating to the expenditure of amounts disbursed from the Special Tax Fund and to the Special Tax Revenues. Such books of record and accounts shall at all times during business hours be subject to the inspection of the Owners of not less than ten percent (10%) of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing.

The Fiscal Agent will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the Fiscal Agent, in which complete and correct entries shall be made of all transactions of the Fiscal Agent relating to the expenditure of amounts disbursed from funds and accounts held by the Fiscal Agent hereunder. Such books of record and accounts shall at all times during business hours and upon reasonable prior notice, be subject to the inspection of the City and the Owners of not less than ten percent (10%) of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing.

Section 5.06. Protection of Security and Rights of Owners. The City will preserve and protect the security of the Bonds and the rights of the Owners, and will warrant and defend their rights against all claims and demands of all persons. From and after the delivery of any of the Bonds by the City, the Bonds shall be incontestable by the City.

Section 5.07. Compliance with Law; Completion of Project. The City will comply with all applicable provisions of the Act and the law in completing the acquisition and construction of the Project; provided that the City shall have no obligation to advance any funds to complete the Project in excess of the amounts available therefor in the Improvement Fund.

Section 5.08. Private Activity Bond Limitation. The City shall assure that the proceeds of the Bonds are not so used as to cause the Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

Section 5.09. Federal Guarantee Prohibition. The City shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 5.10. Collection of Special Tax Revenues. The City shall comply with all requirements of the Act so as to assure the timely collection of Special Tax Revenues, including without limitation, the enforcement of delinquent Special Taxes.

On or within five Business Days of each June 1, the Fiscal Agent shall provide the Administrative Services Director with a notice stating the amount then on deposit in the Bond Fund and the Reserve Fund. The receipt of such notice by the Administrative Services Director shall in no way affect the obligations of the Administrative Services Director under the following two paragraphs. Upon receipt of such notice, the Administrative Services Director shall ascertain the relevant parcels on which the Special Taxes are to be levied, taking into account any parcel splits during the preceding and then current year.

The City shall effect the levy of the Special Taxes each Fiscal Year in accordance with the Ordinance such that the computation of the levy is complete before the final date on which the County Auditor will accept the transmission of the Special Tax amounts for the parcels within the District for inclusion on the next secured real property tax roll. Upon the completion of the computation of the amounts of the levy, the City shall prepare or cause to be prepared, and shall transmit to the Administrative Services Director, such data as the County Auditor requires to include the levy of the Special Taxes on the next secured real property tax roll.

The City shall fix and levy the amount of Special Taxes within the District required for the payment of principal of and interest on any outstanding Bonds of the District becoming due and payable during the ensuing year, including any necessary replenishment or expenditure of the Reserve Fund for the Bonds and an amount estimated to be sufficient to pay the Administrative Expenses during such year, all in accordance with the rate and method of apportionment of the Special Taxes for the District and the Ordinance. In any event, the Special Taxes so levied shall not exceed the authorized amounts as provided in the proceedings pursuant to the Resolution of Formation.

The Special Taxes shall be payable and be collected in the same manner and at the same time and in the same installment as the general taxes on real property are payable, and have the same priority, become delinquent at the same times and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do the general taxes on real property. Notwithstanding the foregoing, the Special Taxes may be collected in such other manner as the City shall prescribe if necessary to pay the debt service on the Bonds.

Section 5.11. Further Assurances. The City will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or

proper to carry out the intention or to facilitate the performance of this Agreement, and for the better assuring and confirming unto the Owners of the rights and benefits provided in this Agreement.

Section 5.12. No Arbitrage. The City shall not take, or permit or suffer to be taken by the Fiscal Agent or otherwise, any action with respect to the gross proceeds of the Bonds which if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and Regulations.

Section 5.13. Maintenance of Tax-Exemption. The City shall take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the Owners of the Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds.

Section 5.14. Annual State Reports. The following requirements shall apply to the Bonds:

(A) Annual Reporting. Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the Administrative Services Director shall prepare and supply the California Debt and Investment Advisory Commission, by mail, postage prepaid, with the information required under Section 53359.5(c) of the Act. The annual reporting shall be made using such form or forms as may be prescribed by CDIAC.

(B) Other Reporting. If within 10 days prior to any Interest Payment Date it appears to the Fiscal Agent that there is a danger of deficiency in the Bond Fund and that the Fiscal Agent may be unable to pay regularly scheduled debt service on the Bonds in a timely manner or if the Fiscal Agent is unable to pay principal, interest and premium, if any, due on any Interest Payment Date for the Bonds due to insufficient funds in the Bond Fund, or if funds are withdrawn from the Reserve Fund to pay principal and/or interest on the Bonds, the Administrative Services Director shall make the reports required under Section 4.02(D) hereof.

(C) Amendment. The reporting requirements of this Section 5.14 shall be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to Section 53359.5(b) or Section 53359.5(c) of the Act.

(D) No Liability. None of the City and its officers, agents and employees, the Administrative Services Director or the Fiscal Agent shall be liable for any inadvertent error in reporting the information required by this Section 5.14.

Section 5.15. Covenant to Foreclose. The City hereby covenants with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County of Sacramento relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such Fiscal Year, it will within 30 days thereafter, institute foreclosure proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute

and pursue such foreclosure proceedings to judgment and sale; *provided*, that if the City determines on the basis of such review that

(a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, but that property owned by any single property owner in the District is delinquent by more than \$5,000 with respect to the Special Tax due and payable by such property owner in such Fiscal Year, or

(b) that property owned by any single property owner in the District is delinquent cumulatively by more than \$3,000 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District) then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against each such property owner.

The Administrative Services Director shall notify the City Attorney of any such delinquency of which it is aware, and the City Attorney shall commence, or cause to be commenced, such proceedings.

Section 5.16. Continuing Disclosure to Owners. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Agreement, failure of the City to comply with the Continuing Disclosure Certificate shall not be considered a default hereunder; however, any Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate to compel performance by the City of its obligations thereunder, including seeking mandate or specific performance by court order.

Section 5.17. Additional Bonds.

(a) Issuance of Additional Series of Bonds. In addition to the 2021 Bonds, the City may, by a Supplemental Agreement, authorize the issuance of Additional Bonds, payable from Special Taxes and secured, unless otherwise provided in the Supplemental Agreement, by the Special Tax Revenues equally and ratably with the 2021 Bonds, and the City may issue, and the Fiscal Agent may authenticate and deliver to the purchaser thereof, Additional Bonds so established, in such principal amount as shall be determined by the City, but only upon compliance by the City with the requirements set forth in the Supplemental Agreement, and subject to the following specific conditions, which are hereby made conditions precedent to the issuance of any such series of Additional Bonds:

(i) No default in the Bonds shall have occurred and then be continuing.

(ii) The Supplemental Agreement providing for the issuance of the Additional Bonds shall specify the purpose for which such Additional Bonds is being issued, which shall be one or more of the following:

(A) to provide moneys needed to construct and acquire the Facilities, by depositing into the Improvement Fund the proceeds of such Additional Bonds to be so applied, or

(B) to refund all or part of the 2021 Bonds or Additional Bonds then Outstanding.

The Supplemental Agreement may, but is not required, provide for the payment of expenses incidental to such purposes, including the costs of issuance of such Additional Bonds, capitalized interest on such Additional Bonds and, in the case of a refunding, expenses incident to calling, redeeming, paying or otherwise discharging the Bonds to be refunded.

(iii) Unless otherwise set forth in the Supplemental Agreement providing for the issuance of such Additional Bonds, there shall be deposited into a reserve account of the Reserve Fund, or into a separate reserve fund, an amount at least equal to the Reserve Requirement with respect to such Additional Bonds.

(iv) The Bonds of such Series shall be payable as to principal on September 1 in each year in which principal becomes due, and shall be payable as to interest semiannually on March 1 and September 1.

(v) Fixed serial maturities or sinking fund payments, or any combination thereof, shall be established in amounts sufficient to provide for the retirement of all of the Bonds of such Series on or before their respective maturity dates.

(vi) The aggregate principal amount of all Additional Bonds plus the 2021 Bonds shall not exceed the Authorization.

(vii) After giving effect to the issuance of such Series of Bonds:

(A) For each Bond Year that the Additional Bonds will be Outstanding, projected Net Maximum Annual Special Taxes in each Fiscal Year are equal to or greater than 110% of Debt Service due in the Bond Year that begins in the corresponding Fiscal Year; and

(B) The aggregate value of all parcels in the District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the proposed series of Bonds, as determined by an MAI appraisal (including the value of improvements to be financed from proceeds of the Bonds proposed to be issued) or the assessed value of such parcels as shown on the then current County tax roll, or by a combination of both methods, is at least 4.00 times the sum of (i) the aggregate principal amount of all Bonds then outstanding plus (ii) the aggregate principal amount of the series of Bonds proposed to be issued, plus (iii) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (iv) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then outstanding, and payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the District (the "Other Mello-Roos Bonds") equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in

which the Additional Bonds are being issued), based upon information from the most recent available fiscal year.

The limitations contained in the foregoing paragraph (vii) above shall not be applicable to Additional Bonds which are refunding bonds if the annual debt service on the refunding bonds is less than the annual debt service on the bonds refunded for each year such refunding bonds are scheduled to be outstanding.

Nothing in this Section or in this Agreement contained shall prevent or be construed to prevent the Supplemental Agreement providing for the (i) issuance of Additional Bonds from pledging or otherwise providing, (i) in addition to the security given or intended to be given by this Agreement, additional security for the benefit of such Additional Bonds or any portion thereof, or (ii) issuance of bonds secured by Special Taxes on a basis subordinate to the pledge securing the Bonds.

(b) Proceedings for Issuance of Additional Series of Bonds. Whenever the City shall determine to issue an additional Series of Bonds, the City shall authorize the execution of a Supplemental Agreement specifying the principal amount and prescribing the forms of Bonds of such additional Series and providing the terms, conditions, distinctive designation, denominations, methods of numbering, date, maturity date or dates, interest rate or rates (or the manner of determining same), interest payment dates, redemption provisions (including the amount and dates of Sinking Fund Payments, if any), place or places of payment of principal or redemption price, if any, application of the proceeds thereof and any other provisions respecting the Bonds of such Series not inconsistent with the terms of this Fiscal Agent Agreement.

Before such additional Series of Bond shall be issued and delivered, the Fiscal Agent shall receive a Certificate of the City stating that, to the best knowledge of the City after reasonable investigation, the requirements of Section 5.17(a) are met, and the City shall file the following documents with the Fiscal Agent:

- (i) an executed copy of the Supplemental Agreement authorizing such Series.
- (ii) a certificate of an independent special tax consultant showing that the requirements of clause (A) of subsection (vii) of Section 5.17(a) are satisfied.
- (iii) a valuation of taxable property within the District, showing that the requirements of clause (B) of subsection (vi) of Section 5.17(a) are satisfied.
- (iv) an Opinion of Counsel that the execution of the Supplemental Agreement has been duly authorized by the City in accordance with this Fiscal Agent Agreement; that all actions required to be taken by the City with respect to the issuance of the additional Series of Bonds have been taken; that such Series, when duly executed by the City and authenticated and delivered by the Fiscal Agent, will be valid and binding limited obligations of the City; that upon the delivery by the Fiscal Agent, will be valid and binding limited obligations of the City; that upon the delivery of such Series the aggregate principal amount of Bonds then Outstanding will not exceed the amount permitted by law or by the Fiscal Agent Agreement; and that the issuance of such Series will not cause the interest on any Bonds previously issued to be includable in the gross income of any Bonds for purposes of federal income taxation.

Section 5.18. Yield of the Bonds. In determining the yield of the Bonds to comply with Section 5.13 and 6.02 hereof, the City will take into account optional and mandatory prepayment redemption (including premium, if any) in advance of maturity based on the reasonable expectations of the City, as of the Closing, without regard to whether or not redemption moneys are received or Bonds are redeemed.

ARTICLE VI**INVESTMENTS; DISPOSITION OF INVESTMENT PROCEEDS;
LIABILITY OF THE CITY**

Section 6.01. Deposit and Investment of Moneys in Funds. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Fiscal Agent, shall be invested by the Fiscal Agent in Permitted Investments, as directed pursuant to an Officer's Certificate filed with the Fiscal Agent at least two (2) Business Days in advance of the making of such investments. In the absence of any such Officer's Certificate, the Fiscal Agent shall invest any such moneys in Permitted Investments described in clause (vii) of the definition thereof which by their terms mature prior to the date on which such moneys are required to be paid out hereunder. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Administrative Services Director shall be invested by the Administrative Services Director in any lawful investments that the City may make, which by their terms mature prior to the date on which such moneys are required to be paid out hereunder. Obligations purchased as an investment of moneys in any fund shall be deemed to be part of such fund or account, subject, however, to the requirements of this Agreement for transfer of interest earnings and profits resulting from investment of amounts in funds and accounts.

The Fiscal Agent or Administrative Services Director may act as principal or agent in the acquisition or disposition of any investment. Neither the Fiscal Agent nor the Administrative Services Director shall incur any liability for losses arising from any investments made pursuant to this Section. Any losses arising from any investments made pursuant to this Section shall be offset against interest earnings and profits retained in the same fund.

Except as otherwise provided in the next sentence, all investments of amounts deposited in any fund or account created by or pursuant to this Agreement, or otherwise containing gross proceeds of the Bonds (within the meaning of Section 148 of the Code), shall be acquired, disposed of, and valued (as of the date that valuation is required by this Agreement or the Code) at Fair Market Value. For purposes of any Fair Market Value determination hereunder, the Fiscal Agent shall be entitled to conclusively rely on an Officer's Certificate of the City and shall be fully protected in relying thereon. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Code and (unless valuation is undertaken at least annually) investments in the Reserve Fund shall be valued at their present value (within the meaning of Section 148 of the Code).

Investments in any and all funds and accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular funds or accounts of amounts received or held by the Fiscal Agent or the Administrative Services Director hereunder, provided that the Fiscal Agent or the Administrative Services Director, as applicable, shall at all times account for such investments strictly in accordance with the funds and accounts to which they are credited and otherwise as provided in this Agreement.

The Fiscal Agent or the Administrative Services Director, as applicable, shall sell or present for redemption, any investment security whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such investment security is credited and neither the Fiscal Agent nor the

Administrative Services Director shall be liable or responsible for any loss resulting from the acquisition or disposition of such investment security in accordance herewith.

The City acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the City the right to receive brokerage confirmations of security transactions as they occur, the City specifically waives receipt of such confirmations to the extent permitted by law. The Fiscal Agent will furnish the City periodic cash transaction statements which include detail for all investment transactions made by the Fiscal Agent hereunder.

Section 6.02. Rebate of Excess Investment Earnings to the United States. The City covenants to calculate and rebate to the federal government, in accordance with the Regulations, excess investment earnings to the extent required by Section 148(f) of the Code.

The City shall notify the Fiscal Agent of any amounts determined to be due to the federal government, and the Fiscal Agent shall, upon receipt of an Officer's Certificate of the City, withdraw such amounts from the Reserve Fund pursuant to Section 4.03(D), and pay such amounts to the federal government as required by the Code and the Regulations. In the event of any shortfall in amounts available to make such payments under Section 4.03(D), the Fiscal Agent shall notify the Administrative Services Director in writing of the amount of the shortfall and the Administrative Services Director shall make such payment from any amounts available in the Special Tax Fund. Any fees or expenses incurred by the Fiscal Agent or the City under or pursuant to this Section 6.02 shall be Administrative Expenses.

In order to provide for the administration of this Section 6.02, the City may provide for the employment of independent attorneys, accountants and consultants compensated on such reasonable basis as the City may deem appropriate.

Section 6.03. Limited Obligation. The City's obligations hereunder are limited obligations of the City on behalf of the District and are payable solely from and secured solely by the Special Tax Revenues and the amounts in the Special Tax Fund, the Bond Fund and the Reserve Fund created hereunder.

ARTICLE VII**THE FISCAL AGENT**

Section 7.01. Appointment of Fiscal Agent. U.S. Bank National Association, at its Principal Office, is hereby appointed Fiscal Agent for the Bonds. The Fiscal Agent undertakes to perform such duties, and only such duties, as are specifically set forth in this Agreement, and no implied covenants or obligations shall be read into this Agreement against the Fiscal Agent.

Any company into which the Fiscal Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Fiscal Agent may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible under the following paragraph of this Section, shall be the successor to such Fiscal Agent without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding.

The City may remove the Fiscal Agent initially appointed, and any successor thereto, and may appoint a successor or successors thereto, but any such successor shall be a bank or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least \$50,000,000, including, for such purpose, the combined capital and surplus of any parent holding company, and subject to supervision or examination by federal or state authority. If such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section 7.01, combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Fiscal Agent may at any time resign by giving written notice to the City and by giving to the Owners notice by mail of such resignation. Upon receiving notice of such resignation, the City shall promptly appoint a successor Fiscal Agent by an instrument in writing. Any resignation or removal of the Fiscal Agent shall become effective upon acceptance of appointment by the successor Fiscal Agent.

If no appointment of a successor Fiscal Agent shall be made pursuant to the foregoing provisions of this Section within 30 days after the Fiscal Agent shall have given to the City written notice or after a vacancy in the office of the Fiscal Agent shall have occurred by reason of its inability to act, the Fiscal Agent or any Bondowner may apply to any court of competent jurisdiction to appoint a successor Fiscal Agent. Said court may thereupon, after such notice, if any, as such court may deem proper, appoint a successor Fiscal Agent.

Section 7.02. Liability of Fiscal Agent. The recitals of facts, covenants and agreements herein and in the Bonds contained shall be taken as statements, covenants and agreements of the City, and the Fiscal Agent assumes no responsibility for the correctness of the same, or makes any representations as to the validity or sufficiency of this Agreement or of the Bonds, or shall incur any responsibility in respect thereof, other than in connection with the duties or obligations herein or in the Bonds assigned to or imposed upon it. The Fiscal Agent shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful default. The Fiscal Agent assumes no responsibility or liability for any information, statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds. The Fiscal Agent has no liability regarding the use of the proceeds from the purchase of the Bonds deposited in funds held by the City.

In the absence of bad faith, the Fiscal Agent may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Fiscal Agent and conforming to the requirements of this Agreement, including all Officer's Certificates of the City meeting such requirements; but in the case of any such certificates or opinions by which any provision hereof are specifically required to be furnished to the Fiscal Agent, the Fiscal Agent shall be under a duty to examine the same to determine whether or not they conform to the requirements of this Agreement. Except as provided above in this paragraph, the Fiscal Agent shall be protected and shall incur no liability in acting or proceeding, or in not acting or not proceeding, in good faith, reasonably and in accordance with the terms of this Agreement, upon any resolution, order, notice, request, consent or waiver, certificate, statement, affidavit, or other paper or document which it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper person or to have been prepared and furnished pursuant to any provision of this Agreement, and the Fiscal Agent shall not be under any duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument.

The Fiscal Agent shall not be liable for any error of judgment made in good faith by a responsible officer unless it shall be proved that the Fiscal Agent was negligent in ascertaining the pertinent facts.

No provision of this Agreement shall require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

The Fiscal Agent shall be under no obligation to exercise any of the rights or powers vested in it by this Agreement at the request or direction of any of the Owners pursuant to this Agreement unless such Owners shall have offered to the Fiscal Agent reasonable security or indemnity against the costs, expenses and liabilities which might be incurred by it in compliance with such request or direction.

The Fiscal Agent may become the owner of the Bonds with the same rights it would have if it were not the Fiscal Agent.

Section 7.03. Information. The Fiscal Agent shall provide to the City such information relating to the Bonds and the funds and accounts maintained by the Fiscal Agent hereunder as the City shall reasonably request, including but not limited to quarterly statements reporting funds held and transactions by the Fiscal Agent.

Section 7.04. Notice to Fiscal Agent. The Fiscal Agent may rely and shall be protected in acting or refraining from acting upon any Officer's Certificate, notice, resolution, request, consent, order, certificate, report, warrant, Bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties and given in accordance with the requirements hereof. The Fiscal Agent may execute any of the powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys and the Fiscal Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder. The Fiscal Agent may consult with counsel, who may be counsel to the City, with regard to legal questions, and the opinion of such

counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

The Fiscal Agent shall not be bound to recognize any person as the Owner of a Bond unless and until such Bond is submitted for inspection, if required, and his title thereto satisfactorily established, if disputed.

Whenever in the administration of its duties under this Agreement the Fiscal Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the Fiscal Agent, be deemed to be conclusively proved and established by a certificate of the City, and such certificate shall be full warrant to the Fiscal Agent for any action taken or suffered under the provisions of this Agreement or any Supplemental Agreement upon the faith thereof, but in its discretion the Fiscal Agent may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

Section 7.05. Compensation, Indemnification. The City shall pay to the Fiscal Agent from time to time reasonable compensation for all services rendered as Fiscal Agent under this Agreement, and also all reasonable expenses, charges, counsel fees and other disbursements, including those of their attorneys, agents and employees, incurred in and about the performance of their powers and duties under this Agreement, but the Fiscal Agent shall not have a lien therefor on any funds at any time held by it under this Agreement. The City further agrees, to the extent permitted by applicable law, to indemnify and save the Fiscal Agent, its officers, employees, directors and agents harmless against any costs, claims, expenses or liabilities, including, without limitation, fees and expenses of its attorneys which it may incur in the exercise and performance of its powers and duties hereunder which are not due to its negligence or willful misconduct. The obligation of the City under this Section shall survive resignation or removal of the Fiscal Agent under this Agreement and payment of the Bonds and discharge of this Agreement.

ARTICLE VIII**MODIFICATION OR AMENDMENT OF THIS AGREEMENT**

Section 8.01. Amendments Permitted. This Agreement and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Agreement pursuant to the affirmative vote at a meeting of Owners, or with the written consent without a meeting, of the Owners of at least 60% in aggregate principal amount of the Bonds then Outstanding, exclusive of Bonds disqualified as provided in Section 8.04. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, or (ii) permit the creation by the City of any pledge or lien upon the Special Taxes superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by the Act, the laws of the State of California or this Agreement), or reduce the percentage of Bonds required for the amendment hereof. No such amendment may modify any of the rights or obligations of the Fiscal Agent without its written consent.

This Agreement and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Agreement, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(A) to add to the covenants and agreements of the City in this Agreement contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(B) to make modifications not adversely affecting any outstanding series of Bonds of the City in any material respect;

(C) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Agreement, or in regard to questions arising under this Agreement, as the City and the Fiscal Agent may deem necessary or desirable, and which shall not adversely affect the rights of the Owners of the Bonds;

(D) to make such additions, deletions or modifications as may be necessary or desirable to assure compliance with Section 148 of the Code relating to required rebate of excess investment earnings to the United States or otherwise as may be necessary to assure exclusion from gross income for federal income tax purposes of interest on the Bonds or to conform with the Regulations.

Section 8.02. Owners' Meetings. The City may at any time call a meeting of the Owners. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof and to fix and adopt rules and regulations for the conduct of said meeting.

Section 8.03. Procedure for Amendment with Written Consent of Owners. The City and the Fiscal Agent may at any time enter into a Supplemental Agreement amending the provisions of the Bonds or of this Agreement or any Supplemental Agreement, to the extent that such amendment is permitted by Section 8.01, to take effect when and as provided in this Section. A

copy of such Supplemental Agreement, together with a request to Owners for their consent thereto, if such consent is required under Section 8.01, shall be mailed by first class mail, by the Fiscal Agent to each Owner of Bonds Outstanding, but failure to mail copies of such Supplemental Agreement and request shall not affect the validity of the Supplemental Agreement when assented to as in this Section provided.

If consent of the Owners is required under Section 8.01, such Supplemental Agreement shall not become effective unless there shall be filed with the Fiscal Agent the written consents of the Owners of at least 60% in aggregate principal amount of the Bonds then Outstanding (exclusive of Bonds disqualified as provided in Section 8.04) and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 9.04. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof) unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Fiscal Agent prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Agreement, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Agreement, stating in substance that the Supplemental Agreement has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Agreement or consents thereto). Proof of the mailing of such notice shall be filed with the Fiscal Agent. A record, consisting of the papers required by this Section 8.03 to be filed with the Fiscal Agent, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Agreement shall become effective upon the filing with the Fiscal Agent of the proof of mailing of such notice, and the Supplemental Agreement shall be deemed conclusively binding (except as otherwise herein above specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of 60 days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such 60-day period.

Section 8.04. Disqualified Bonds. Bonds owned or held for the account of the City, excepting any pension or retirement fund, shall not be deemed Outstanding for the purpose of any vote, consent or other action or any calculation of Outstanding Bonds provided for in this Article VIII, and shall not be entitled to vote upon, consent to, or take any other action provided for in this Article VIII. Upon request, the City shall provide an Officer's Certificate to the Fiscal Agent listing those Bonds which are disqualified pursuant to this Section 8.04.

Section 8.05. Effect of Supplemental Agreement. From and after the time any Supplemental Agreement becomes effective pursuant to this Article VIII, this Agreement shall be deemed to be modified and amended in accordance therewith, the respective rights, duties and obligations under this Agreement of the City and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Agreement shall be deemed to be part of the terms and conditions of this Agreement for any and all purposes.

Section 8.06. Endorsement or Replacement of Bonds Issued After Amendments. The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article VIII shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the Principal Office of the Fiscal Agent or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the Principal Office of the Fiscal Agent without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 8.07. Amendatory Endorsement of Bonds. The provisions of this Article VIII shall not prevent any Owner from accepting any amendment as to the particular Bonds held by him, provided that due notation thereof is made on such Bonds.

Section 8.08. Opinion of Counsel Regarding Supplemental Agreement. The Fiscal Agent shall be furnished an opinion of counsel that any Supplemental Agreement entered into by the City and the Fiscal Agent complies with the provisions of this Article VIII, and the Fiscal Agent may conclusively rely upon such opinion.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Benefits of Agreement Limited to Parties. Nothing in this Agreement expressed or implied, is intended to give to any person other than the City, the Fiscal Agent and the Owners, any right, remedy, claim under or by reason of this Agreement. Any covenants, stipulations, promises or agreements in this Agreement contained by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Fiscal Agent.

Section 9.02. Successor is Deemed Included in All References to Predecessor. Whenever in this Agreement or any Supplemental Agreement either the City or the Fiscal Agent is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Agreement contained by or on behalf of the City or the Fiscal Agent shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 9.03. Discharge of Agreement. If the City shall pay and discharge the entire indebtedness on all or any portion of the Bonds Outstanding in any one or more of the following ways:

(A) by well and truly paying or causing to be paid the principal of, and interest and any premium on, such Bonds Outstanding, as and when the same become due and payable;

(B) by depositing with the Fiscal Agent or other fiduciary, at or before maturity, money which, together with (in the event that all of the Bonds are to be defeased) the amounts then on deposit in the funds and accounts provided for in Sections 4.02 and 4.03, is fully sufficient to pay such Bonds Outstanding, including all principal, interest and redemption premiums, or;

(C) by irrevocably depositing with the Fiscal Agent or other fiduciary, cash and Federal Securities in such amount as the City shall determine as confirmed by an independent certified public accountant will, together with the interest to accrue thereon and (in the event that all of the Bonds are to be defeased) moneys then on deposit in the fund and accounts provided for in Sections 4.02 and 4.03, be fully sufficient to pay and discharge the indebtedness on such Bonds (including all principal, interest and redemption premiums) at or before their respective maturity dates;

and if such Bonds are to be redeemed prior to the maturity thereof notice of such redemption shall have been given as in this Agreement provided or provision satisfactory to the Fiscal Agent shall have been made for the giving of such notice, then, at the election of the City, and notwithstanding that any Bonds shall not have been surrendered for payment, the pledge of the Special Taxes and other funds provided for in this Agreement and all other obligations of the City under this Agreement with respect to such Bonds Outstanding shall cease and terminate, except only the obligations of the City under Section 5.13 and to pay or cause to be paid to the Owners of the Bonds not so surrendered and paid all sums due thereon and all amounts owing to the Fiscal Agent pursuant to Section 7.05; and thereafter Special Taxes shall not be payable to the Fiscal Agent. Notice of such election shall be filed with the Fiscal Agent.

Any funds thereafter held by the Fiscal Agent upon payments of all fees and expenses of the Fiscal Agent, which are not required for said purpose, shall be paid over to the City.

Section 9.04. Execution of Documents and Proof of Ownership by Owners. Any request, declaration or other instrument which this Agreement may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, consent, declaration or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number and date of holding the same shall be proved by the registry books.

Any request, consent, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Fiscal Agent in good faith and in accordance therewith.

Section 9.05. Waiver of Personal Liability. No member, officer, agent or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

Section 9.06. Notices to and Demands on City and Fiscal Agent. Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the Fiscal Agent to or on the City may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or by facsimile (with receipt confirmed by telephone) addressed (until another address is filed by the City with the Fiscal Agent) as follows:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: Administrative Services Director

Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the City to or on the Fiscal Agent may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or by facsimile (with receipt confirmed by telephone) addressed (until another address is filed by the Fiscal Agent with the City) as follows:

U.S. Bank National Association
1420 Fifth Avenue, 7th Floor
Mail Stop PD-WA-T7CT
Seattle, Washington 98101
Attention: Global Corporate Trust Services
Fax: (206) 344-4630

Section 9.07. Partial Invalidity. If any Section, paragraph, sentence, clause or phrase of this Agreement shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Agreement. The City hereby declares that it would have adopted this Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Agreement may be held illegal, invalid or unenforceable.

Section 9.08. Unclaimed Moneys. Anything contained herein to the contrary notwithstanding, any moneys held by the Fiscal Agent in trust for the payment and discharge of the principal of, and the interest and any premium on, the Bonds which remains unclaimed for two (2) years after the date when the payments of such principal, interest and premium have become payable, if such moneys was held by the Fiscal Agent at such date, shall be repaid by the Fiscal Agent to the City as its absolute property free from any trust, and the Fiscal Agent shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the City for the payment of the principal of, and interest and any premium on, such Bonds.

Section 9.09. Applicable Law. This Agreement shall be governed by and enforced in accordance with the laws of the State of California applicable to contracts made and performed in the State of California.

Section 9.10. Conflict with Act. In the event of a conflict between any provision of this Agreement with any provision of the Act as in effect on the Closing Date, the provision of the Act shall prevail over the conflicting provision of this Agreement.

Section 9.11. Conclusive Evidence of Regularity. Bonds issued pursuant to this Agreement shall constitute conclusive evidence of the regularity of all proceedings under the Act relative to their issuance and the levy of the Special Taxes.

Section 9.12. Payment on Business Day. In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Agreement is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 9.13. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in its name and the Fiscal Agent has caused this Agreement to be executed in its name, all as of July 1, 2021.

CITY OF RANCHO CORDOVA, for itself and
on behalf of CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO.
2014-1 (MONTELENA)

By: _____
Administrative Services Director

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

EXHIBIT A
FORM OF BOND

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____

\$_____

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS SERIES 2021

<u>INTEREST RATE:</u>	<u>MATURITY DATE:</u>	<u>BOND DATE:</u>	<u>CUSIP:</u>
%	September 1, _____	_____, 2021	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: *** _____ DOLLARS***

The City of Rancho Cordova (the "City") for and on behalf of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the "District"), for value received, hereby promises to pay solely from the Special Tax (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing March 1, 2022 (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at the principal corporate trust office of U.S. Bank National Association in St. Paul, Minnesota (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolution of the City Council of the City on _____, 2021 (the "Resolution"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California

Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of improvements within the District, and is one of the bonds designated "City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of July 1, 2021, by and between the City and the Fiscal Agent (the "Agreement") and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable solely from the annual special tax authorized under the Mello-Roos Act to be collected within the District (the "Special Tax") and certain funds held under the Agreement.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date but on or prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

The Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, _____ at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, _____ through August 31, _____	103%
September 1, _____ through August 31, _____	102
September 1, _____ through August 31, _____	101
September 1, _____ and any date thereafter	100

The Bonds are be subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 2021 through and including March 1, _____	103%
September 1, _____ and March 1, _____	102

September 1, _____ and March 1, _____	101
September 1, _____ and Interest Payment Dates thereafter	100

The Bonds maturing September 1, _____ and September 1, _____ (the “**Term Bonds**”) are subject to mandatory sinking payment redemption in part on September 1, _____ and September 1, _____, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, _____ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment
---	-------------------------

September 1, _____ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment
---	-------------------------

The amounts in the foregoing tables shall be reduced pro rata at the direction of the City in an Officer’s Certificate, in order to maintain substantially uniform debt service, as a result of any prior partial redemption of the Bonds.

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such Owner’s order. The Fiscal Agent shall require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be

required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent.

It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Rancho Cordova has caused this Bond to be executed in its name by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk.

CITY RANCHO CORDOVA

By: _____
Mayor

Attested:

By: _____
City Clerk

FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 2021

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

(Name, address and Tax Identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney, to transfer the same on the registration books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTE: Signature(s) must be guaranteed by an eligible guarantor institution with membership in an approved signature guarantee medallion program pursuant to Securities and Exchange Commission Rule 17A(d)15.

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

\$ _____
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

BOND PURCHASE AGREEMENT

_____, 2021

City of Rancho Cordova
 Community Facilities District No. 2014-1 (Montelena)
 2729 Prospect Park Drive
 Rancho Cordova, California 95670

Ladies and Gentlemen:

The undersigned, Piper Sandler & Co., as underwriter (the “Underwriter”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “Purchase Agreement”) with the City of Rancho Cordova (the “City”) for its Community Facilities District No. 2014-1 (Montelena) (the “Community Facilities District”), which upon acceptance will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Fiscal Agent Agreement, dated as of July 1, 2021 (the “Fiscal Agent Agreement”), by and between the City and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”).

1. Purchase, Sale and Delivery of the Bonds.

A. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the City and the City hereby agrees to sell to the Underwriter all (but not less than all) of the \$_____ aggregate principal amount of the City of Rancho Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds, Series 2021 (the “Bonds”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Appendix A hereto. The purchase price for the Bonds shall be \$_____ (being 100% of the aggregate principal amount thereof, plus an original issue premium of \$_____, less an Underwriter’s discount of \$_____).

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Appendix A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth

in Appendix A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes and certain other amounts as provided in the Fiscal Agent Agreement, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “Community Facilities District Act”). The issuance of the Bonds has been duly authorized by the City pursuant to a resolution (the “Resolution”), adopted by its City Council (the “City Council”) on behalf of the Community Facilities District, on _____, 2021. The proceeds of the Bonds shall be used to (i) construct and acquire certain public facilities, including payment of fees related to public facilities, authorized for the Community Facilities District; (ii) make a deposit into the debt service reserve fund for the Bonds; and (iii) pay the costs of issuance of the Bonds.

B. The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City on behalf of itself and on behalf of the Community Facilities District herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City, on behalf of itself or on behalf of the Community Facilities District, herein is incorrect in any material respect.

C. The City acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm’s-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City and the Community Facilities District; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City, the Community Facilities District, or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City or the Community Facilities District with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Community Facilities District on other matters); (iii) the only obligations the Underwriter has to the City or the Community Facilities District with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement, except as otherwise provided by applicable rules and regulations of the Securities and Exchange Commission or the rules of the Municipal Securities Rulemaking Board (the “MSRB”); and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the transaction contemplated herein. The City acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged NHA Advisors, LLC, as its municipal advisor (as defined in Securities and Exchange Commission Rule 15Ba1) and will rely solely on NHA Advisors, LLC for financial advice with respect to the Bonds.

D. Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement dated _____, 2021, relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the “Preliminary Official Statement.” By its acceptance of this Purchase Agreement, the City hereby consents to and ratifies the use and distribution by the Underwriter of the Preliminary Official Statement, and the City agrees to execute a final official statement relating to the Bonds (the “Official Statement”) which will consist of the Preliminary Official Statement with such changes as

may be made thereto, with the approval of Jones Hall, a Professional Corporation, Bond Counsel and Disclosure Counsel (herein called “Bond Counsel”), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 2(S) hereof. The City hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. The Preliminary Official Statement and/or the Official Statement may be delivered and printed in a “designated electronic format” as defined in the MSRB’s Rule G-32 and as may be agreed to by the City and the Underwriter. The City confirms that it does not object to distribution of the Preliminary Official Statement or the Official Statement in electronic form. A copy of the most recent Preliminary Official Statement sent to a potential purchaser shall be sent by first class mail or electronically (or other equally prompt means) not later than the first business day following the day upon which each such request is received.

E. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the “Rule”), the City will undertake pursuant to the City Continuing Disclosure Certificate, in the form attached to the Official Statement under Appendix F (the “City Continuing Disclosure Certificate”), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

F. Except as the Underwriter and the City may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned; and the City will deliver to the Underwriter through The Depository Trust Company’s (“DTC”) FAST delivery system, the Bonds, in definitive form (all Bonds bearing CUSIP® numbers printed thereon), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Community Facilities District Act at 8:00 a.m. California time, on _____, 2021 (the “Closing Date”), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the “Closing”). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds, and the specimen Bonds will be made available for checking by the Underwriter not less than 5 days prior to the Closing.

G. Except as the City and the Underwriter may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned on the Closing Date.

2. Representations, Warranties and Covenants of the Community Facilities District. The City represents, warrants and covenants to the Underwriter, on behalf of itself and the Communities Facilities District, as the case may be, that:

A. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California (the “State”), and has duly authorized the formation of the Community Facilities District pursuant to resolutions duly adopted by the City

Council (the “Community Facilities District Formation Resolution” and, together with the Resolution, the “Community Facilities District Resolutions”) and the Community Facilities District Act. The City Council, as the legislative body of the Community Facilities District, has duly adopted the Community Facilities District Formation Resolution, has duly adopted a Resolution and Ordinance levying the Special Taxes (for all purposes herein, as such are defined in the Fiscal Agent Agreement) within the Community Facilities District (the “Ordinance”), and has caused to be recorded in the real property records of Sacramento County, a notice of special tax lien (the “Notice of Special Tax Lien”) (the Community Facilities District Formation Resolution, the Ordinance, and the Notice of Special Tax Lien being collectively referred to herein as the “Formation Documents”), and the City Council has duly adopted the Resolution. Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement and the Fiscal Agent Agreement and to carry out all transactions contemplated by each of such agreements; (ii) to enter into the City Continuing Disclosure Certificate; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Fiscal Agent Agreement, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Fiscal Agent Agreement, and the City Continuing Disclosure Certificate are collectively referred to herein as the “City Documents.”

B. By all necessary official action of the City, the City has duly authorized and approved the execution and delivery by the City of, and the performance by City of, the obligations on its part contained in, the City Documents and has approved the use and distribution by the Underwriter of the Preliminary Official Statement and the execution, use and distribution by the Underwriter of the Official Statement, and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the City Documents will constitute the legally valid and binding obligations of the City, on its own behalf and on behalf of the Communities Facilities District, enforceable upon the City and the Community Facilities District in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. To the best of the City’s knowledge, the City has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the City, and the Community Facilities District has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the Community Facilities District.

C. The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Development in the District,” as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Development in the District,” as to which no view is expressed) as of its date is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or material omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “End of the Underwriting Period” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.” If in the opinion of the Underwriter any such event or proceedings requires the preparation and distribution of a supplement or amendment to the Official Statement, the City shall prepare and furnish to the Underwriter, at the City’s expense, such number of copies of the supplement or amendment to the Official Statement, in (i) a “designated electronic format” consistent with the requirements of the MSRB’s Rule G-32 and (ii) a printed format form in substance mutually agreed upon by the City and the Underwriter as the Underwriter may reasonably request. If such amendment or supplement to the Official Statement shall be made subsequent to the Closing Date, the City also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of any such supplement or amendment to the Official Statement.

E. As of the time of acceptance hereof and as of the Closing Date, the City and the Community Facilities District, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial noncompliance by the City or the Community Facilities District, if any, will not impair the ability of the City or the Community Facilities District, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Bonds, the City will continue to comply with the covenants of the City contained in the City Documents and it shall cause the Community Facilities District to continue to comply with the covenants of the Community Facilities District contained in the City Documents.

F. Except as described in the Preliminary Official Statement, neither the City nor the Community Facilities District is, and as of the Closing Date, neither will be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound; and, to the City’s knowledge, no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have an adverse effect on the City’s ability or the Community Facilities District’s ability to perform their respective obligations under the City Documents; and as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the

United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District of their respective obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement. The City has received all licenses, permits or other regulatory approvals required, if any, for the pledge, collection and/or application by the Community Facilities District of the Special Taxes (as defined in the Fiscal Agent Agreement) and other moneys pledged to the payment of the principal of and interest on the Bonds under the Fiscal Agent Agreement.

G. Except as may be required under the “blue sky” or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City or the Community Facilities District of their respective obligations under the City Documents, and the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

H. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an “Action”) pending (notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the City or the Community Facilities District threatened, in which any such Action: (i) in any way questions the powers of the City Council or the existence of the Community Facilities District or the titles of the officers of the City and/or the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City or the Community Facilities District contemplated thereby; (iii) contests the exclusion of interest on the Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the City or the Community Facilities District; (iv) except as disclosed in the Official Statement, wherein an unfavorable decision, ruling or finding would materially adversely affect the financial position or condition of the City or the Community Facilities District or would result in any material adverse change in the ability of the City to pledge or apply the Special Taxes (as defined in the Fiscal Agent Agreement) or to pay debt service on the Bonds; or (v) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no known basis for any Action of the nature described in clauses (i) through (v) of this sentence.

I. The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the “blue sky” or other securities laws and regulations of such states and other jurisdictions of the United

States of America as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the City will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

J. The City Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement. The City represents that the Bonds, when issued, executed and delivered in accordance with the Fiscal Agent Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Fiscal Agent Agreement. The City and the Community Facilities District will each comply with the covenant in the Fiscal Agent Agreement to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Fiscal Agent Agreement, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

K. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City's knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District which are senior to or on a parity with the Special Taxes.

L. The issuance and sale of the Bonds is not subject to any transfer or other documentary stamp taxes of the State or any political subdivision thereof.

M. The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes, or the exemption from State of California personal income tax, of the interest on the Bonds. The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the City is a bond issuer whose arbitrage certifications may not be relied upon.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Community Facilities District to the Underwriter as to the statements made therein.

O. The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

P. At or prior to the Closing, the City will have duly authorized, executed and delivered the City Continuing Disclosure Certificate in substantially the form under Appendix F to the Official Statement. Based on a review of previous undertakings, the Preliminary Official Statement and the Official Statement describe the instances in which the City has failed to comply with any previous undertakings with regard to the Rule to provide annual reports or notices of material events in the last five years.

Q. Between the date of this Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter and the City shall not create, assume or guarantee any indebtedness payable from, or pledge or otherwise encumber, the Special Taxes or other assets, properties, funds or interests that will be pledged as security for the Bonds pursuant to the City Documents.

R. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

S. The Preliminary Official Statement was deemed final by a duly authorized officer of the City prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final electronic and/or printed form of the Official Statement as set forth in Section 1 above to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

T. The City hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel and the Underwriter from time to time prior to the Closing Date.

U. The City hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the City shall constitute a representation by the City to the Underwriter that the representations and warranties contained in this Section 2 with respect to the City and the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the city and the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City and the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions, the Formation Documents, and the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds,

and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as was described in the Preliminary Official Statement, neither the City nor the Community Facilities District shall be, in any respect material to the Bonds, the City Documents or the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, and the performance by the City or the Community Facilities District, respectively, of its obligations under the Bonds, the City Documents, the Community Facilities District Resolutions, this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America or of any department, division, agency or instrumentality of either thereof or under any applicable court or administrative decree or order or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District, respectively, of its obligations under the City Documents, the Bonds or the Community Facilities District Resolutions.

C. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

D. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement by written notice to the City if, between the date of this Purchase Agreement and the Closing Date, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "Termination Event"):

1. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

a. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or the legislature of the State or recommended to the Congress by the President of the United States of America or a member of the President's Cabinet, the Department of the Treasury, the Internal Revenue Service or any member of Congress or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the

United States of America, the Internal Revenue Service or other federal or State authority with appropriate jurisdiction, with the purpose or effect, directly or indirectly, of imposing federal or State income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

b. Legislation introduced in or enacted (or resolution passed) by the Congress, or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States of America or a member of the President's Cabinet, or an order, decree, injunction or decision issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, the Resolution or the City Documents, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

c. A general suspension of trading in securities on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Securities and Exchange Commission or any other governmental authority having jurisdiction;

d. There shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

e. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or the Community Facilities District shall have occurred;

2. The introduction, proposal or enactment of any amendment to the federal or California Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes;

3. Any event occurring or information becoming known which, in the judgment of the Underwriter, makes untrue or incorrect in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

4. A general banking moratorium shall have been declared by federal, State of New York or State of California officials authorized to do so or a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

5. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation in interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the Comptroller of the Currency, the Securities and Exchange Commission or any other federal or State agency or the Congress of the United States of America, or by Executive Order;

6. A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, the Securities Exchange Act of 1934 and the Trust Indenture Act of 1939;

7. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Community Facilities District.

8. The commencement of an Action described in Section 2(H).

Upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the City, the Community Facilities District, and the Underwriter under this Agreement shall terminate, without further liability, except that the City and the Underwriter shall pay their respective expenses as set forth in Section 6 below.

E. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. Official Statement. The Official Statement and each supplement or amendment, if any thereto, executed by an authorized officer of the City;

2. Fiscal Agent Agreement. The Fiscal Agent Agreement, duly executed and delivered by the City and the Fiscal Agent;

3. Resolutions. Certifications by the City Clerk with respect to each resolution and ordinance of the City Council, for the City or as the legislative body of the Community Facilities District, relating to the City Documents, the transactions contemplated thereby, formation of the Community Facilities District and issuance of the Bonds;

4. City Continuing Disclosure Certificate. The City Continuing Disclosure Certificate executed and delivered by the City;

5. Bond Counsel Opinion. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the

Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix E to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. Supplemental Opinion. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that:

(i) this Purchase Agreement has been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(iii) the information contained in the Official Statement on the cover and under the captions "THE 2021 BONDS" (other than by reference Appendix G – DTC and the Book-Entry Only System), "SECURITY FOR THE 2021 BONDS," "LEGAL MATTERS" and in Appendices C and E to the Official Statement (excluding any financial, statistical and economic data, forecasts, numbers, charts, graphs, estimates, projections, and assumptions and any information regarding The Depository Trust Company and the book-entry system as to which Bond Counsel need express no opinion or view, and further, excluding any material that may be treated as included under such captions by cross-reference), are accurate insofar as such statements purport to summarize certain provisions of the Bonds, the Fiscal Agent Agreement, Bond Counsel's final approving opinion and the Community Facilities District Act; and

(iv) the Community Facilities District has been duly formed, and the Special Taxes have been duly and validly levied in accordance with the provisions of the Community Facilities District Act and, except to the extent prohibited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other similar laws affecting creditors' rights generally, a lien to secure payment of the Special Taxes has been imposed on taxable property in the Community Facilities District;

7. Special Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Jones Hall, a Professional Corporation, acting as special counsel to the City and the Community Facilities District, substantially in the form of Appendix B hereto;

8. Closing Certificate of the City. A certificate, dated the Closing Date, and signed by an authorized officer of the City substantially in the form of Appendix C hereto, together with such additional certifications as Bond Counsel may require;

9. Bank Incumbency Certificate. Certified copies of the general resolution of the Fiscal Agent authorizing the execution and delivery of certain documents by certain

officers of the Fiscal Agent, which resolution authorizes the execution of the Fiscal Agent Agreement and the authentication of the Bonds;

10. Fiscal Agent's Certificate. A certificate of the Fiscal Agent, dated the Closing Date, in form and substance acceptable to the Underwriter and its counsel, substantially in the form of Appendix D hereto;

11. Fiscal Agent's Counsel Opinion. An opinion of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, substantially in the form of Appendix E hereto;

12. Disclosure Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and to the City, of Jones Hall, a Professional Corporation, as disclosure counsel ("Disclosure Counsel"), in form and substance acceptable to the Underwriter;

13. Opinion of Underwriter's Counsel. An opinion of counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter, in form and substance acceptable to the Underwriter;

14. Special Tax Consultant Certificate. A certificate, dated the Closing Date from Goodwin Consulting Group substantially in the form attached as Appendix F hereto;

15. Certificate Regarding Continuing Disclosure Compliance. A Continuing Disclosure Compliance Certificate, dated the Closing Date, duly executed and delivered by Goodwin Consulting Group, Inc. in form and substance acceptable to the Underwriter and Disclosure Counsel;

16. Transcript. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Fiscal Agent Agreement and all resolutions of the City and the Community Facilities District relating thereto;

17. Nonarbitrage Certificate. A certificate of the City, dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

18. Specimen Bonds. Copies of the Specimen Bonds;

19. Issue Price Certificate. An issue price certificate of the Underwriter in the form attached as Appendix J hereto;

20. Certificate of Underwriter. A certificate from the Underwriter to the City, in form satisfactory to the City and signed by an authorized officer of the Underwriter, accepting delivery of the Bonds to the Underwriter and receipt of all documents required by the Underwriter, and the satisfaction or waiver of all conditions and terms of this Purchase Agreement by the City, and confirming to the City that as of the Closing Date, all of the representations of the Underwriter contained in this Purchase Agreement are true, complete and correct in all material respects;

21. Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed

by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed;

22. CDIAC Statements. Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds;

23. Letter of Representations. A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City;

24. Certificate Regarding Preliminary Official Statement. Prior to and in connection with printing and distribution of the Preliminary Official Statement, (i) an executed certificate of the City and (ii) an executed certificate of MDRE Development LLC (the "Property Owner") in the form under Appendix G hereto.

25. Property Owner Continuing Disclosure Certificate. Executed copies of the Property Owner Continuing Disclosure Certificate from the Property Owner in the form set forth under Appendix F of the Official Statement.

26. Property Owner Closing Certificate. An executed bring-down certificate from the Property Owner, dated as of the Closing Date, in form and substance as set forth in Appendix H hereto.

27. Property Owner Counsel Opinion. The opinion of counsel to the Property Owner, dated the Closing Date and addressed to the City and the Underwriter, in form and substance as set forth in Appendix K hereto.

28. Appraiser Closing Certificate. A certificate in form and substance as set forth in Appendix I hereto of Integra Realty Resources , the appraiser of the property within the Community Facilities District, dated as of the Closing Date.

29. Additional Documents. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Community Facilities District in connection with the transactions contemplated hereby and by the Fiscal Agent Agreement and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the City nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the City set forth in Section 6 hereof shall continue in full force and effect.

4. Representations and Agreements of the Underwriter. The Underwriter represents to and agrees with the City that, as of the date hereof and as of the date of the Closing:

ITEM 12.1.

ATTACHMENT 3

A. The Underwriter is duly authorized to execute and deliver this Purchase Agreement and to take any action under the Purchase Agreement required to be taken by it.

B. The Underwriter is in compliance with MSRB Rule G-37 with respect to the City and the Community Facilities District, and is not prohibited thereby from acting as underwriter with respect to securities of the City and the Community Facilities District. The Underwriter is in compliance with MSRB Rule G-17 with respect to the City and the Community Facilities District.

C. The Underwriter has, and has had, no financial advisory relationship with the City or the Community Facilities District with respect to the Bonds, and no investment firm controlling, controlled by or under common control with the Underwriter has or has had any such financial advisory relationship, within the meaning of California Government Code Section 53590, or otherwise.

D. The Underwriter has not paid or agreed to pay, nor will it pay or agree to pay, any entity, company, firm or person (including, but not limited to, the City's financial consultants, or any officer, agent or employee thereof), other than a bona fide officer, agent or employee working for the Underwriter, any compensation, fee, gift or other consideration contingent upon or resulting from the award of or entering into this Purchase Agreement.

E. The Underwriter has reasonably determined that the City's undertaking in the City Continuing Disclosure Certificate to provide continuing disclosure with respect to the Bonds is sufficient to effect compliance with the Rule.

5. Establishment of Issue Price.

A. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix J, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Appendix A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Appendix A attached hereto, except as otherwise set forth therein. Appendix A also sets forth, as of the date of this Purchase Agreement,

the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied (assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- a. the close of the fifth (5th) business day after the sale date; or
- b. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has

been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The City acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

a. “public” means any person other than an underwriter or a related party;

b. “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

c. a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. “sale date” means the date of execution of this Purchase Agreement by all parties.

6. Expenses.

A. Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City's obligations hereunder, including but not limited to the cost of printing and delivering the Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and disbursements of the City, the Community Facilities District, the Fiscal Agent, Bond Counsel, Disclosure Counsel, accountants and any other experts or consultants retained by the City or the Community Facilities District in connection with the issuance and sale of the Bonds; and any other expenses not specifically enumerated in paragraph (B) of this Section incurred in connection with the issuance and sale of the Bonds.

B. Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP® and CDIAAC fees and expenses to qualify the Bonds for sale under any "blue sky" laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (A) of this Section, including the fees and disbursements of its counsel.

7. Undertakings of the City. The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund and all accounts thereunder; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Community Facilities District Resolutions, the Bonds, the Fiscal Agent Agreement, the Official Statement, any amendments or supplements thereto, and other documents relating to the Bonds and pertaining to the City or the Community Facilities District adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

8. Notices. Any notice of other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co., 2321 Rosecrans Ave., Suite 3200, El Segundo, California 90245 Attention: Public Finance. All such notices, requests or other communications may be made by telephone, personal or courier delivery, registered or certified mail, facsimile transmission or electronic communication, provided that delivery by facsimile transmission or electronic communication must be confirmed by the sender. The City and the Underwriter may, by notice given as aforesaid, specify a different address for any such notices, requests or other communications.

9. Parties In Interest. This Purchase Agreement is made solely for the benefit of the City and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. The City and the Underwriter may not assign this Agreement. The term "successor" shall not include any holder of any Bonds merely by virtue of such holding.

10. Survival of Representations and Warranties. The representations and warranties of the City under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on

behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City or the Community Facilities District and regardless of delivery of and payment for the Bonds.

11. Severability. If any provision of this Purchase Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, because it conflicts with any provisions of any constitution, statute, rule of public policy or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

12. Electronic Signature. Each of the parties hereto agrees that the transaction consisting of this Purchase Agreement may be conducted by electronic means. Each party agrees and acknowledges that it is such party's intent, that if such party signs this Purchase Agreement using an electronic signature, it is signing, adopting and accepting this Purchase Agreement and that signing this Purchase Agreement using an electronic signature is the legal equivalent of having placed the undersigned officer's handwritten signature on this Purchase Agreement on paper. Each party acknowledges that it is being provided with an electronic or paper copy of this Purchase Agreement in a usable format.

13. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

14. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

15. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding between the parties hereto in relation to the sale of the Bonds by the City.

16. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

17. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,
PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

The foregoing is hereby agreed to and
accepted as of the date first above written:

CITY OF RANCHO CORDOVA

By: _____
Authorized Representative

Time of Execution: _____ p.m. California time

**[EXECUTION PAGE OF BOND PURCHASE AGREEMENT – CITY OF RANCHO
CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA) SERIES
2021 BONDS]**

APPENDIX A

\$ _____
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The- Offering- Price Rule
2021							
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
2036							
2037							
2038							
2039							
2040							
2041							
20__ ^(T)							
20__ ^(T)							

^(T) Term Bond.

^(C) Priced to optional call at [par] on September 1, 20__.

* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

APPENDIX B

OPINION OF SPECIAL COUNSEL

[Closing Date]

VIA OVERNIGHT MAIL

Piper Sandler & Co.
50 California Street, Suite 3100
San Francisco, California 94111

City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
2729 Prospect Park Drive
Rancho Cordova, California 95670

Re: City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds, Series 2021

Ladies and Gentlemen:

We have acted as counsel for the City of Rancho Cordova (the “City”) and Community Facilities District No. 2014-1 (Montelena) (the “Community Facilities District”), in connection with the purchase and sale of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds, Series 2021 (the “Bonds”). As such Counsel, we have reviewed the Bond Purchase Agreement, dated [BPA Date] (the “Purchase Agreement”), by and between Piper Sandler & Co. (the “Underwriter”) and the City, the Fiscal Agent Agreement, dated as of July 1, 2021, (the “Fiscal Agent Agreement”), by and between the City and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”), the City Continuing Disclosure Certificate, dated [Closing Date], executed by the City (the “City Continuing Disclosure Certificate”), the Preliminary Official Statement, dated [POS Date], relating to the Bonds (the “Preliminary Official Statement”), the Official Statement, dated [OS Date], relating to the Bonds (the “Official Statement”), Resolution No. _____ adopted by the City Council of the City on _____, 2021 (“Bond Resolution”), and such other documents, certificates, records and papers as we have deemed necessary to render the below opinions.

The Bonds, Fiscal Agent Agreement, Purchase Agreement, and the City Continuing Disclosure Certificate, are collectively referred to herein as the “Bond Documents.” Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Purchase Agreement.

With your permission we have assumed, without undertaking to verify the same by independent investigation, the following: (a) the authenticity of original documents and the genuineness of all signatures (other than those of the City and the Community Facilities District); (b) the conformity to the originals of all documents submitted to us as copies; (c) the truth, accuracy, and completeness of the information, representations, and warranties contained in these documents, certificates, records and papers we have reviewed; and (d) compliance with all covenants and agreements contained in such documents.

Based on the foregoing, and in reliance thereon, as of the date hereof, we are of the following

opinions:

1. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California;

2. The Community Facilities District is duly organized and validly existing as a community facilities district under the Constitution and laws of the State;

3. The Bond Resolution was duly adopted at a meeting of the City Council, which meeting was duly called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

4. The preparation and distribution of the Preliminary Official Statement and the Official Statement have been duly approved by the City Council, acting for itself or as the Legislative Body of the Community Facilities District;

5. The execution and delivery by the City of the Bond Documents, and the Bonds and the performance of its obligations thereunder have been duly authorized by all requisite action of the City Council, acting for itself or as the Legislative Body of the Community Facilities District, and the Bonds and the Bond Documents have been duly executed and delivered by the Community Facilities District, and constitute legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District, in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought;

6. To the best of our knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the best of such counsel's knowledge, threatened in any way affecting the existence of the City or the Community Facilities District or the titles of the officers of each to their respective offices, or seeking to restrain or to enjoin the execution and delivery of the Bond Documents, or the issuance, sale or delivery of the Bonds or the application of the proceeds thereof or the collection or application of the Special Taxes, or the exclusion from gross income for State personal income taxes of interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Documents or any action of the City or the Community Facilities District contemplated by any of said documents or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Purchase Agreement or any other applicable agreement, or any action on the part of the City or the Community Facilities District contemplated by any of said documents;

7. To the best of our knowledge, the City and the Community Facilities District are not in breach of or in default under any court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District is a party or is otherwise subject or bound, including the Bond Documents, a consequence of which could be to materially and adversely affect the ability of the City or the Community Facilities District to perform their obligations under the Bonds, the Bond Documents or which, with the passage of time or the giving of notice or both, would constitute an event of default thereunder; and;

8. To the best of our knowledge, the adoption of the Bond Resolution and the execution and delivery of the Bonds and the Bond Documents, did not and will not conflict with or constitute a breach of or default under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of City or the Community Facilities District to perform their obligations under the Bonds or any Bond Documents.

The opinions set forth above are subject to the following additional qualifications:

General principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and limitations imposed by bankruptcy, insolvency, fraudulent conveyance, receivership, conservatorship, reorganization, arrangement, liquidation, moratorium or other similar laws affecting the enforcement of creditors' rights in general heretofore or hereafter enacted, as such laws may be applied in the event of bankruptcy, insolvency, reorganization, arrangement, receivership, conservatorship, liquidation, readjustment of debt or other similar proceedings of, or moratorium or similar occurrence affecting municipal corporations in the State.

We express no opinion as to matters governing by laws other than the laws of the State and the federal laws of the United States of America, or the enforceability of any choice of law provision in the documents described herein.

This opinion is solely for your benefit in connection with the transactions covered by the first paragraph of this letter and may not be relied upon or used by, circulated, quoted or referred to, nor may copies hereof be delivered to, any other person or for any other purpose without our prior written approval; provided, however, copies of this opinion may be included in the closing transcripts for the transactions connected with the issuance of the Bonds. We disclaim any obligation to update this opinion letter for events occurring or coming to our attention after the date hereof.

Respectfully submitted,

JONES HALL, A PROFESSIONAL CORPORATION

APPENDIX C

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

CLOSING CERTIFICATE OF THE CITY

I, the undersigned, hereby certify that I am the _____ of the City of Rancho Cordova (the “City”), the City Council (the “City Council”) of which is the Legislative Body for Community Facilities District No. 2014-1 (Montelena) (the “Community Facilities District”), a community facilities district duly organized and existing under the laws of the State of California (the “State”) and I am authorized to execute this Certificate on behalf of the City in connection with the issuance of the above-captioned bonds (the “Bonds”). All capitalized terms herein not otherwise defined shall have the meanings given such terms in the Bond Purchase Agreement, dated [BPA Date] (the “Bond Purchase Agreement”), by and between the City and Piper Sandler & Co.

I further certify on behalf of the City that:

(i) The representations, warranties and covenants of the City contained in the Bond Purchase Agreement, made on behalf of the City and the Community Facilities District, are true and correct in all material respects on and as of the date hereof as if made on the date hereof;

(ii) The Community Facilities District Resolutions, Formation Documents and the City Documents are in full force and effect and have not been amended, modified or supplemented;

(iii) Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the City or the Community Facilities District has been served with process, or to the best knowledge of the City or the Community Facilities District, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Fiscal Agent Agreement, or the pledge thereof, (c) in any way question or affect any of the rights, powers, duties or obligations of the City or the Community Facilities District with respect to the Special Taxes or moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect the Bond Purchase Agreement or the transactions contemplated thereby, the Official Statement or the City Documents;

(iv) The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Development in the District,” as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Development in the District,” as to which no view is expressed) as of its date was and as of the date hereof is, true and correct in all material respects and does not contain any

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untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(v) The City has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Bond Purchase Agreement and under the Community Facilities District Resolutions, the Formation Documents, the City Documents and the Official Statement at or prior to the date hereof;

(vi) No event has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof any statement or information contained in the Preliminary Official Statement or the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein not misleading in any material respect;

(vii) The use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified; and

(viii) The City and the Community Facilities District are each in compliance with all covenants set forth in the Fiscal Agent Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth below.

Dated: [Closing Date]

CITY OF RANCHO CORDOVA

By: _____

Its: _____

APPENDIX D

U.S. BANK NATIONAL ASSOCIATION CERTIFICATE

The undersigned is an authorized officer of U.S. Bank National Association (the “Bank”), and as such, is familiar with the facts herein certified and is authorized and qualified to state and certify the following:

(i) The Bank is duly organized and existing as a national banking association under the laws of the United States of America, having the full power and authority to accept and perform its duties under the Fiscal Agent Agreement, dated as of July 1, 2021, (the “Fiscal Agent Agreement”), by and between the City and the Bank, as fiscal agent. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Bond Purchase Agreement, dated [BPA Date], by and between the City and Piper Sandler & Co.;

(ii) Pursuant to the Fiscal Agent Agreement, the Bank will apply the proceeds from the Bonds to the purposes specified in the Fiscal Agent Agreement;

(iii) The Bank is duly authorized to accept the obligations created by the Fiscal Agent Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement;

(iv) The Fiscal Agent Agreement has been duly authorized, executed and delivered by the Bank and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding agreement of the Bank enforceable against the Bank in accordance with its terms;

(v) The Bonds have been validly authenticated and delivered by the Bank pursuant to the Fiscal Agent Agreement;

(vi) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Bank that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Bank of the other transactions contemplated to be performed by the Bank in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement;

(vii) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body that has been served on the Bank or, to the best of its knowledge, threatened in any way affecting the existence of the Bank, or seeking to restrain or to enjoin the execution and delivery of the Fiscal Agent Agreement or the authentication of the Bonds, by the Bank, or in any way contesting or affecting the validity or enforceability, as against the Bank, of the Fiscal Agent Agreement or any action of the Bank contemplated by any of said documents, or in which an adverse outcome would materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement;

(viii) The Bank is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California (the “State”) or the United States of

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America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement (*provided, however*, that the Bank does not certify as to compliance with State or federal securities laws); and

(ix) The authentication of the Bonds, and the execution and delivery of the Fiscal Agent Agreement by the Bank, and compliance with the provisions of each, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, Fiscal Agent Agreement, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement.

Dated: [Closing Date]

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

APPENDIX E

FISCAL AGENT'S COUNSEL OPINION

[Closing Date]

City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Rancho Cordova, California

Piper Sandler & Co.
El Segundo, California

**Re: City of Rancho Cordova Community Facilities District No. 2014-1
(Montelena) Special Tax Bonds, Series 2021**

Ladies and Gentlemen:

We have acted as counsel for U.S. Bank National Association, a national banking association (the "Bank") in connection with the execution by the Bank of the Fiscal Agent Agreement, dated as of July 1, 2021 (the "Fiscal Agent Agreement") by and between the City and the Bank, as fiscal agent. We are generally familiar with the Articles of Association and the Bylaws of the Bank and are also familiar with the corporate proceedings of the Bank with regard to its authorization, execution and delivery of the Fiscal Agent Agreement. Capitalized terms used herein shall have the respective meanings ascribed to them in the Fiscal Agent Agreement, except as otherwise defined herein.

We have examined such documents and have reviewed such questions of law as we have considered necessary and appropriate for the purposes of this opinion. In such review, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with originals of all documents submitted to us as copies. Where questions of fact material to our opinions expressed below were not established independently, we have relied upon statements of officers of the Bank as contained in their certificates.

Based upon the foregoing, we are of the opinion that:

1. The Bank is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America.
2. The Bank has all requisite corporate power, authority and legal right to execute and deliver the Fiscal Agent Agreement and to perform its duties and obligations under the Fiscal Agent Agreement, and has taken all necessary corporate action to authorize the execution and delivery thereof and the performance of its obligations thereunder, including the authentication and delivery of the Bonds in its capacity as Fiscal Agent under the Fiscal Agent Agreement.

3. The Bank has duly authorized, executed and delivered the Fiscal Agent Agreement. Assuming the due authorization, execution and delivery thereof by the other parties thereto, the Fiscal Agent Agreement is a legal, valid and binding agreement of the Bank, enforceable in accordance with its terms against the Bank.

4. To our knowledge, no authorization, approval, consent, or order of any governmental agency or regulatory authority having jurisdiction over the Bank that has not been obtained by the Bank is required for the authorization, execution and delivery by the Bank of the Fiscal Agent Agreement or the authentication and delivery of the Bonds by the Bank under the Fiscal Agent Agreement.

The opinions set forth above are subject to the following qualifications and exceptions:

(a) the opinions are subject to the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other similar laws of general application affecting creditors' rights; and

(b) the opinions are subject to the effect of general principles of equity, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law).

Our opinions expressed above are limited to the laws of the State of California and the federal laws of the United States of America.

The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

Very truly yours,

APPENDIX F

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

CERTIFICATE OF SPECIAL TAX CONSULTANT

The undersigned hereby states and certifies:

1. That he is an authorized officer of Goodwin Consulting Group, Inc. (the “Special Tax Consultant”) and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Special Tax Consultant has prepared the Rate and Method of Apportionment of Special Tax (the “Rate and Method”) as set forth in Appendix A to the Official Statement dated [OS Date], for the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the “Community Facilities District”) Special Tax Bonds, Series 2021 (the “Bonds”). Capitalized terms not otherwise defined herein shall be defined as provided in the Rate and Method or the Fiscal Agent Agreement, dated as of July 1, 2021 (the “Fiscal Agent Agreement”), by and between the City and U.S. Bank National Association, as fiscal agent.

3. That the Special Taxes, if levied in accordance with the Rate and Method and collected will annually yield sufficient revenue to make timely payments of the annual debt service on the Bonds, and annual Administrative Expenses related to the levy and collection of the Special Taxes and the expenses of the Fiscal Agent for the Bonds (no representation is made as to the actual amounts that will be collected in future years).

4. That the Annual Special Tax, if collected in the maximum amounts permitted pursuant to the Rate and Method on the Closing Date (net of estimated Administrative Expenses equal to a maximum of \$ ____ for Fiscal Year 2021-22), would generate at least 110% of the Annual Debt Service payable with respect to the Bonds payable from such Special Taxes, assuming the debt service schedule shown in the Official Statement is true and correct.

5. That all information supplied by the Special Tax Consultant for use in the Official Statement is true and correct, as of the date of the Official Statement and as of the date hereof.

6. That, as of the dates of the Preliminary Official Statement and the Official Statement and as of the date hereof, the information contained in those portions of the Official Statement entitled “SECURITY FOR THE 2021 BONDS – Special Taxes and – Special Tax Formula,” “THE DISTRICT,” “CONTINUING DISCLOSURE,” “APPENDIX A,” including the tables sourced to the Special Tax Consultant, and the other data provided by the Special Tax Consultant and included in the Official Statement, do not, to our knowledge, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The Community Facilities District, the City, the Underwriter, Piper Sandler & Co., and all the professionals involved in the financing are entitled to rely on this Certificate.

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Dated: [Closing Date]

GOODWIN CONSULTING GROUP

By: _____

Title: _____

APPENDIX G

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

CERTIFICATE OF PROPERTY OWNER

[POS Date]

The undersigned party certifies and represents that it is duly authorized on behalf of MDRE Development LLC, a California limited liability company (the “Property Owner”), to execute and deliver this certificate (this “Certificate”) in connection with the issuance, sale and delivery by City of Rancho Cordova of the Bonds captioned above (the “Bonds”).

Capitalized terms used but not defined in this Certificate have the same meaning as is set forth in the Bond Purchase Agreement with respect to the Bonds between Piper Sandler & Co., as underwriter (the “Underwriter”), and the City.

As used in this Certificate, the phrase “Actual Knowledge of the Undersigned” means the actual knowledge (as opposed to constructive) that the undersigned currently has as of the date of this Certificate or has obtained through (i) interviews with such current officers and responsible employees of the Property Owner as the undersigned has reasonably determined are likely, in the ordinary course of his or her respective duties, to have knowledge of the matters set forth in this Certificate, and (ii) review of documents reasonably available to the undersigned and which the undersigned reasonably deemed necessary for the undersigned to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Property Owner’s current business and operations. The undersigned has not contacted individuals who are no longer employed by the Property Owner.

As used in this Certificate, the term “Relevant Entity” of the Property Owner means any Person presently directly or indirectly through one or more intermediaries controlling, controlled by or under common control with the Property Owner, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to Property Owner’s proposed development of the Property (defined herein), or to the Property Owner’s ability to pay the Special Taxes prior to delinquency). As used in this Certificate, the term “Person” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “control” (including the terms “controlling,” “controlled by” or “under common control with”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

As used in this Certificate, the term “Property” means the real property currently owned by the Property Owner within the City of Rancho Cordova Community Facilities District No. 2014-1

(Montelena) (the “Community Facilities District”), as further described in the Preliminary Official Statement.

The undersigned certifies that he or she is familiar with the facts set forth in this Certificate, and further hereby certifies to the Actual Knowledge of the Undersigned as follows, as an authorized offer or representative of Property Owner:

(1) The Property Owner has been duly organized and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite right, power and authority:

(i) to execute and deliver this Certificate,

(ii) to execute and deliver the Property Owner Continuing Disclosure Certificate at Closing,

(iii) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(iv) to carry on its business as described in the Preliminary Official Statement, and

(v) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(2) The Property Owner agrees to execute at Closing the Property Owner Continuing Disclosure Certificate substantially in the form attached to the Preliminary Official Statement under Appendix F, with such additional changes as may be agreed upon by the Underwriter, Bond Counsel and the Property Owner.

(3) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, Property Owner is not aware of any material failures by it or any entity under managerial control of Property Owner to comply in all material respects with previous continuing disclosure undertakings in a written certificate or agreement executed by it or its Relevant Entities to provide periodic continuing disclosure reports or notices of material events respecting securities offerings in California within the past five (5) years.

(4) To the Actual Knowledge of the Undersigned, execution and delivery of the Property Owner Continuing Disclosure Certificate, and the performance by the Property Owner of its obligations under the Property Owner Continuing Disclosure Certificate, will not conflict with or constitute a breach of or default under any loans, lines of credit, agreements, or other contractual or financial obligations of the Property Owner, or any applicable law, regulation, judgment or decree.

(5) To the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in material default on any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing

that would constitute such a default or breach, the result of which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(6) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Property Owner has not assumed any obligations under any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or any applicable judgment or decree, which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(7) Except as described in the Preliminary Official Statement, the Property Owner does not have any loans outstanding and unpaid and no lines of credit that are secured by the Property.

(8) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in default in, or, in the last five (5) years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Community Facilities District or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

(9) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative proceeding of any nature pending against the Property Owner (with service of process to the Property Owner having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Property Owner, or to the Actual Knowledge of the Undersigned, pending (with service of process to such Relevant Entity having been

accomplished) or overtly threatened in writing against any Relevant Entity of the Property Owner, in each case which, if successful, could reasonably be expected to:

(i) materially and adversely affect the ability of the Property Owner to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) materially and adversely affect the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) materially and adversely affect the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement,

(iv) materially adversely affect the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate,

(v) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Taxes, the Bonds, the Resolution, the Fiscal Agent Agreement, the Property Owner Continuing Disclosure Certificate or the Bond Purchase Agreement, or

(vi) restrain or enjoin collection of Special Taxes or other sums to be pledged to pay the principal of and interest on the Bonds.

(10) Except as disclosed in the Preliminary Official Statement or in this Certificate:

(i) the Property Owner and, to the Actual Knowledge of the Undersigned, its Relevant Entities, are solvent;

(ii) except as set forth in this paragraph, neither the Property Owner nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last 10 years; and

(iii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Property Owner having been accomplished) or overtly threatened in writing in which the Property Owner or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations.

(11) As of the date hereof, the information in the sections of the Preliminary Official Statement entitled “THE DISTRICT – Development in the District,” “OWNERSHIP OF PROPERTY WITHIN THE DISTRICT,” and “CONTINUING DISCLOSURE,” concerning the Property Owner and its Relevant Entities, the Property, the Property Owner’s development and financing plans, and the Property Owner’s contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner) is true and correct in all material respects, and contains no untrue statement of a material fact

and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(12) Except as disclosed in the Preliminary Official Statement, the Property Owner has not submitted an application for, nor received actual notice of,

(i) the formation or authorization of any other assessment district or community facilities district that would include any portion of the Property, or

(ii) the authorization or issuance of any debt secured by an assessment or another special tax to be levied on any portion of the Property, other than the Special Tax.

(13) Except as set forth in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there are no claims, disputes, lawsuits, actions or contingent liabilities of or against the Property Owner or its Relevant Entities, or among, by or between the Property Owner and any contractors working on the development of the Property, which could reasonably be expected to materially and adversely affect:

(i) the ability of the Property Owner to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement, or

(iv) the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(14) To the Actual Knowledge of the Undersigned, all information submitted by, or on behalf of, the Property Owner to (i) the Appraiser, as such information is set forth in the Appraisal, was, at the time of submission, and, except as modified by later information submitted by such Property Owner, is, as of the date of this Certificate, true and correct in all material respects, and (ii) the City, the Community Facilities District, Bond Counsel, Disclosure Counsel, or the Underwriter in connection with the issuance of the Bonds was, at the time of submission and, except as modified by later information submitted by such Property Owner, is as of the date of this Certificate, true and correct in all material respects.

(15) The Property Owner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Property Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Community Facilities District,

(ii) seeks to challenge the adoption of the ordinance levying Special Taxes within the Community Facilities District,

(iii) seeks to invalidate the Community Facilities District or any of the Bonds or any refunding obligations, or

(iv) seeks to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto.

The foregoing covenant shall not prevent the Property Owner in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method,

(b) the application or use of the Special Taxes levied and collected, or

(c) the enforcement of the obligations of the City or the Community Facilities District under the Fiscal Agent Agreement or any agreements between the Property Owner and the City or the Community Facilities District or under which the Property Owner is a beneficiary.

(16) The Property Owner has received a copy of the Rate and Method containing the prepayment formula. The Property Owner acknowledges that any prepayment of the Special Taxes may only be made in accordance with the Rate and Method.

(17) The Property Owner shall comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended, relating to the Notice of Special Tax described in California Government Code Section 53341.5 in connection with the sale of the Property.

(18) Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, the Property Owner anticipates that it will have sufficient funds to (i) carry on its business as described in the Preliminary Official Statement, (ii) acquire, own, develop and sell the Property as described in the Preliminary Official Statement, and (iii) pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency.

However, no assurance can be given that sources of financing available to the Property Owner will be sufficient to complete the property development and home construction as currently anticipated and as described in the Preliminary Official Statement. While the Property Owner has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither the Property Owner nor any of its Relevant Entities has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of the Property Owner to provide internal financing in the past, the Property Owner has not represented in any way that it will do so in the future. If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete the Property Owner's planned development in the Community Facilities District and other financing by

the Property Owner is not put into place, there could be a shortfall in the funds required to complete the proposed development by the Property Owner and portions of the Property may not be developed.

(19) The Property Owner consents to the issuance of the Bonds. The Property Owner acknowledges and agrees that the proceeds of such Bonds will be used for the acquisition and construction of the improvements described in the Preliminary Official Statement. The Property Owner acknowledges that the costs to acquire and construct such improvements are estimates, and that any increase in costs in excess of the estimated costs relating to improvements will reduce the improvements which may be financed by the City, and neither the City, nor the Community Facilities District has any obligation to provide moneys to pay for any such costs.

(20) During the period between the date of this Certificate and the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting such Property Owner, its Relevant Entities, or the acquisition, ownership, development or sale of the Property which could cause the information under the captions of the Preliminary Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, such Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, such Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(21) For a period of 90 days after the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the acquisition, ownership development or sale of the Property which could cause the information under the captions of the Final Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Final Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(22) As a condition to the issuance of the Bonds, the Property Owner agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as Appendix H to the Bond Purchase Agreement, to affirm and restate the Property Owner's certifications, representations and covenants made in this Certificate. If any event related to or affecting the Property Owner, its Relevant Entities or the acquisition, ownership, development or sale of the Property occurs, as a result of which it is necessary to modify the

bring-down certificate, the Property Owner agrees to deliver a new bring-down certificate revised to reflect such event.

(23) The Property Owner acknowledges and agrees that:

(i) in connection with the purchase and sale of the Bonds under the Bond Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Bond Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Property Owner,

(iii) the Underwriter has not assumed a fiduciary responsibility in favor of the Property Owner with respect to (a) the offering of the Bonds contemplated hereby or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Property Owner on other matters), or (b) any other obligation to the Property Owner with respect to the offering contemplated by the Bond Purchase Agreement, and

(iii) the Property Owner has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Bond Purchase Agreement.

ITEM 12.1.**ATTACHMENT 3**

On behalf of the Property Owner, I have reviewed the contents of this Certificate and the Property Owner has consulted with counsel regarding the meaning of its contents. The Property Owner acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Property Owner, and that under some circumstances certification as to the matters set forth in this Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Property Owner under such laws.

MDRE DEVELOPMENT LLC,
a California limited liability company

By:_____

Name:_____

Title:_____

APPENDIX H

§ _____
**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

BRING-DOWN CERTIFICATE OF PROPERTY OWNER

The undersigned party certifies and represents he, she or it is duly authorized on behalf of MDRE Development LLC, a California limited liability company (the “Property Owner”) to execute and deliver this certificate (this “Bring-Down Certificate”) in connection with the issuance, sale and delivery by City of Rancho Cordova of the Bonds captioned above (the “Bonds”).

This Bring-Down Certificate is delivered pursuant to the Bond Purchase Agreement with respect to the Bonds dated [BPA Date], between Piper Sandler & Co., as underwriter, and the City (the “Purchase Agreement”).

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Property Owner executed a Certificate of Property Owner dated [POS Date] (the “Certificate”).

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Agreement and the Certificate.

The undersigned, on behalf of the Property Owner, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Certificate and this Bring-Down Certificate, and is authorized and qualified to certify the same as an authorized officer or representative of the Property Owner.

(2) The undersigned has received the final Official Statement relating to the Bonds (the “Final Official Statement”).

(3) Each statement made in the Certificate is affirmed and restated as if made on the date hereof; provided that each statement made in the Certificate referring to the Preliminary Official Statement is affirmed as it relates to the Final Official Statement.

(4) To the Actual Knowledge of the Undersigned (as defined in the Certificate), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected the statements and information described in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) relating to the Property Owner and its Relevant Entities, the Property, the Property Owner’s development and financing plans, and the Property Owner’s contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner), which should be disclosed in the Final Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Final Official Statement not misleading in any material respect.

ITEM 12.1.**ATTACHMENT 3**

(5) The Property Owner has duly executed and delivered the Property Owner Continuing Disclosure Certificate, and the Property Owner Continuing Disclosure Certificate constitutes the legal, valid and binding obligation of the Property Owner, enforceable against the Property Owner in accordance with its terms, except as such enforcement is limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, and other similar laws relating to or affecting the rights of creditors and certain equitable, legal, or statutory principles affecting the enforcement of contractual rights generally, regardless of whether such enforcement is considered in a proceeding in equity or at law.

Dated: [Closing Date]

MDRE DEVELOPMENT LLC,
a California limited liability company

By:_____

Name:_____

Title:_____

APPENDIX I

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

CERTIFICATE OF APPRAISER

Integra Realty Resources (the “Appraiser”), Rocklin, California prepared an appraisal of the properties within the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the “Community Facilities District”) dated _____, 2021 (the “Appraisal”). The Appraisal is described and summarized in the Preliminary Official Statement dated [POS Date] (the “Preliminary Official Statement”) and the Official Statement dated [OS Date] (the “Official Statement”), including as Appendix B thereto, relating to the bonds captioned above.

The Appraiser hereby certifies that, to the best of his knowledge and belief, all information with respect to the Appraisal in the Preliminary Official Statement and in the Official Statement was true and correct as of the date of the Appraisal and that the Appraiser is aware that acts and events may have occurred since the date of the Appraisal which could result in both positive and negative effects on market value; however, an updated Appraisal has not been completed as of this date.

The Appraiser hereby consents to the use of the Appraisal in connection with the distribution and use of the Preliminary Official Statement and Official Statement.

Dated: [Closing Date]

INTEGRA REALTY RESOURCES

By:_____

APPENDIX J

§ _____
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. (“Piper”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the Bonds.***

(a) Piper offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

2. ***Defined Terms.***

(a) *Issuer* means the City of Rancho Cordova.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Piper’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Arbitrage and with respect to compliance with the federal income tax rules affecting the Bonds, and by Jones Hall, A Professional Law Corporation in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service

ITEM 12.1.**ATTACHMENT 3**

Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: [Closing Date]

PIPER SANDLER & CO.

By: _____
Managing Director

SCHEDULE A
SALE PRICES

(Attached)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(Attached)

APPENDIX K

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

FORM OF PROPERTY OWNER'S COUNSEL OPINION

[Closing Date]

City of Rancho Cordova
Communities Facilities District No. 2014-1 (Montelena)
2729 Prospect Park Drive
Rancho Cordova, California 95670

Piper Sandler & Co.
50 California Street, Suite 3100
San Francisco, California 94111

**Re: City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena)
Special Tax Bonds, Series 2021**

Ladies and Gentlemen:

We have acted as counsel to MDRE Development LLC (the "Property Owner") in connection with the issuance and sale by City of Rancho Cordova (the "City") and Community Facilities District No. 2014-1 (Montelena) (the "District") of \$_____ City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds, Series 2021 (the "Bonds"). This opinion is rendered pursuant to the Bond Purchase Agreement dated [BPA Date] (the "Bond Purchase Agreement"), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

- A. The Bond Purchase Agreement;
- B. The Preliminary Official Statement dated [POS Date] and the Official Statement dated [OS Date] (collectively, the "Official Statement") for the offer and sale of the Bonds;
- C. The Property Owner Continuing Disclosure Certificate, dated [Closing Date] (the "Property Owner Continuing Disclosure Certificate") by the Property Owner; and

D. The Bring-Down Certificate of Property Owner provided by Property Owner to the City and Underwriter pursuant to Section 3 of the Bond Purchase Agreement (the "Property Owner Closing Certificate").

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon the Property Owner Closing Certificate. We advise you that the phrase "to our knowledge," as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Property Owner, or as a result of our examination of the Property Owner Closing Certificate, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination, or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws. In rendering our opinions herein, we have assumed the following, with your approval:

(i) The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Property Owner); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any signature on behalf of Property Owner purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;

(ii) The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than the Property Owner, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;

(iii) The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs A through D, above;

(iv) The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity; and

(v) All official public records relied upon by us are accurate and complete.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. The Property Owner is a California limited liability company validly existing and in good standing as a limited liability company under the laws of the State of California.

2. The Property Owner Continuing Disclosure Certificate has been duly authorized, executed and delivered by Property Owner, and constitutes legal, valid and binding obligations of the Property Owner, enforceable against the Property Owner in accordance with its terms.

3. To our knowledge, the execution and delivery by Property Owner of the Property Owner Continuing Disclosure Certificate and the performance of its obligations thereunder do not and will not result in a violation or any provision of, or in default under any agreement or other instrument to which Developer is a party.

4. To our knowledge, Property Owner is not in violation of any provision of or in default under, its organizational documents or any agreement or other instrument, violation or default under which would materially and adversely affect the business, properties, assets, liabilities or conditions (financial or other) of the Property Owner with respect to Property Owner's ability to develop real property owned by Property Owner within the District.

5. To our knowledge, except as set forth in the Official Statement, there are no actions, suits or proceedings pending or threatened against Property Owner which, if determined adversely, would have a material adverse effect (a) on the ability of Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate or (b) on the development, construction, use, occupancy or operation of the Development or a material portion thereof.

6. Without having undertaken to independently determine the accuracy, completeness or fairness of the discussion contained in the Official Statement under the captions "THE DISTRICT," "THE FACILITIES," "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT," "CONTINUING DISCLOSURE," and "BOND OWNERS RISKS" (except that no opinion or belief is expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial, statistical or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, assessed valuations or appraised values, or to any information which is attributable to a source other than Property Owner, contained in the Official Statement), no facts came to our attention during the course of our representation of Property Owner that would lead us to believe that the information under said captions of the Official Statement relating to the Property Owner and the Property Owner's organizations, activities, properties and financial condition, and its proposed development of the property, contains any untrue statement of a material fact or omits any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

(a) We express no opinion as to matters governed by any laws other than the substantive laws of California which are in effect as of the date hereof, and we assume no obligation to modify or supplement this opinion with respect to changes in such laws after the date hereof.

(b) As counsel to the Property Owner in this matter, we have not rendered financial advice to the Property Owner and do not represent, by this opinion or otherwise, that we have reviewed or made any assessment about, nor do we offer any opinion about, the financial condition of the Property Owner, past, present or future; nor have we reviewed the

financial feasibility of this transaction or those matters which the proceeds of the Bonds will fund or any of its components and, accordingly, we offer no opinion whatsoever regarding such financial feasibility.

(c) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

(d) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to the Property Owner's development of its property as proposed in the Official Statement.

We express no opinion as to any matter other than as expressly set forth above, and, in conjunction therewith, specifically express no opinion concerning the application of or compliance with any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, and the Trust Indenture Act of 1939, as amended, any state securities or "Blue Sky" law, or any federal, state or local tax law, as respecting the Bonds.

This letter is intended solely for your use in accordance with the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this Opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter.

We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

PRELIMINARY OFFICIAL STATEMENT DATED JUNE ___, 2021

NEW ISSUE-FULL - BOOK ENTRY

NOT RATED

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the 2021 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS" herein.

\$ _____ *

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

Dated: Date of Delivery

Due: September 1, as shown on inside cover

Authority for Issuance. The above-captioned bonds (the "2021 Bonds"), are being issued by the City of Rancho Cordova (the "City") by and through its Community Facilities District No. 2014-1 (Montelena) (the "District"). The 2021 Bonds are special tax obligations of the City, authorized pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, et seq. (the "Mello-Roos Act"), and are issued pursuant to a Fiscal Agent Agreement, dated as of July 1, 2021 (the "Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"). See "THE 2021 BONDS – Authority for Issuance."

Security and Sources of Payment. The 2021 Bonds are secured by and payable from a pledge of Special Tax Revenues (as defined herein) levied on property within the District according to a rate and method of apportionment of special tax, including from the proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Taxes (as defined herein), and from amounts held in certain funds under the Fiscal Agent Agreement, all as more fully described herein. The taxable real property within the District consists of mostly undeveloped land planned primarily for single family residential development. **Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the parcel of real property securing the delinquent Special Tax. There is no assurance the owners will be able to pay the Special Tax or that they will pay such Special Tax even though financially able to do so.** To provide funds for payment of the 2021 Bonds and the interest thereon as a result of any delinquent installments, the City will establish a Reserve Fund from Bond proceeds, as described herein. See "SECURITY FOR THE 2021 BONDS."

The District. Property in the District subject to the Special Tax is comprised of land in the City entitled for development of 806 single-family homes, as well as public and quasi-public uses, parks and open space not subject to the Special Tax. At the time of formation of the District, all of the property in the District was owned by Montelena Douglas, LLC, a California limited liability company, or its affiliates. Over-time these entities have sold, and will continue to sell, land in the District to MDRE Development LLC, a California limited liability company (the "Master Developer"), for the installation of backbone infrastructure and further sale to merchant homebuilders including Premier Homes ("Premier Homes"), which is a privately-held merchant builder active in the Sacramento area. As of the date hereof, [4] of the 10 villages have final small-lot maps in place, and home sales have begun in [2] of the villages. See "THE DISTRICT" and "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT."

Use of Proceeds. The 2021 Bonds are being issued to (i) construct and acquire certain public facilities, including payment of fees related to public facilities, authorized for the District; (ii) make a deposit into the debt service reserve fund for the 2021 Bonds; and (iii) pay the costs of issuance of the 2021 Bonds. See "FINANCING PLAN."

Bond Terms. Interest on the 2021 Bonds is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2022. The 2021 Bonds will be issued in the denomination of \$5,000 or integral multiples of \$5,000 in excess thereof. The 2021 Bonds, when delivered, will be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the 2021 Bonds. See "THE 2021 BONDS – Description of the 2021 Bonds" and "APPENDIX G – DTC and the Book-Entry Only System."

Redemption. The 2021 Bonds are subject to optional redemption, mandatory sinking fund redemption, and special mandatory redemption from prepaid Special Taxes. See "THE 2021 BONDS – Redemption."

THE 2021 BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY FROM THE SPECIAL TAX REVENUES AND CERTAIN OTHER FUNDS AND AMOUNTS HELD BY THE FISCAL AGENT UNDER THE FISCAL AGENT AGREEMENT. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING "BOND OWNERS' RISKS," SHOULD BE READ IN ITS ENTIRETY.

MATURITY SCHEDULE
 (see inside cover)

This cover page contains certain information for quick reference only. It is not a summary of essential information about the 2021 Bonds. Potential investors should read this entire Official Statement to obtain information essential for making an informed investment decision. Investment in the 2021 Bonds involves risks that may not be appropriate for some investors. See "BOND OWNERS' RISKS" for a discussion of special risk factors that should be considered in evaluating the investment quality of the 2021 Bonds.

The 2021 Bonds are offered when, as and if issued by the City and accepted by the Underwriter, subject to approval as to their legality by Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, and subject to certain other conditions. Jones Hall, A Professional Law Corporation, also serves as disclosure counsel to the City. Certain matters will be passed upon for the City by Meyers Nave, A Professional Law Corporation, Sacramento, California, as City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, Kutak Rock LLP, Irvine, California. It is anticipated that the 2021 Bonds, in book-entry form, will be available for delivery through the facilities of DTC on or about _____, 2021.

[PIPER LOGO]

The date of this Official Statement is: _____, 2021.

* Preliminary; subject to change.

MATURITY SCHEDULE

\$ _____ Serial Bonds
(Base CUSIP†: _____)

<u>Maturity</u> <u>(September 1)</u>	<u>Principal</u> <u>Amount</u>	<u>Interest</u> <u>Rate</u>	<u>Yield</u>	<u>Price</u>	<u>CUSIP†</u> <u>()</u>
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\$ _____ % Term Bond due September 1, _____, Yield: _____%, Price: _____%;
CUSIP† _____

† Copyright 2021, American Bankers Association. CUSIP data herein are provided by CUSIP Global Services, managed by Standard & Poor's Capital IQ, and are provided for convenience of reference only. None of the City, the District nor the Underwriter assumes any responsibility for the accuracy of these CUSIP data.

CITY OF RANCHO CORDOVA

City Council

Garrett Gatewood, Mayor
Donald Terry, Vice Mayor
Linda Budge, Councilmember
David M. Sander, Ph.D., Councilmember
Siri Pulipati, Councilmember

Staff

Cyrus Abhar, City Manager
Kim Juran-Karageorgiou, Administrative Services Director
Stacy Leitner, City Clerk
Adam Lindgren of Meyers Nave, A Professional Law Corporation, City Attorney

SPECIAL SERVICES

Bond Counsel and Disclosure Counsel
Jones Hall, A Professional Law Corporation
San Francisco, California

Municipal Advisor
NHA Advisors, LLC
San Rafael, California

Special Tax Consultant
Goodwin Consulting Group, Inc.
Sacramento, California

Appraiser
Integra Realty Resources
Sacramento, California

Fiscal Agent
U.S. Bank National Association
Seattle, Washington

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OFFICIAL STATEMENT

\$ _____ *

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021**

This Official Statement, including the cover page and all appendices hereto, is provided to furnish certain information in connection with the issuance by the City of Rancho Cordova (the “City”), for and on behalf of its Community Facilities District No. 2014-1 (Montelena) (the “District”), of the above-captioned bonds (the “**2021 Bonds**”).

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein shall have the meaning set forth in the Fiscal Agent Agreement. See APPENDIX C.

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and attached appendices, and the documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the 2021 Bonds to potential investors is made only by means of the entire Official Statement.

Creation of the District. The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed \$28,250,000 at a special election in the District held on June 2, 2014, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311, *et seq.*, of the Government Code of the State of California) (the “**Mello-Roos Act**”). The 2021 Bonds represent the first series of special tax bonds authorized and issued by the City for the District.

The 2021 Bonds. The 2021 Bonds are issued pursuant to the provisions of the Mello-Roos Act, a Fiscal Agent Agreement, dated as of July 1, 2021 (the “**Fiscal Agent Agreement**”) between the City and U.S. Bank National Association, as fiscal agent (the “**Fiscal Agent**”), and a resolution adopted on _____, 2021 by the City Council of the City, which authorized the issuance of the 2021 Bonds (the “**Resolution**”).

Registration of Ownership of the 2021 Bonds. The 2021 Bonds are issued only as fully registered bonds in book-entry form, registered in the name of Cede & Co., as nominee of The

* Preliminary; subject to change.

Depository Trust Company (“**DTC**”), without coupons, in the denomination of \$5,000 or any integral multiple thereof and shall be dated as of and bear interest from the date of delivery thereof at the rate or rates set forth on the cover page hereof. Interest on the 2021 Bonds is payable on March 1 and September 1 of each year (each an “**Interest Payment Date**”), commencing March 1, 2022. Ultimate purchasers of 2021 Bonds will not receive physical certificates representing their interest in the 2021 Bonds. So long as the 2021 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2021 Bonds. Payments of the principal, premium, if any, and interest on the 2021 Bonds will be made directly to DTC, or its nominee, Cede & Co. so long as DTC or Cede & Co. is the registered owner of the 2021 Bonds. Disbursements of such payments to DTC’s Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC’s Participants and Indirect Participants, as more fully described herein. See “APPENDIX G - DTC and the Book-Entry Only System.”

Use of Proceeds. Proceeds of the 2021 Bonds will primarily be used to finance a portion of the costs of acquiring and constructing certain public infrastructure improvements necessary for development in the District, including payment of fees related thereto (the “**Facilities**,” as described herein). The Facilities consist generally of road and related improvements, including drainage, water, sanitary sewer, joint trench utilities, concrete curbs, gutters and sidewalks, maintenance holes, street lighting, landscaping, masonry walls, traffic signals, park improvements (and/or fees to finance such improvements) and other miscellaneous infrastructure improvements necessary for development of property within the District. Proceeds of the 2021 Bonds will also be used to make a deposit in the Reserve Fund (defined herein), and pay the cost of issuance of the 2021 Bonds.

Security and Sources of Payment of the 2021 Bonds. The 2021 Bonds are secured by, and payable from, “**Special Tax Revenues**,” which are defined as the proceeds of the Special Taxes annually received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes. “**Special Taxes**” means the special tax levied on taxable real property within the boundaries of the District under the Rate and Method of Apportionment of Special Tax for the District (the “**Special Tax Formula**”), and “**Administrative Expense Priority**” means (i) for fiscal year 2021-22, \$_____, and (ii) for each subsequent year, an amount equal to the preceding fiscal year’s Administrative Expense Priority plus an additional 2% of such amount.

The 2021 Bonds are also payable from amounts held in certain funds and accounts pursuant to the City, including the 2021 Reserve Account of the Reserve Fund, all as more fully described herein. The Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the application of the Special Tax Formula, which is set forth in APPENDIX A hereto. The Special Taxes represent fixed liens on the parcels of land subject to a Special Tax of the District and failure to pay the Special Taxes could result in proceedings to foreclose title to the delinquent property. The Special Taxes do not constitute the personal indebtedness of the owners of taxed parcels and no proceedings to collect directly from an owner is permitted. See “SECURITY FOR THE 2021 BONDS – Special Tax Formula” and “APPENDIX A – Rate and Method of Apportionment of Special Tax.”

Pursuant to the Mello-Roos Act, the Resolution of Formation (as defined herein), and the Fiscal Agent Agreement, so long as any 2021 Bonds are outstanding, the City will annually levy the Special Tax against all taxable land within the District in accordance with the proceedings for the authorization and issuance of the 2021 Bonds and to make provision for the collection of the

Special Tax in amounts which will be sufficient to pay interest on, principal of and redemption premium (if any) on the 2021 Bonds as such becomes due and payable and to replenish the Reserve Fund (as defined herein) as necessary. See “SECURITY FOR THE 2021 BONDS – Special Taxes” herein.

The maximum authorized indebtedness for the District is \$28,250,000; the 2021 Bonds are the first series of bonds being issued by the District and Additional Bonds are expected to be issued in the future in accordance with the conditions set forth in the Fiscal Agent Agreement (the 2021 Bonds and any such Additional Bonds are collectively referred to herein as the “**Bonds**”). See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Additional Bonds.”

In connection with the issuance of the 2021 Bonds, the City will direct the Fiscal Agent to establish a “**Reserve Fund**,” and within the Reserve Fund, the “**2021 Reserve Account**,” which will be funded in an amount equal to the Reserve Requirement (described herein) with respect to the 2021 Bonds. Amounts in the 2021 Reserve Account of the Reserve Fund are available for payment of the 2021 Bonds in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies. See “SECURITY FOR THE 2021 BONDS – Reserve Fund.” If there are additional delinquencies after depletion of funds in the Reserve Fund, the City is not obligated to pay the 2021 Bonds, or supplement the Reserve Fund.

Property Subject to the Special Tax. Property in the District subject to the Special Tax is comprised of land in the City entitled for development of 806 single-family homes, as well as public and quasi-public uses, parks and open space not subject to the Special Tax. At the time of formation of the District, all of the property in the District was owned by Montelena Douglas, LLC, a California limited liability company, or its affiliates. Over-time these entities have sold, and will continue to sell, land in the District to the MDRE Development LLC, a California limited liability company (the “**Master Developer**”), for the installation of backbone infrastructure and further sale to merchant homebuilders including Premier Homes (“**Premier Homes**”), which is a privately-held merchant builder active in the Sacramento area. As of the date hereof, [4] of the 10 villages have final small-lot maps in place, and home sales have begun in [2] of the villages. See “THE DISTRICT” and “OWNERSHIP OF PROPERTY WITHIN THE DISTRICT.”

Value of Property in the District. Property in the District is security for the Special Tax. The City ordered preparation of an appraisal report (the “**Appraisal**”), of the estimated value of the taxable land within the District as of a May 15, 2021 date of value, prepared by Integra Realty Resources, Sacramento, California (the “**Appraiser**”). The Appraiser indicated a value estimate of \$87,845,700 as of the date of value, and subject to the conditions and qualifications set forth therein. The Appraisal is set forth in its entirety as APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. In considering the estimates of value evidenced by the Appraisal, it should be noted that the Appraisal is based upon a number of standard and special assumptions that affected the estimates as to value, in addition to the assumption of completion of the Facilities expected to be funded with the proceeds of the 2021 Bonds (but not any Additional Bonds). See “VALUE OF PROPERTY WITHIN THE DISTRICT.”

The principal amount of the direct and overlapping debt in the District is \$11,064,688*, which consists of the 2021 Bonds (\$10,500,000*) and \$564,688 of overlapping general obligation and CFD bond debt. Consequently, the estimated value of property in the District subject to the Special Tax lien (\$87,845,700), is approximately 7.9* times the principal amount of the direct and

* Preliminary; subject to change.

overlapping debt in the District. This is an average, and individual parcels may have value-to-lien ratios that are substantially different. See “VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios.”

Risks of Investment; COVID-19 Pandemic. Investment in the 2021 Bonds involves risks that may not be appropriate for some investors. See “BOND OWNERS’ RISKS” for a discussion of special factors that should be considered, in addition to the other matters set forth herein, in considering the investment quality of the 2021 Bonds, including the potential impact of the ongoing COVID-19 pandemic.

Limited Obligation of the City. The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the 2021 Bonds. The 2021 Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the Special Tax Revenues and amounts in certain funds established under the Fiscal Agent Agreement as described herein. The 2021 Bonds are special limited obligations of the City, and neither the City Council, the City nor any officer or employee thereof shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the 2021 Bonds other than from the Special Tax Revenues and amounts in certain funds established under the Fiscal Agent Agreement as described herein.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors’ rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. See “APPENDIX C – Summary of Certain Provisions of the Fiscal Agent Agreement.” The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

FINANCING PLAN

The 2021 Bonds are being issued to (i) construct and acquire certain public facilities, including payment of fees related to public facilities, authorized for the District (referred to herein as the Facilities); (ii) make a deposit into the 2021 Reserve Account of the Reserve Fund equal to the Reserve Requirement with the 2021 Bonds; and (iii) pay the costs of issuance of the 2021 Bonds.

A summary of the estimated sources and uses of funds associated with the sale of the 2021 Bonds follows:

Estimated Sources of Funds:

Principal Amount of the 2021 Bonds	\$
Plus/less: [Net] Original Issue Premium/Discount	
Total	\$

Estimated Uses of Funds:

Deposit to Improvement Fund	\$
Deposit to 2021 Reserve Account of Reserve Fund ⁽¹⁾	
Costs of Issuance ⁽²⁾	
Total	\$

⁽¹⁾ Equal to the Reserve Requirement with respect to the 2021 Bonds.

⁽²⁾ Used to pay costs of issuance of the 2021 Bonds, including initial fees, expenses and charges of the Fiscal Agent, costs of printing the preliminary and final Official Statements, administrative fees of the City, Underwriter's discount, fees of Bond Counsel and Disclosure Counsel, and other costs of issuance.

THE 2021 BONDS

Authority for Issuance

The 2021 Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution adopted by the City Council on _____, 2021, and the Mello-Roos Act.

The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed \$28,250,000 at a special election in the District held on June 2, 2014 pursuant to the Mello-Roos Act. Under the provisions of the Mello-Roos Act, since there were fewer than 12 registered voters residing within the District at any point during the 90-day period preceding the adoption of the City's resolution forming the District on June 2, 2014 (the "**Resolution of Formation**"), the sole qualified elector was the developer/landowner who was entitled to cast one vote for each acre or portion of an acre of land owned within the District. The landowner voted to incur the indebtedness and to approve the annual levy of Special Taxes to be collected within the District, for the purpose of paying for the Facilities, including repaying any indebtedness of the District, replenishing reserve funds and paying the administrative expenses of the District.

The 2021 Bonds are the first series of bonds being issued by the City for the District; after issuance of the 2021 Bonds, the City expects to issue one or more additional series of bonds secured by the Special Tax of the District as development progresses, subject to the conditions set forth in the Fiscal Agent Agreement. See "SECURITY FOR THE 2021 BONDS – Additional Bonds."

Description of the 2021 Bonds

The 2021 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company ("**DTC**"), and will be available to ultimate purchasers in the denomination of \$5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. Ultimate purchasers of 2021 Bonds will not receive physical certificates representing their interest in the 2021 Bonds. So long as the 2021 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2021 Bonds. Payments of the principal, premium, if any, and interest on the 2021 Bonds will be made directly to DTC, or its nominee, Cede & Co., by U.S. Bank National Association, as the fiscal agent, registrar and transfer agent (the "**Fiscal Agent**") for the 2021 Bonds, so long as DTC or Cede & Co. is the registered owner of the 2021 Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC and the Book-Entry Only System."

The 2021 Bonds will be dated as of and bear interest from the date of delivery thereof at the rates and mature in the amounts and years, as set forth on the cover page hereof. The principal of the 2021 Bonds and premiums due upon the redemption thereof, if any, will be payable in lawful money of the United States of America at the principal corporate trust office of the Fiscal Agent in Seattle, Washington, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the 2021 Bonds.

Interest on the 2021 Bonds, computed on the basis of a 360-day year consisting of twelve 30-day months, will be paid in lawful money of the United States of America semiannually on

March 1 and September 1 of each year (each an “**Interest Payment Date**”), commencing March 1, 2022. Interest on the 2021 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner’s address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the calendar month preceding the Interest Payment Date (the “**Record Date**”), or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of \$1,000,000 or more in aggregate principal amount of 2021 Bonds; provided that so long as any 2021 Bonds are in book-entry form, payments with respect to such 2021 Bonds shall be made by wire transfer, or such other method acceptable by the Fiscal Agent, to DTC. See “APPENDIX G – DTC and the Book-Entry Only System.”

Each 2021 Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the dated date; provided, however, that if at the time of authentication of a 2021 Bond, interest is in default thereon, such 2021 Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon. So long as the 2021 Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the 2021 Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC’s Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC’s Participants and Indirect Participants, as more fully described herein. See “APPENDIX G - DTC and the Book-Entry Only System.”

Redemption*

Optional Redemption. The 2021 Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2021 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

Mandatory Redemption from Prepayments. The 2021 Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal

* Preliminary; subject to change.

amount of the 2021 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Interest Payment Dates through and including March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

See "BOND OWNERS' RISKS – Potential Early Redemption of Bonds from Prepayments" for a discussion of the potential for the 2021 Bonds to be priced with original issue premium and then be redeemed from Special Tax prepayments prior to maturity.

Mandatory Sinking Fund Redemption. The 2021 Bonds maturing September 1, 20__ and September 1, 20__ (the "**Term Bonds**") are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, 20__ Term Bonds

Mandatory Redemption Date (<u>September 1</u>)	Sinking Fund <u>Payment</u>
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September 1, 20__ Term Bonds

Mandatory Redemption Date (<u>September 1</u>)	Sinking Fund <u>Payment</u>
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The amounts in the foregoing table shall be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the 2021 Bonds.

In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2021 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2021 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any 2021 Bonds designated for

redemption, at their addresses appearing on the 2021 Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such 2021 Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding 2021 Bonds are to be called for redemption, shall designate the CUSIP numbers and bond numbers of the 2021 Bonds to be redeemed by giving the individual CUSIP number and number of each 2021 Bond to be redeemed or shall state that all 2021 Bonds between two stated numbers, both inclusive, are to be redeemed or that all of the 2021 Bonds of one or more maturities have been called for redemption, shall state as to any 2021 Bond called in part the principal amount thereof to be redeemed, and shall require that such 2021 Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such 2021 Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of 2021 Bonds. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2021 Bonds then called for redemption, and such cancellation shall not constitute an event of default.

Upon the payment of the redemption price of 2021 Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the 2021 Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the 2021 Bonds of any maturity, the Fiscal Agent shall select the 2021 Bonds to be redeemed, from all 2021 Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate. Upon surrender of 2021 Bonds redeemed in part only, the City shall execute, and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new 2021 Bond or 2021 Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the 2021 Bond or 2021 Bonds.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2021 Bonds so called for redemption shall have been deposited in the Bond Fund, such 2021 Bonds so called shall cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

Transfer or Exchange of 2021 Bonds

So long as the 2021 Bonds are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of 2021 Bonds shall be made in accordance with DTC procedures. See APPENDIX G. Any 2021 Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2021 Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any 2021 Bond or 2021 Bonds shall be surrendered for transfer or exchange, the City shall execute and the Fiscal Agent

shall authenticate and deliver a new 2021 Bond or 2021 Bonds, for a like aggregate principal amount of 2021 Bonds of authorized denominations and of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer or exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange.

No transfers or exchanges of 2021 Bonds shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of 2021 Bonds for redemption or (ii) with respect to a 2021 Bond after such 2021 Bond has been selected for redemption.

SECURITY FOR THE 2021 BONDS

The 2021 Bonds are secured, on a parity basis with any Additional Bonds issued in the future, by and payable from a first pledge of the proceeds of the “**Special Tax Revenues**,” defined in the Fiscal Agent Agreement as the proceeds of the Special Tax (as defined in the Special Tax Formula) received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes. “**Administrative Expense Priority**” means (i) for Fiscal Year 2021-22, \$_____, and (ii) for each subsequent year, an amount equal to the preceding fiscal year’s Administrative Expense Priority plus an additional 2% of such amount.

All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided in the Fiscal Agent Agreement, the Improvement Fund and the Special Tax Fund are pledged to secure the repayment of the Bonds. In addition, the 2021 Bonds are secured by a pledge of all amounts in the 2021 Reserve Account of the Reserve Fund, and each series of Additional Bonds may be secured by a reserve account within the Reserve Fund or a separate reserve fund, as provided in the applicable Supplemental Agreement for such Series. Such pledge shall constitute a first lien on the Special Tax Revenues and said amounts.

The Special Tax Revenues and all moneys deposited into said funds are pledged to the payment of the principal of, and interest and any premium on, the 2021 Bonds as provided in the Fiscal Agent Agreement and in the Mello-Roos Act until all of the 2021 Bonds have been paid and retired or until moneys or Federal Securities (as defined in the Fiscal Agent Agreement) have been set aside irrevocably for that purpose. The City may issue Additional Bonds secured on a parity with the 2021 Bonds, as described herein; see “–Additional Bonds” below.

Amounts in the Costs of Issuance Fund established under the Fiscal Agent Agreement are not pledged to the repayment of the 2021 Bonds. The Facilities are not in any way pledged to pay the debt service on the 2021 Bonds. Any proceeds of condemnation, destruction or other disposition of any Facilities are not pledged to pay the debt service on the 2021 Bonds and are free and clear of any lien or obligation imposed under the Fiscal Agent Agreement.

Special Taxes

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City through the application of the Special Tax Formula prepared by Goodwin Consulting Group, Inc., Sacramento, California (the “**Special Tax**”).

Consultant") and set forth in APPENDIX A hereto, for all taxable properties in the District. Interest and principal on the 2021 Bonds is payable from the annual Special Taxes to be levied and collected on such property within the District, from amounts held in certain funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIII A of the California Constitution, pursuant to Section 4 thereof as a "special tax" authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Mello-Roos Act in a maximum amount determined according to the Special Tax Formula approved by the City. See "Special Tax Formula" below and "APPENDIX A - Rate and Method of Apportionment of Special Tax."

The amount of Special Taxes that the District may levy in any year, from which principal and interest on the 2021 Bonds is to be paid, is limited by the maximum rates approved by the qualified electors within the District which are set forth as the "**Maximum Special Tax**" in the Special Tax Formula. Under the Special Tax Formula, Special Taxes will be levied annually in an amount not in excess of the Maximum Special Tax for the purpose of making payments on the 2021 Bonds. The Special Taxes and any interest earned on the Special Taxes shall constitute a trust fund for the principal of and interest on the 2021 Bonds pursuant to the Fiscal Agent Agreement and, so long as the amount levied for principal of and interest on these obligations remains unpaid, the Special Taxes and investment earnings thereon shall not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and shall be held in trust for the benefit of the owners thereof and shall be applied pursuant to the Fiscal Agent Agreement. The Special Tax Formula apportions the Special Tax Requirement (as defined in the Special Tax Formula and described below) among the taxable parcels of real property within the District according to the rate and methodology set forth in the Special Tax Formula. See "Special Tax Formula" below. See also "APPENDIX A – Rate and Method of Apportionment of Special Tax."

The City may levy the Special Tax at the Maximum Special Tax rate authorized by the qualified electors within the District as set forth in the Special Tax Formula if conditions so require and the City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Special Tax Requirement (as defined below). Because each Special Tax levy for payment of the 2021 Bonds is limited to the Maximum Special Tax rates authorized as set forth in the Special Tax Formula, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Special Tax Requirement will in fact be collected in any given year. See "BOND OWNERS' RISKS – Levy and Collection of the Special Tax" herein. The Special Taxes are collected for the City by the County in the same manner and at the same time as *ad valorem* property taxes.

In addition to the Maximum Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Special Tax Formula

The Special Tax authorized under the Mello-Roos Act applicable to land within the District will be levied and collected according to the tax liability determined by the City through the

application of the appropriate amount or rate as described in the Special Tax Formula (defined terms set forth below in this section have the meanings set forth in the Special Tax Formula) set forth in “APPENDIX A – Rate and Method of Apportionment of Special Tax.” Capitalized terms used but not defined in this subsection are defined in APPENDIX A.

Facilities Special Tax, Services Special Tax and the Trigger Event. The Special Tax Formula contemplates the levying of a “Facilities Special Tax” and a “Services Special Tax.” ***Only the Facilities Special Tax will be levied while Bonds are outstanding, and all references in this Official Statement to the Special Tax securing the Bonds means the “Facilities Special Tax” as defined and used in the Special Tax Formula.*** In the fiscal years following the “Trigger Event,” which is defined as the date on which the City makes a finding that all Bonds secured by the Facilities Special Taxes have been fully repaid, all Administrative Expenses have been paid or reimbursed to the City and the Long-Term Maintenance Reserve (described below) has been fully funded, the Facilities Special Tax will no longer be levied and the Services Special Tax will commence to be levied to pay for the Authorized Services described in the Special Tax Formula and the formation proceedings for the District.

Facilities Special Tax Requirement. Each year while Bonds are outstanding, the City will determine the Facilities Special Tax Requirement of the District for the upcoming fiscal year. The “**Facilities Special Tax Requirement**” is defined in the Special Tax Formula as the amount necessary in any fiscal year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such fiscal year, (ii) to create and/or replenish reserve funds to the extent such replenishment was not included in the computation of the Facilities Special Tax Requirement in a previous fiscal year, (iii) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior fiscal year or, based on prior delinquencies, are expected to occur in the current fiscal year, (iv) to pay Administrative Expenses, and (v) to pay directly for Authorized Facilities, and (vi)) to fund all or a portion of the Long-Term Maintenance Reserve. The Facilities Special Tax Requirement may be reduced in any fiscal year by (a) interest earnings on, or surplus balances in, funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, Bond resolution, or other legal document that set forth these terms, (b) proceeds from the collection of penalties associated with delinquent Facilities Special Taxes; and (c) any other revenues available to pay debt service on the Bonds as determined by the Administrator.

Long-Term Maintenance Reserve. The Special Tax Formula contemplates the establishment of a Long-Term Maintenance Reserve, which means, in Fiscal Year 2014-15, an amount equal to \$4,300,000 (escalating annually thereafter) that will be used to pay for street overlays, repair and replacement of curbs, gutters, sidelines and street lights, and any other long-term facility repair and replacement that the City determines is authorized and needed to serve properties in the District.

Parcels Subject to the Facilities Special Tax. The City will prepare a list of the parcels subject to the Facilities Special Tax using the records of the City and the County Assessor. The City has the authorization to tax all parcels within the District except tax-exempt parcels as described in the Special Tax Formula. Taxable parcels that are acquired by a public agency after the District is formed will remain subject to the Facilities Special Tax unless a “trade” resulting in no loss of Special Tax revenue can be made, as described in the Special Tax Formula.

Assignment of Maximum Facilities Special Tax. The Special Tax Formula describes in detail the precise method for assigning the Maximum Facilities Special Tax to parcels within the District, which generally provides that each year the City will use the definitions contained in

the Special Tax Formula to classify each parcel as tax-exempt or taxable. The Maximum Facilities Special Tax for Fiscal Year 2020-21 and following fiscal years is set forth in the following table. For additional details, see APPENDIX A.

**City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Maximum Facilities Special Tax Rates
Fiscal Year 2020-21**

Special Tax Category	Developed Land Use	FY 2020-21 Maximum Facilities Special Tax ⁽¹⁾⁽²⁾	
Developed Property	Single Family Detached	\$1,393.06	per Unit
	Single Family Attached	\$1,393.06	per Unit
	Multi-Family	\$9,814.51	per Acre
	Taxable Non-Residential	\$9,814.51	per Acre
Taxable Public Property	N/A	\$9,814.51	per Acre
Final Map Property	N/A	\$1,393.06	per SFD Lot
Undeveloped Property	N/A	\$9,814.51	per Acre

(1) On July 1, 2021 and each July 1 thereafter, the Maximum Facilities Special Taxes shall be increased by two percent of the amount in effect in the previous fiscal year.

(2) Represents the Maximum Special Tax rates based on currently-expected land uses in the CFD. Subject to change pursuant to Section D of the RMA.

Sources: Goodwin Consulting Group, Inc.

In addition to the Maximum Facilities Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Levy of Facilities Special Tax. The Facilities Special Tax will be levied each year from parcels within the District in an amount at least sufficient to pay debt service on outstanding Bonds and administrative expenses of the District. The Facilities Special Tax is expected to be collected at the same time and in the same manner as *ad valorem* property taxes. The City reserves the right to collect the taxes in another manner if required to meet annual obligations of the District.

Once the Facilities Special Tax Requirement has been determined for a particular Fiscal Year, the Facilities Special Tax will be levied on all Parcels of Taxable Property as follows:

Step 1: In all Fiscal Years through and including Fiscal Year 2029-30, the Maximum Facilities Special Tax shall be levied on all Parcels of Developed Property and Final Map Property. Any Facilities Special Tax proceeds collected that are not needed to pay debt service on the Bonds, replenish reserves or pay Administrative Expenses shall be used to pay directly for Authorized Facilities.

After Fiscal Year 2029-30, the Facilities Special Tax shall be levied Proportionately on each Parcel of Developed Property, other than Taxable Public Property, up to 100% of the Maximum Facilities Special Tax for each Parcel until the amount levied on Developed Property is equal to the Facilities Special Tax Requirement.

Step 2: After Fiscal Year 2029-30, if additional revenue is needed after Step 1 to pay the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Facilities Special Tax.

Step 3: In any Fiscal Year, if additional revenue is needed after Step 2 to pay the Facilities Special Tax Requirement, the Facilities Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Facilities Special Tax.

Step 4: In any Fiscal Year, if additional revenue is needed after Step 3, the Facilities Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Facilities Special Tax.

Termination of the Facilities Special Tax. The Facilities Special Tax will be levied until all Bonds have been repaid and all authorized facilities have been funded; however, the Facilities Special Tax cannot be levied under any circumstance after Fiscal Year 2065-66.

Prepayment of the Facilities Special Tax. The Facilities Special Tax obligation assigned to a particular parcel within the District can be prepaid, which will release the parcel making the prepayment from the Mello-Roos special tax lien. Section H of the Special Tax Formula sets forth a detailed formula by which the prepayment for a parcel can be calculated. Proceeds of such prepayment will be used to redeem a portion of the Bonds. See "THE 2021 BONDS – Redemption."

Special Tax Fund

When received, the Special Tax Revenues are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City will establish and maintain two accounts, (i) the Debt Service Account, to the credit of which the City will deposit, immediately upon receipt, all Special Tax Revenues, and (ii) the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds. Notwithstanding the foregoing, the City may semi-annually transfer from the Special Tax Fund so held an amount equal to one-half of the Administrative Expense Priority as necessary for the payment of Administrative Expenses up to the Administrative Expense Priority.

All Special Tax Revenue will be deposited in the Debt Service Account upon receipt. No later than 10 Business Days prior to each Interest Payment Date, the City will withdraw from the Debt Service Account of the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the Reserve Fund, an amount which when added to the amount then on deposit therein, is equal to the Reserve Requirement, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, including any mandatory sinking fund payments, premium, if any, and interest due on the Bonds on the next Interest Payment Date. At such time as deposits to the Debt Service Account equal the principal, including any mandatory sinking fund payments, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the balance of the Reserve Fund to the Reserve Requirement, the

amount in the Debt Service Account in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 15th of each year.

Moneys in the Surplus Account may, at the City's discretion, be transferred to the Improvement Fund to pay for costs of the Facilities, to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement, but are not pledged to payment of the Bonds. See "–Assignment of Maximum Facilities Special Tax" above."

Deposit and Use of Proceeds of 2021 Bonds

The 2021 Bonds are additionally secured by certain amounts generated from proceeds of the 2021 Bonds, together with interest earnings thereon pledged under the Fiscal Agent Agreement. The proceeds of the initial purchase of the 2021 Bonds shall be paid to the Fiscal Agent, who shall deposit such proceeds in the 2021 Costs of Issuance Fund, the Improvement Fund, and the Reserve Fund established under the Fiscal Agent Agreement. See APPENDIX C for information on use of the moneys, including investment earnings thereon, in the various funds established under the Fiscal Agent Agreement. See also "– Reserve Fund" and "– Improvement Fund" below.

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City's option, the Special Taxes may be billed directly to property owners. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Mello-Roos Act to order institution of an action in superior court to foreclose the lien therefore.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the 2021 Bonds that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior fiscal year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such fiscal year, it will within 30 days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided*, that if the City determines on the basis of such review that

(a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such fiscal year, but that property owned by any single property owner in the District is delinquent by more than \$5,000 with respect to the Special Tax due and payable by such property owner in such fiscal year, or

(b) that property owned by any single property owner in the District is delinquent cumulatively by more than \$3,000 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District) then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided in the Fiscal Agent Agreement against each such property owner.

Under the Mello-Roos Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price which will be sufficient to pay or reimburse the delinquent Special Taxes.

The owners of the 2021 Bonds benefit from the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes are significant enough to completely deplete the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the 2021 Bonds pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Additionally, it is possible that no bids are received at a foreclosure sale. Provided that it is not levying the Special Tax at the Maximum Special Tax rates set forth in the Special Tax Formula, the City may adjust the Special Taxes levied on all property within the District subject to the Special Tax to provide an amount required to pay debt service on the 2021 Bonds, and to replenish the Reserve Fund, provided however such adjustment may not exceed the Maximum Special Tax or include an increase as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults.

Under current law, a judgment debtor (property owner) has at least 140 days from the date of service of the notice of levy in which to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived, and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor's filing for relief under the Federal bankruptcy laws. The Mello-Roos Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments. See "VALUE OF PROPERTY WITH THE DISTRICT - Priority of Lien."

Teeter Plan. In 1949, the California Legislature enacted an alternative method for the distribution of property taxes to local agencies. This method, known as the "**Teeter Plan**," is found in Sections 4701-4717 of the California Revenue and Taxation Code. Upon adoption and implementation of this method by a county board of supervisors, local agencies for which the county collects property taxes and certain other public agencies and taxing areas located in the county receive annually the full amount of their shares of property taxes and other impositions collected on the secured roll, including delinquent property taxes which have yet to be collected. While the county bears the risk of loss on unpaid delinquent taxes, it retains the penalties associated with delinquent taxes when they are paid. In turn, the Teeter Plan provides participating local agencies with stable cash flow and the elimination of collection risk.

The Board of Supervisors of Sacramento County has adopted the Teeter Plan, and the County elects to apply its Teeter Plan to the collection of the Special Taxes annually. As such,

the Teeter Plan has been applicable since the initial year of a Special Tax levy, but no assurance can be given that it will continue in any or all of the years that the 2021 Bonds are outstanding. To the extent that the County's Teeter Plan continues in existence and is carried out as adopted, and to the extent the County does not discontinue the Teeter Plan with respect to the City or the District, the County's Teeter Plan may help protect owners of the 2021 Bonds from the risk of delinquencies in the payment of Special Taxes. *However, there can be no assurance that the County will not modify or eliminate its Teeter Plan, or choose to remove the District from its Teeter Plan permanently in any year while the 2021 Bonds are outstanding.*

Once adopted, a county's Teeter Plan will remain in effect in perpetuity unless the board of supervisors orders its discontinuance or unless, prior to the commencement of a fiscal year, a petition for discontinuance is received and joined in by resolutions of the governing bodies of not less than two-thirds of the participating districts in the county. An electing county may, however, decide to discontinue the Teeter Plan with respect to any levying agency in the county if the board of supervisors, by action taken not later than July 15 of a fiscal year, elects to discontinue the procedure with respect to such levying agency and the rate of secured tax delinquencies in that agency in any year exceeds 3% of the total of all taxes and assessments levied on the secured roll by that agency.

Reserve Fund

Under the Fiscal Agent Agreement, the Fiscal Agent established the Reserve Fund and the 2021 Reserve Account therein, which is available for payment of the 2021 Bonds in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies.

The City is required to maintain on deposit in the 2021 Reserve Account of the Reserve Fund an amount that is equal to the Reserve Requirement with respect to the 2021 Bonds. The **"Reserve Requirement"** means, with respect to any Series of Bonds (unless otherwise specified in a Supplemental Agreement, including to create a single parity reserve fund for multiple Series of Bonds), the least of (i) 125% of the average Annual Debt Service with respect to the applicable Series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable Series of Bonds; and (iii) 10% of the original principal amount of the applicable Series of Bonds (or, if the applicable Series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such Series of Bonds); provided, that—

(a) if a parity reserve fund for multiple Series of Bonds is established, references to the applicable Series of Bonds shall mean all Bonds covered by such parity reserve fund;

(b) in no event shall the City be obligated to deposit an amount in any reserve fund in excess of the amount permitted by the applicable provisions of the Code to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code;

(c) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument in accordance with the Fiscal Agent Agreement; and

(d) the Reserve Requirement shall be set at the time of issuance of Bonds and shall not increase thereafter but may decrease as a result of prepayment of the Special Tax.

Amounts deposited in the Reserve Fund will be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency at any time in the Bond Fund of the amount then required for payment of the principal of, and interest on, the Bonds secured by the Reserve Fund. Whenever a transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent will provide written notice thereof to the City. If there are additional delinquencies after depletion of funds in the Reserve Fund, the City is not obligated to pay the Bonds or supplement the Reserve Fund.

The City may elect that the Reserve Fund will be available on a parity basis among the 2021 Bonds and any other Additional Bonds.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund exceeds the then applicable Reserve Requirement, the Fiscal Agent will transfer an amount equal to the excess from the Reserve Fund to the Bond Fund or the Improvement Fund as provided below, except that investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the Federal government to comply with rebate requirements.

Moneys in the Reserve Fund will be invested and deposited in accordance with the Fiscal Agent Agreement. Interest earnings and profits resulting from the investment of moneys in the Reserve Fund and other moneys in the Reserve Fund will remain therein until the balance exceeds the Reserve Requirement; any amounts in excess of the Reserve Requirement will be transferred to the Improvement Fund, if the Facilities have not been completed, or if the Facilities have been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Bonds in accordance with the Fiscal Agent Agreement.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company (a **"Qualified Reserve Fund Credit Instrument"**), provided certain conditions are met, including that the long-term credit rating of such bank or insurance company is rated at least "AA" (without regard to qualifier) by S&P or Moody's.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and making any other transfer required under the Fiscal Agent Agreement, the Fiscal Agent will transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption of all of the Outstanding Bonds. If the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund will be transferred to the City, after payment of any amounts due the Fiscal Agent, to be used for any lawful purpose of the City.

Improvement Fund

Under the Fiscal Agent Agreement, the Fiscal Agent established an **"Improvement Fund,"** which is held and used by the Fiscal Agent to pay the costs of the Facilities. Disbursements from

the Improvement Fund will be made by the Fiscal Agent in accordance with written requests of the City.

Before any payment from the Improvement Fund shall be made, the City shall file or cause to be filed with the Fiscal Agent a written request of the City for disbursement of moneys from such fund. Such withdrawals shall be implemented by the City pursuant to the terms and requirements of the Acquisition Agreement (described below). The Fiscal Agent need not make any such payment if it has received notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys to be so paid, that has not been released or will not be released simultaneously with such payment. The Fiscal Agent shall not incur any liability for any disbursement from the Improvement Fund made in reliance upon any requisition. When the City determines that all of the costs of the Facilities to be financed with proceeds of the Bonds have been paid, the City shall provide written notification of such determination to the Fiscal Agent and direct the Fiscal Agent to transfer any remaining balance in any Improvement Fund into the Bond Fund. See "THE FACILITIES – Acquisition by the City."

Additional Bonds

The District is authorized to issue Bonds in the maximum amount of \$28,250,000, of which the 2021 Bonds represent the first series. In addition to the 2021 Bonds, the City expects that it will, by a Supplemental Agreement, authorize the issuance of one or more additional series of bonds ("**Additional Bonds**") payable from Special Taxes and secured by the Special Tax Revenues on a parity with the 2021 Bonds, upon compliance by the City with the conditions set forth in the Fiscal Agent Agreement, which include the following:

(i) Unless otherwise set forth in the Supplemental Agreement providing for the issuance of such Additional Bonds, there shall be deposited into a reserve account of the Reserve Fund, or into a separate reserve fund, an amount at least equal to the Reserve Requirement with respect to such Additional Bonds.

(ii) For each Bond Year that the Additional Bonds will be Outstanding, projected Maximum Special Taxes (net of the Administrative Expense Priority) in each Fiscal Year are equal to or greater than 110% of Debt Service due in the Bond Year that begins in the corresponding Fiscal Year.

(iii) The aggregate value of all parcels in the District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the proposed series of Bonds, as determined by an MAI appraisal (including the value of improvements to be financed from proceeds of the Bonds proposed to be issued) or the assessed value of such parcels as shown on the then current County tax roll, or by a combination of both methods, is at least 4.00 times the sum of (i) the aggregate principal amount of all Bonds then outstanding plus (ii) the aggregate principal amount of the series of Bonds proposed to be issued, plus (iii) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (iv) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then outstanding, and payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the District (the "**Other Mello-Roos Bonds**") equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the District subject to the Special Tax, and the denominator of which is the total amount of special

taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which the Additional Bonds are being issued), based upon information from the most recent available fiscal year.

The limitations contained in the foregoing paragraphs (ii) and (iii) above shall not be applicable to Additional Bonds which are refunding bonds if the annual debt service on the refunding bonds is less than the annual debt service on the bonds refunded for each year such refunding bonds are scheduled to be outstanding.

Additional Security; Subordinate Bonds. Nothing in the Agreement shall prevent or be construed to prevent the Supplemental Agreement providing for the issuance of Additional Bonds from pledging, or otherwise providing, additional security for the benefit of such Additional Bonds or any portion thereof, or the issuance of bonds secured by Special Taxes on a basis subordinate to the pledge securing the Bonds.

DEBT SERVICE SCHEDULES

Debt Service Schedule. The annual debt service on the 2021 Bonds based on the interest rates and maturity schedule set forth on the cover of this Official Statement is set forth below (assuming no early redemptions).

**City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Special Tax Bonds Series 2021
Debt Service Schedule**

Period Ending Sept. 1	2021 Bonds Principal	2021 Bonds Interest	2021 Bonds Total Debt Service
----------------------------------	---------------------------------	--------------------------------	--

Total

Source: Underwriter.

Projected Debt Service Coverage. The projected debt service coverage for Fiscal Year 2021-22 is set forth below. The debt service coverage shown is a projection for Fiscal Year 2021-22 based on the current status of development and only the 2021 Bonds outstanding. To the extent that development status changes and/or Additional Bonds are issued, the debt service coverage may be different than what is shown. The City anticipates levying for pay-as-you-go funding from certain parcels in the District for the first ten years of the District; however, the City may levy less than the amount shown in future years. **[DISCUSS – PRIORITY ADMIN SIZE]**

**City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Special Tax Bonds Series 2021
Projected Fiscal Year 2021-22 Debt Service Coverage⁽¹⁾⁽²⁾**

Projected Maximum Facilities Special Tax Developed and Final Map Property ⁽³⁾	Priority Administration⁽⁴⁾	Series 2021 Debt Service	Debt Service Coverage from Developed and Final Map Property
\$832,660	(\$52,550)	\$531,150	146.87%

* Preliminary; subject to change.

(1) Pursuant to Section 53321(d) of the Government Code, the special tax levied against any assessor's parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other assessor's parcel within the District by more than 10% above the amount that would have been levied in the fiscal year had there never been any such delinquencies or defaults.

(2) Based on currently expected land uses in the CFD. Subject to change pursuant to Section D of the RMA.

(3) Includes projected Maximum Facilities Special Tax revenues based on the status of development as of May 15, 2021. Assumes final maps for Villages 3 and 8 will be recorded prior to June 30, 2021.

(4) [As defined in the Fiscal Agent Agreement. Equals \$52,550 in FY 2021-22, escalating by 2% per year thereafter.]

Sources: Piper Sandler & Co.; Goodwin Consulting Group, Inc.

THE DISTRICT

Formation and Background

On April 21, 2014, the City Council adopted a Resolution of Intention to form the District under the Mello-Roos Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Facilities and making contributions to certain public facilities. After conducting a noticed public hearing, on June 2, 2014, the City Council adopted the Resolution of Formation, which established the District, set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$28,250,000. On the same day, an election was held within the District in which the eligible landowner voters in the District approved the proposed bonded indebtedness and the levy of the Special Tax.

Description and Location

General. The District is referred to by the City as the “Montelena” project, and is located within the Sunridge Specific Plan area, south of Douglas Road, west of Rancho Cordova Parkway and bisected by Chrysanthy Boulevard. Property within the District is comprised of approximately 251.7 gross acres (138.4 net acres) designated for the development of 806 single-family residential homes. The District is approximately 15 miles east of the Sacramento Central Business District, south of U.S. Highway 50, one of two main east-west routes in Sacramento. On- and off-ramps for U.S. Highway 50 are accessible via Sunrise Boulevard, about seven miles northwest of the District. To the east, it provides access to El Dorado County, various foothills communities, the Sierra Nevada Mountains and Lake Tahoe. To the west, Highway 50 is the principal route to Sacramento’s Central Business District and other major freeways.

The property in the District is situated within the Sunridge Specific Plan area, which provides a mix of uses organized around the neighborhood unit. The plan area is primarily residential but is supplemented with commercial and office uses; housing types consist mostly of single-family residential units. The District is southeast of existing residential development, with the nearest new developments located along the north side of Douglas Road in the North Douglas subdivision, marketed as Somerset Ranch, and the south side of Douglas Road in the Cypress by Woodside Homes subdivision. Other subdivisions in the Sunridge Specific Plan area include Grantline 208, Sunridge Park, Montelena, Anatolia I, Anatolia II, and Anatolia III, with various homebuilders active.

The greater Rancho Cordova area is a mature suburban area, which encompasses all types of land uses, including single-family and multifamily residential, retail, office and industrial, and has experienced continued growth since the mid 1980’s. This area currently is a substantial suburban office market within the Sacramento region, as well as a major employment center, most of which is located along U.S. Highway 50 which traverses the City. For certain demographic information relating to the City and the County, see “APPENDIX D – Sacramento County and City of Rancho Cordova Demographic Information.”

Maps. The following pages show the boundary map of the District, and the development plan for villages in the District.

[Insert CFD Boundary Map]

[Insert Site Plan Map]

Environmental Matters

Water Supply; Contamination; Jet Fuel Plumes. A local water issue was the subject of consideration during the formation process undertaken for the Sunrise Douglas Community Plan, which is a broader land use plan covering 6,042 acres, including the 2,632 acres encompassed within the Sunridge Specific Plan. The water issue began in 1999 when the State Department of Health Services indicated it would not allow permits for the construction of housing in the Sunrise-Douglas area, based on the wells proposed for the local project area. Five wells on the former Mather Air Force Base and other nearby areas were contaminated due to past rocket testing and chemical manufacturing by Aerojet and Boeing in the area. In July 2002, the North Vineyard Well Field plan was approved. The water supply plan included the construction of a well field to extract groundwater from the basin of an underlying Zone 40, at a location sufficiently down-gradient to significantly reduce or eliminate the possibility of contamination to the well field by known contaminant plumes. The Sacramento County Water Agency (“SCWA”) provides water supply to the Sunridge Specific Plan area and conditions of the Specific Plan rezoning require that the SCWA Board of Directors make certain findings regarding the availability of water prior to approval of any tentative map. The City reports that development in the District is not negatively impacted by the availability of water. However, no assurance can be given as to the impact of this contamination on development or home values in the District in the future.

Flood Hazard Map Information. The District is located in Flood Zone X, described as areas outside of the 100 and 500-year flood plains (less than 0.2% annual chance flooding in any given year - flood insurance not required). This information is according to the Federal Emergency Management Agency, Flood Area Panel Number 06067C0240J, dated July 19, 2018. The District is not subject to the Central Valley Flood Protection Plan (SB 5).

Wetlands. The project has obtained a U.S. Army Corp. Section 404 permit, and Section 401 certification from the Regional Water Control Board for the planned development of the 502 lots within the District. In addition, the project has all required Section 1602 permits and approvals from the State.

Seismic Conditions. According to the California Seismic Safety Commission, the District is located within Zone 3, areas of moderate seismic activity. Zone 3 is considered to be the lowest risk zone in California. In addition, the District is not located within a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 of the California Department of Conservation, Division of Mines and Geology.

Wildfire Hazards. Land in the District is not located in a High or Very High Fire Hazard Severity Zone (FHSZ), as defined by CAL FIRE.

Development in the District

The Master Developer has provided the following information with respect to development within the District. No assurance can be given that all information is complete. No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner. Since the ownership of the parcels is subject to change, the development plans outlined below may not be continued by the subsequent owner if the parcels are sold, although development by any subsequent owner will be subject to the Development Agreement and the policies and requirements of the City. No assurance can be given that the plans or projections detailed below will actually occur.

Development Agreement. The City and CP Sunridge, LLC entered into a Development Agreement for the project dated April 3, 2006 (as amended to date, the “Development Agreement”), in accordance with Sections 65864 through 65869.5 of the California Government Code, as implemented through City ordinance. The Development Agreement was assigned to the Master Developer, as a successor-in-interest. Development of property in the District is subject to the Development Agreement as well as the Sunridge Specific Plan. The Development Agreement creates a binding contract which sets forth the needed infrastructure improvements, park dedication requirements, timing and method for financing improvements and other specific performance obligations of the City and the developers in the District for development of the Montelena project, including the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to the development according to the existing entitlements. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties.

The Development Agreement also sets forth the responsibility of the Master Developer and its successors for a portion of the costs of certain public improvements required for its development. Funding of the Facilities with Bond proceeds will satisfy a portion, but not all, of the relevant obligations of the District for infrastructure improvements required by the Development Agreement. The improvements not funded from Bond proceeds or Special Taxes will be funded by the Developer or others as merchant homebuilders. See “THE FACILITIES” below.

The Development Agreement runs with the property and may be modified only by mutual consent of the City and the successors to the original party thereto, in a manner consistent with the existing entitlements. With the Development Agreement in place, subject to compliance with the terms of the Development Agreement, construction of homes within the District may occur upon City approval of subdivision maps, satisfaction of certain design requirements and conditions of such maps and issuance of building permits. The Development Agreement will be binding on the all successor owner-developers of property in the District, if any. The expiration date of the Development Agreement is 15 years from the effective date of May 3, 2006, or May 3, 2021, unless modified or extended as contemplated therein. **[Note: Developer to update to reflect extension – amended and restated DA?]**

Infrastructure and Utilities. The Master Developer is undertaking construction of the necessary backbone and in-tract infrastructure for the development of the planned 806 units in the District. See “THE FACILITIES” below. Public utilities, including electricity, natural gas, water, and telephone service, are available at the perimeter of the District and will be extended as site development is completed, including in connection with construction of the Facilities. The public utilities and other services that will serve the District include the following.

<i>Water:</i>	Sacramento County Water Agency
<i>Sewer:</i>	Sacramento Area Sewer District
<i>Electricity:</i>	Sacramento Municipal Utility District
<i>Gas:</i>	Pacific Gas & Electric

Entitlements and Expected Development in Villages. The Master Developer is not a merchant homebuilder. The Master Developer has been developing the land within the District consistent with the current approved land uses, which primarily consist of residential neighborhoods, with the goal of selling finished lots to Premier Homes (a privately-held merchant builder active in the Sacramento area) or other merchant builders as development and market conditions warrant. Permitted land uses are configured to reinforce the neighborhood identity and

sense of community. For more information on Premier Homes, see "OWNERSHIP OF PROPERTY IN THE DISTRICT."

The following table shows entitlements and expected development by Village.
[CONFIRM/UPDATE]

Table 1
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Entitlements and Expected Development by Village

<u>Village</u>	<u>No. of Lots</u>	<u>Planned Lot Type(s)</u>	<u>Entitlement Status</u>	<u>Date Final Map Expected</u>
Village 1	80	55' x 85'	Tentative Map	Expected June 2022
Village 2	78	55' x 85'	Tentative Map	Expected June 2022
Village 3	125	55' x 85'	Tentative Map	[Expected May 2021]
Village 4	55	50' x 105'	Tentative Map	Expected June 2022
Village 5	59	60' x 105'	Final Map	DONE
Village 6	38	60' x 105'	Tentative Map	Expected June 2022
Village 7	152	Cluster lots	Final Map	DONE
Village 8	81	45' x 100'	Tentative Map	[Expected May 2021]
Village 9	82	45' x 100'	Final Map	DONE
Village 10	87	45' x 100'	Final Map	DONE
Totals	806	--	--	--

Source: The Master Developer.

Development to Date. As of May 1, 2021, the Master Developer owned 637 lots in the District, consisting of 211 final mapped lots (Village 5 and 7) and 426 tentatively mapped lots (Villages 1,2,3,4,6,8), while Premier Homes owned 169 lots in the District (Villages 9 and 10), all of which were final mapped lots. Backbone and in-tract improvements are also underway by The Master Developer, with some villages complete, as noted below. Home building is also underway, with model homes complete and production homes under construction.

Backbone infrastructure required for the project includes storm drain, sewer, water pipe and gas and electrical installations to supply the various villages along Cobble Brook Drive and Montelena Drive. Additionally, Chrysanthy Boulevard and Rancho Cordova Parkway are being widened, lighted and landscaped. Interior streets are being developed concurrent with the backbone improvements. All backbone infrastructure required for building permits to be issued in Villages 9 and 10.

In addition to the required backbone infrastructure, in-tract development within each of the six planned villages is also required. The Master Developer estimates the in-tract development costs at \$63,000 to \$73,000 per lot, for a total estimated cost of \$55,000,000, of which \$33,000,000 had been spent as of May 1, 2021. For a table showing the Master Developer's anticipates sources and uses of funds for the build-out of the project, see Table 2 below.

Current Development Status by Village. The following table shows the development status of lots within the District, by Village, as of May 1, 2021.

Table 2
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Expected Product Types by Village
As of May 1, 2021

Village	No. of Lots	Average Home Size (Sq. Ft.)	Average Base Price	Building Permits Issued⁽¹⁾	Homes Under Construction	Sales Pending	Closed Homes
Villages 1 & 2	127	2,900	\$645,000	0	0	0	0
Village 3	125	2,900	645,000	0	0	0	0
Village 4	55	2,825	618,000	0	0	0	0
Village 5	59	3,300	735,000	0	0	0	0
Village 6	38	3,300	735,000	0	0	0	0
Village 7	152	1,850	450,000	0	0	0	0
Village 8	81	2,350	570,000	0	0	0	0
Villages 9 & 10	169	2,340	562,220	148	79	79	69
Totals	806	--	--	148	79	79	69

(1) Includes 4 model homes constructed by the Developer, 2 for each product type
Source: The Master Developer; Premier Homes.

Villages 9 and 10 (169 lots). The Master Developer is building-out the District starting with Villages 9 and 10. On July 24, 2018, the Master Developer and Premier Homes entered into an Purchase and Sale Agreement for the Master Developer to sell all 169 lots planned for Villages 9 and 10 pursuant to a take-down schedule that began in 2019 and concludes in 2022. To date, 69 of 169 lots have transferred to Premier Homes, which has completed 4 model homes and pulled building permits for an additional 144 production homes. The 4 model homes represent the two different product lines being marketed by Premier Homes – “Elan at Montelena” and “Esprit at Montelena,” as described more below.

- **Elan at Montelena.** This plan type consists of 3 single-family homes on 45x100 ft lots. Model construction has begun, and the model complex is open. Production home construction has also begun and the first units were completed in December 2019. There are three plan sizes ranging from 1,904 to 3,234 square feet, with base pricing ranging from \$532,900 to \$652,000. Sales information as of May 1, 2021 is in Table 2.

- **Esprit at Montelena.** This plan type consists of 3 single-family homes on 45x100 ft lots. Model construction has begun, and the model complex is open. Production home construction has also begun and the first units are expected to be completed in [month, year]. There are three plan sizes ranging from 1,524 to 2,174 square feet, with base pricing ranging from \$483,900 to \$542,900. Sales information as of May 1, 2021 is in Table 2.

All Other Villages (637 lots). The Master Developer is continuing to install “backbone” infrastructure necessary for development of all the remaining villages. The Master Developer anticipates that finished lots will be completed in Villages 3, 5 and 7 by June 2021, and finished lots will be completed in Villages 1, 2, 4, 6 and 8 by November 2021. The foregoing is subject to market conditions and no assurance can be provided this development timeline will be achieved.

The partners within the Master Developer have no obligation to contribute equity to the Master Developer should it not have sufficient funds to complete development on this timeline or at all. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT – Master Developer."

Master Developer Sources and Uses of Funds

The Master Developer has provided the following table showing the estimated sources and uses for the Master Developer related to the development and sale of the 806 single-family homes planned for the District.

Table 3
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Master Developer Proposed Financing Plan
As of May 1, 2021⁽¹⁾

	Total Budget	% Complete	Through May 1, 2021	Expected Remainder 2021	Expected 2022	Expected 2023	Expected 2024
Sources of Funds							
Sales of Lots	\$451,500,000	8.86%	\$40,000,000	\$50,000,000	\$160,000,000	\$160,000,000	\$41,500,000
CFD – Estimated Proceeds ⁽²⁾	14,500,000	0.00%	--	8,500,000	6,000,000	--	--
Credits/Reimbursements	3,550,000	2.82%	100,000	1,000,000	1,100,000	1,100,000	250,000
Total Sources of Funds	469,550,000	8.54%	40,100,000	59,500,000	167,100,000	161,100,000	41,750,000
Uses of Funds							
On-site Construction (In-tracts)	55,000,000	60.00%	33,000,000	22,000,000	--	--	--
Off-site Construction	4,500,000	100.00%	4,500,000	--	--	--	--
Direct Construction	209,000,000	11.96%	25,000,000	40,000,000	65,000,000	65,000,000	14,000,000
Fees & Permits	68,000,000	8.82%	6,000,000	6,000,000	22,000,000	25,000,000	9,000,000
Service & Warranty	2,400,000	16.67%	400,000	700,000	500,000	400,000	400,000
Field Expenses	13,500,000	11.11%	1,500,000	2,500,000	4,500,000	3,500,000	1,500,000
Selling & Marketing	20,000,000	7.00%	1,400,000	3,600,000	8,000,000	4,500,000	2,500,000
General & Administrative	20,000,000	10.00%	2,000,000	3,000,000	7,000,000	6,000,000	2,000,000
Property Taxes	2,900,000	34.48%	1,000,000	500,000	700,000	500,000	200,000
Total Uses of Funds	395,300,000	18.92%	74,800,000	78,300,000	107,700,000	104,900,000	29,600,000
NET CASH FLOW	\$74,250,000		\$(34,700,000)	\$(18,800,000)	\$59,400,000	\$56,200,000	\$12,150,000

(1) Estimated as of May 1, 2021; actual amount may differ.

(2) Estimate for proceeds of 2021 Bonds and future Additional Bonds.

Source: The Master Developer.

THE FACILITIES

Eligible Facilities

The Facilities eligible to be financed by the District are set forth in the Resolution of Formation and consist of roadway and transportation improvements, including roadway design, project management, grading, and construction of roadways, including curbs, gutters, sidewalks, pavement, street lighting, dry utilities, soundwalls and landscaping, as well as drainage facilities, park improvements and other miscellaneous improvements. Authorized Facilities also include sanitary sewer facilities, water facilities and other capital improvements for which developer impact fees are payable to the City for development within the District, as well as incidental expenses as authorized by the Mello-Roos Act.

The proceeds of the 2021 Bonds will be used for a portion of the cost of the public improvements (and/or development impact fees) eligible to be financed with the proceeds of the 2021 Bonds (the “**Facilities**,” as described below). See “FINANCING PLAN” for additional details. The following table estimates the cost of the Facilities needed for development of property in the District.

Table 4
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Expected Cost of Facilities

<u>Facility Category</u>	<u>Estimated Cost</u>
Roadways	\$26,427,884
Sanitary Sewer Facilities	3,590,529
Water Facilities	5,543,176
Drainage Facilities	4,034,936
Park and Open Space Improvements	6,895,470
Development Impact and Other Fees	24,136,073
Engineering and Other Costs	3,107,541
Total	\$73,735,609

Source: CFD Hearing Report, dated May 2014.

Acquisition by the City and other Local Agencies

Acquisition Agreement. In connection with the formation of the District, the City and the Master Developer entered into a Funding, Construction and Acquisition Agreement, dated June 6, 2014 (the “**Acquisition Agreement**”), which provides that the original landowners in the District (or successors such as the Master Developer) will construct (or cause to be constructed or funded) the Facilities. As components of the Facilities are completed, proceeds of a portion of special tax bonds issued for the District (including the 2021 Bonds) will be used to pay all or a part of the purchase price of various Facilities pursuant to the terms of the Acquisition Agreement. The portion of the cost of construction of the Facilities, which will not be provided from Bonds or proceeds of the Special Taxes, will be the responsibility of the Master Developer.

Pay-As-You-Go Financing. The Acquisition Agreement and the Special Tax Formula provide that the funding of the costs of the Facilities can be made from collections of the Special Tax available as the “pay-as-you-go” component of Special Taxes. The Acquisition Agreement

provides that the City will levy the maximum special tax rate on Developed Property and Final Map Property (as such terms are defined in the Special Tax Formula) and annually pay, after September 1st of each year, to the successors under the Acquisition Agreement, "Available Special Tax Revenues" generated by excess Special Taxes for a period of 10 years starting in Fiscal Year 2020-21 (or such other year as agreed between the City and the successors under the Acquisition Agreement).

Accordingly, the pay-as-you-go funding component is expected to provide for funding of the cost of a portion of the Facilities (both improvements and fees) in excess of the amount provided from bond proceeds (if such proceeds are not sufficient) through annual Special Tax collections in excess of the amount needed to pay the debt service.

OWNERSHIP OF PROPERTY WITHIN THE DISTRICT

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. There is no assurance that an owner or any subsequent owners have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay such taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bondowner will have the ability at any time to seek payment directly from the owners of property within the District of the Special Tax or the principal or interest on the 2021 Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

The Master Developer has provided the respective information set forth under the heading "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" below. No assurance can be given that all information is complete. No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner. The Special Taxes are not personal obligations of the Developer or of any subsequent landowners; the 2021 Bonds are secured only by the Special Taxes and moneys available under the Fiscal Agent Agreement. See "SECURITY FOR THE 2021 BONDS" and "BOND OWNERS' RISKS" herein.

Current Ownership

The following table shows the property ownership by share of the projected Fiscal Year 2021-22 special tax levy, based on ownership as of May 15, 2021.

Table 5
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Property Ownership by Share of Projected Fiscal Year 2021-22 Special Tax Levy

Owner ⁽¹⁾	No. of Parcels	No. of Expected Units	Acres	Appraised Value ⁽²⁾	Projected FY 2021-22 Maximum Facilities Special Tax	Projected FY 2021-22 Facilities Special Tax Levy ⁽³⁾	% of Projected Facilities Special Tax Levy
Premier Chrysanthy, LLC	100	100	11.5	\$19,895,700	\$142,092	\$142,092	17.1%
Master Developer ⁽⁴⁾	7	637	107.2	36,210,000	1,015,661	592,524	71.2%
Individual Homeowners	69	69	7.7	31,740,000	98,043	98,043	11.8%
Total	176	806	126.3	\$87,845,700	\$1,255,796	\$832,660	100.0%

* Preliminary; subject to change.

(1) Based on ownership information as of May 15, 2021. May not include recent sales.

(2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots.

(3) Includes building permits issued prior to May 15, 2021, which is the date of value for the Appraisal. Assumes final maps for Villages 3 and 8 will be recorded prior to June 30, 2021. Assumes no further development. Includes estimated debt service due in 2022 on the Series 2021 Special Tax Bonds, plus an estimated [\$52,550] in administrative expenses. Assumes the City will levy at least the Maximum Facilities Special Tax on Developed Property and Final Map Property in fiscal year 2021-22.

(4) Includes Villages 1 through 8. Final maps have been recorded for Villages 5 and 7 as of May 15, 2021, and it is assumed that final maps for Villages 3 and 8 will have final maps recorded prior to June 30, 2021.

Sources: Sacramento County Assessor's Office; Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

Master Developer and Affiliated Land-Owners

General. At the time of formation of the District, all of the land within the District was owned by Montelena Douglas, LLC, Chrysanthy Road Investment, LLC and Douglas Cordova Commercial, LLC (collectively, the **"Affiliated Land-Owners"**), all of which are entities comprised of a management team that is responsible for the day-to-day management of the entitlement and development operations, and a group of capital investors that provide equity for the operations and development of the project. Over-time the Affiliated Land-Owners have sold, and will continue to sell, land in the District to the Master Developer for the installation of backbone infrastructure and further sale to merchant homebuilders including Premier Homes.

MDRE Development LLC, a California limited liability company (previously defined as the **"Master Developer"**), is a legal entity separate from the Affiliated Land-Owners but comprised of the same managing principals and capital members. The entity was formed for the purpose of commencing land development and marketing of individual villages to merchant builders to separate the dealer activities of this entity from the investment purpose of the Affiliated Land-Owners.

The managing members (the **"Members"**) of the Master Developer are Charles Somers and Kevin Webb. Mr. Somers is President and Chief Executive Officer of SBM Management Services, which is a services company with 9,500 employees headquartered in McClellan, California. Mr. Somers experience with real estate is 30 years. Mr. Webb's experience with real estate is 33 years.

Development Experience. Recent development experience of the principals of the Master Developer (affiliated entities wherein the managing members are at least one of the three principals of the Master Developer), is illustrated by the following projects:

Project Name	City	No. of Residential	Owner/Developer	Status
		Lots		
Douglas 98	Rancho Cordova	54	Watt Communities	50% Complete
Mariposa Creek	Citrus Heights	15	Watt Communities	Complete
Mitchell Village	Citrus Heights	258	Watt Communities	Complete

Development Schedule. The Affiliated Land-Owners originally acquired the property in the District in February 1, 2008. As noted above, the Affiliated Land-Owners have sold, and will continue to sell, land in the District to the Master Developer for the installation of backbone infrastructure and further sale to merchant homebuilders including Premier Homes. See “THE DISTRICT – Current and Anticipated Development in the District.”

The Master Developer has constructed certain backbone infrastructure and has sold 2 individual villages to merchant homebuilder Premier Homes. The Master Developer is not a homebuilder and expects to sell the remainder of its land in the District to merchant homebuilders and commercial purchasers for development as infrastructure improvements are completed. The timing of the sale of residential and non-residential parcels within the District by the Master Developer to merchant builders and others will be determined by market conditions.

Financing Plan. The development of the backbone infrastructure improvements required to be installed by the Master Developer, and payment of the Special Taxes by the Master Developer will be funded through a combination of the following; (i) owner capital via periodic capital calls from investor members of the Master Developer; (ii) internal funds generated from sales of lots to merchant builders; and (iii) proceeds from the sale of bonds. The Master Developer provided its current projected schedule of sources and uses for the proposed development of the District in Table 3, above. ***The Master Developer has provided no assurances to the City or the Underwriter that the sources of financing that will actually be available to the Master Developer will be sufficient to complete its currently projected property development and project construction.***

Premier Homes

As of May 1, 2021, Premier Homes had taken-down 169 lots from the Master Developer in the District (all in Villages 9 and 10), and closed escrow on 69 completed homes to individual homeowners. Premier Homes anticipates closing escrow to individual homeowners on its final homes in Villages 9 and 10 by May 2022. See Table 2, above.

Premier Homes is a merchant homebuilder that is active in the Sacramento area, founded in 1994 and headquartered in Granite Bay, California. Currently, it is selling homes in its “Elan at Montelena” and “Esprit at Montelena” neighborhoods in the District, as well as in its “Premier Soleil” neighborhood in Granite Bay, California. In addition to those ongoing projects, Premier Homes has also constructed and sold homes in the cities of Sacramento, El Dorado Hills, Lincoln, West Sacramento, Incline Village, Plumas Lakes and other locations.

Premier Homes is a privately-held corporation, owned and controlled by the Yttrup family. The President of Premier Homes is Kevin Yttrup. Mr. Yttrup is a second generation home builder and has been designing and building homes for more than 40 years. His father, Bill Yttrup, built

single family homes in the Sacramento area in the 1970's and Kevin grew up with a fascination for the home building process.

Mr. Yttrup founded Premier Homes in 1994. Its model homes have won accolades and awards from both his peers and home buyers alike. In recent years, these communities featuring Premier built products have received awards: Granite Bay, Serrano in El Dorado Hills and Catta Verdera in Lincoln.

For further information on Premier Homes, see its Internet homepage located at www.premierhomesca.com. The website address is given for reference and convenience only, and the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter. Nothing on this website is a part of this Official Statement or incorporated into this Official Statement by reference and no representation is made in this Official Statement as to the accuracy or adequacy of the information contained on the internet site.

Individual Homeowners. Premier Homes has opened 4 model homes in the District, and sales are ongoing. As of May 1, 2021, Premier Homes had closed escrow on 69 homes. See Table 2, above.

VALUE OF PROPERTY WITHIN THE DISTRICT

Assessed Values and Building Permits

The following table shows a history of assessed valuation of land in the District, as well as building permits issued, since Fiscal Year 2019-20.

Table 6
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
History of Assessed Values and Building Permits

Fiscal Year	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	Number of Permits Issued⁽¹⁾
2019-20	\$21,847,477	--	\$21,847,477	4
2020-21	22,662,316	\$4,343,591	27,005,907	49

(1) Represents the number of parcels for which a building permit for new construction was issued prior to June 30 of the prior fiscal year.

Sources: Sacramento County Assessor's Office; Goodwin Consulting Group, Inc.

Appraised Values

General. The value of taxable property within the District is a critical factor in determining the investment quality of the 2021 Bonds. Given the ongoing development in the District and in order to obtain a more accurate estimate of the value of land than the current assessed valuation of property in the District, the City ordered preparation of an appraisal report (the "**Appraisal**"), setting forth the estimated value of the taxable land within the District as of the May 15, 2021 date of value. The Appraisal was prepared by Integra Realty Resources, Sacramento, California (the "**Appraiser**"). The Appraisal is set forth in APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The

conclusions reached in the Appraisal are subject to certain assumptions, conditions and qualifications which are set forth in the Appraisal.

Value Estimate. The Appraisal estimated the market value of all of the taxable land in the District, which is planned for 806 residential units. The appraised valuation excludes the value of all portions of the property in the District designated for public and quasi-public purposes and assumes completion of infrastructure funded by the 2021 Bonds and accounts for the impact of the lien of the Special Tax. The following estimate represents the market value of the property to be subject to the Special Tax, based on the hypothetical condition certain impact fees to be financed by the 2021 Bonds have been paid. The value estimate for the property as of the date of value, using the methodologies described in the Appraisal and subject to the limiting and hypothetical conditions and general and special assumptions set forth in the Appraisal is \$87,845,700.

Hypothetical Condition. The market value estimated by the Appraiser is based on a hypothetical condition. A hypothetical condition is defined by USPAP as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis.” It is a hypothetical condition of the Appraisal that the proceeds from the 2021 Bonds will be used to fund certain impact fees otherwise due. The market value estimated in the Appraisal is based on the hypothetical condition certain impact fees to be financed by the 2021 Bonds have been paid. The estimate of market value accounts for the impact of the lien of the Special Taxes securing the 2021 Bonds.

Assumptions and Limiting Conditions. In considering the estimate of value evidenced by the Appraisal, the Appraisal is based upon a number of limiting conditions and standard and extraordinary assumptions which affect the estimates as to value, including, among others, the following.

- The valuation analysis did not include review of a current title report of all properties to determine any possible conditions of title affecting the properties appraised. The Appraiser accepts no responsibility for matters pertaining to title.
- The Appraiser has also assumed that there is no hazardous material on or in the property that would cause a loss in value. Should future conditions and events involving hazardous material reduce the level of permitted development or delay the completion of any projected development, the value of the undeveloped land would likely be reduced from that estimated by the Appraiser. See “BOND OWNERS’ RISKS – Land Values” and “– Hazardous Substances” below. See “APPENDIX B – The Appraisal” hereto for a description of certain assumptions made by the Appraiser.

Accordingly, because the Appraiser arrived at an estimate of current market value based upon certain conditions and assumptions which may or may not be fulfilled, no assurance can be given that should the parcels become delinquent due to unpaid Special Taxes, and be foreclosed upon and offered for sale for the amount of the delinquency, that any bid would be received for such property or, if a bid is received, that such bid would be sufficient to pay such delinquent Special Taxes.

The Appraisal notes that Douglas Road serves as the boundary line between the Elk Grove Unified School District and the Folsom Cordova School District. Specifically, the properties south of Douglas Road, including the property in the District, are within the Elk Grove Unified School District.

The Appraiser notes that sales agents did not suggest a premium being paid by homeowners for a preference of one school district over the other. As such, no adjustment was considered for differing school districts in the Appraisal.

Limitations of Appraisal Valuation. Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel. No assurance can be given that the foregoing valuation can or will be maintained during the period of time that the Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See “– Priority of Lien” below. For a description of certain risks that might affect the assumptions made in the Appraisal, see “BOND OWNERS’ RISKS” herein.

Value to Special Tax Burden Ratios

The Appraisal sets forth the combined value of all taxable property within the District to be not less than \$87,845,700, subject to the limiting conditions stated therein. (See “– The Appraisal” above and APPENDIX B hereto.) The principal amount of the direct and overlapping debt in the District is \$11,064,688*, which consists of the estimated amount of 2021 Bonds (\$10,500,000*) and \$564,688 of overlapping general obligation and CFD bond debt. Consequently, the estimated value of property in the District subject to the Special Tax lien is approximately 7.9* times the principal amount of the direct and overlapping debt in the District.

In comparing the value of the real property within the District to the principal amount of the 2021 Bonds and other direct and overlapping debt for the District, it should be noted that only the real property upon which there is a delinquent Special Tax can be foreclosed upon, and the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes of the owners of such parcels within the District unless all of the property is subject to a delinquent Special Tax. In any event, individual parcels may be foreclosed upon separately to pay delinquent Special Taxes levied against such parcels.

Other public agencies whose boundaries overlap those of the District could, without the consent of the City and in certain cases without the consent of the owners of the land within the District, impose additional taxes or assessment liens on the land within the District. The purpose would be to finance additional regional or local public improvements or services. The lien created on the land within the District through the levy of such additional taxes or assessments may be on a parity with the lien of the Special Tax. In addition, construction loans may be obtained by the developers of property in the District or home loans may be obtained by ultimate homeowners. The deeds of trust securing such debt on property within the District, however, will be in a junior position to the lien of the Special Tax.

* Preliminary; subject to change.

Value-to-lien Ratios by Ownership. The following table shows the projected status of development and value-to-lien ratios in the District for fiscal year 2021-22, based on ownership as of May 15, 2021, and assuming no further development. Value-to-lien ratios on individual parcels may vary considerably from any average.

Table 7
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Property Ownership by Share of Projected Fiscal Year 2021-22 Special Tax Levy

Owner ⁽¹⁾	No. of Parcels	No. of Expected Units	Acres	Appraised Value ⁽²⁾	Projected FY 2021-22 Maximum Facilities Special Tax	Projected FY 2021-22 Facilities Special Tax Levy ⁽³⁾	% of Projected Facilities Special Tax Levy	CFD Bonds ^{(4)*}	Overlapping Debt ⁽⁵⁾	Total Debt*	Average Appraised Value-to- Lien*
Premier Chrysanthy, LLC	100	100	11.5	\$19,895,700	\$142,092	\$142,092	17.1%	\$1,791,807	\$300,213	\$2,092,020	9.5 : 1
Master Developer ⁽⁶⁾	7	637	107.2	36,210,000	1,015,661	592,524	71.2%	7,471,846	44,925	7,516,771	4.8 : 1
Individual Homeowners	69	69	7.7	31,740,000	98,043	98,043	11.8%	1,236,347	219,549	1,455,896	21.8 : 1
Total	176	806	126.3	\$87,845,700	\$1,255,796	\$832,660	100.0%	\$10,500,000	\$564,688	\$11,064,688	7.9 : 1

* Preliminary; subject to change.

(1) Based on ownership information as of May 15, 2021. May not include recent sales.

(2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots.

(3) Includes building permits issued prior to May 15, 2021, which is the date of value for the Appraisal. Assumes final maps for Villages 3 and 8 will be recorded prior to June 30, 2021. Assumes no further development. Includes estimated debt service due in 2022 on the Series 2021 Special Tax Bonds, plus an estimated [\$52,550] in administrative expenses. Assumes the City will levy at least the Maximum Facilities Special Tax on Developed Property and Final Map Property in fiscal year 2021-22.

(4) Includes the \$10,500,000 par amount of the Series 2021 Special Tax Bonds. Allocated based on the Projected FY 2021-22 Facilities Special Tax Levy.

(5) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2020-21. Does not include any PACE liens secured by assessments or special taxes on the property.

(6) Includes Villages 1 through 8. Final maps have been recorded for Villages 5 and 7 as of May 15, 2021, and it is assumed that final maps for Villages 3 and 8 will have final maps recorded prior to June 30, 2021.

Sources: Sacramento County Assessor's Office; Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

Value-to-lien Ratios by Development Status. The following table shows the projected status of development and value-to-lien ratios by village in the District for fiscal year 2021-22, based on the status of development as of May 1, 2021, and assuming no further development. Value-to-lien ratios on individual parcels may vary considerably from any average.

Table 8
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Value-to-Lien Ratios by Development Status
Projected for Fiscal Year 2021-22

Development Status ⁽¹⁾	No. of Parcels	No. of Expected Units	Acres	Appraised Value ⁽²⁾	Projected FY 2021-22 Maximum Facilities Special Tax	Projected FY 2021-22 Facilities Special Tax Levy ⁽³⁾	% of Projected Facilities Special Tax Levy	CFD Bonds ^{(4)*}	Overlapping Debt ⁽⁵⁾	Total Debt*	Average Appraised Value-to- Lien*
<u>Developed Property</u>											
Village 9 & 10	142	142	15.7	\$47,538,700	\$201,771	\$201,771	24.2%	\$2,544,366	\$441,006	\$2,985,371	15.9 : 1
<u>Final Map Property</u>											
Village 3	1	125	21.3	7,132,976	177,616	177,616	21.3%	2,239,765	7,639	2,247,405	3.2 : 1
Village 5	1	59	13.8	3,530,997	83,834	83,834	10.1%	1,057,166	5,629	1,062,795	3.3 : 1
Village 7	1	152	18.1	8,250,591	215,980	215,980	25.9%	2,723,547	8,040	2,731,587	3.0 : 1
Village 8	1	81	11.8	4,584,590	115,095	115,095	13.8%	1,451,368	4,719	1,456,087	3.1 : 1
Village 9 & 10	27	27	3.4	4,097,000	38,365	38,365	4.6%	483,788	78,757	562,545	7.3 : 1
Subtotal	31	444	68.3	\$27,596,154	\$630,889	\$630,889	75.8%	\$7,955,634	\$104,785	\$8,060,419	3.4 : 1
<u>Undeveloped Property</u>											
Villages 1 & 2	1	127	22.7	7,247,103	227,635	0	0.0%	0	10,454	10,454	N/A
Village 4	1	55	10.2	3,189,542	102,210	0	0.0%	0	4,423	4,423	N/A
Village 6	1	38	9.3	2,274,201	93,291	0	0.0%	0	4,021	4,021	N/A
Subtotal	3	220	42.3	\$12,710,846	\$423,136	\$0	0.0%	\$0	\$18,898	\$18,898	N/A
Total	176	806	126.3	\$87,845,700	\$1,255,796	\$832,660	100.0%	\$10,500,000	\$564,688	\$11,064,688	7.9 : 1

* Preliminary; subject to change.

- (1) Includes building permits issued prior to May 15, 2021, which is the date of value for the Appraisal. Assumes final maps for Villages 3 and 8 will be recorded prior to June 30, 2021. Assumes no further development.
- (2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots.
- (3) Includes estimated debt service due in 2022 on the Series 2021 Special Tax Bonds, plus an estimated [\$52,550] in administrative expenses. Based on the status of development as noted under footnote (1), and is subject to change if the actual status of development changes before June 30, 2021. Assumes the City will levy at least the Maximum Facilities Special Tax on Developed Property and Final Map Property in Fiscal Year 2021-22.
- (4) Includes the \$10,500,000 par amount of the Series 2021 Special Tax Bonds. Allocated based on the Projected FY 2021-22 Facilities Special Tax Levy.
- (5) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2020-21. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

Value-to-lien Ratios By Category. The following table sets forth the projected value-to-lien ratios by category for parcels in the District for Fiscal Year 2021-22.

Table 9
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Value-to-Lien Ratio Ranges
Projected for Fiscal Year 2021-22

Appraised Value-to-Lien Category	No. of Parcels	No. of Expected Units	Acres	Appraised Value ⁽¹⁾	Projected FY 2021-22 Special Tax Levy ⁽²⁾	% of Projected Special Tax Levy	CFD Bonds ^{(3)*}	Overlapping Debt ⁽⁴⁾	Total Debt*	Average Appraised Value-to- Lien*
20:1 to 25:1	69	69	7.7	\$31,740,000	\$98,043	11.8%	\$1,236,347	\$218,670	\$1,455,016	21.8: 1
15:1 to 20:1	4	4	0.4	1,840,000	5,684	0.7	71,672	21,607	93,279	19.7: 1
5:1 to 10:1	96	96	11.1	18,055,700	136,408	16.4	1,720,135	279,487	1,999,621	9.0: 1
3:1 to 5:1	4	417	64.9	23,499,154	592,524	71.2	7,471,846	26,027	7,497,873	3.1: 1
Undeveloped Property ⁽⁵⁾	3	220	42.3	12,710,846	0	0.0	0	18,898	18,898	N/A
Totals	176	806	126.3	\$87,845,700	\$832,660	100.0%	\$10,500,000	\$564,688	\$11,064,688	7.9: 1

* Preliminary; subject to change.

- (1) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots.
- (2) Includes building permits issued prior to May 15, 2021, which is the date of value for the Appraisal. Assumes final maps for Villages 3 and 8 will be recorded prior to June 30, 2021. Assumes no further development. Includes estimated debt service due in 2022 on the Series 2021 Special Tax Bonds, plus an estimated [\$52,550] in administrative expenses. Assumes the City will levy at least the Maximum Facilities Special Tax on Developed Property and Final Map Property in fiscal year 2021-22.
- (3) Includes the \$10,500,000 par amount of the Series 2021 Special Tax Bonds. Allocated based on the Projected FY 2021-22 Facilities Special Tax Levy.
- (4) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2020-21. Does not include any PACE liens secured by assessments or special taxes on the property.
- (5) The City does not anticipate levying a Facilities Special Tax on Undeveloped Property in fiscal year 2021-22.

Sources: Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

Priority of Lien

The principal of and interest on the 2021 Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Mello-Roos Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Mello-Roos Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District. In addition, property owners can voluntarily agree to incur Property Assessed Clean Energy (PACE) liens on their properties.

There can be no assurance that the developers will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities, however no other special districts are currently contemplated by the City or the developers.

Private liens, such as deeds of trust securing loans obtained by developers of land in the District, may be placed upon property in the District at any time. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Set forth below is a statement of direct and overlapping public bonded debt (the “**Overlapping Debt Report**”) prepared by California Municipal Statistics, Inc. as of February 1, 2021. The Overlapping Debt Report includes only such information as has been reported to California Municipal Statistics, Inc. by the issuers of the debt described therein and by others. The Overlapping Debt Report is included for general informational purposes only. Neither the City nor the District makes any representation as to its completeness or accuracy.

The first column in the table names each public agency which has outstanding bonded debt as of the date of the report and whose territory overlaps the District in whole or in part. The second column shows the assessed value of the area common to the District and the other public agency (overlapping territory), as a percentage of the total assessed value of the other public agency. This percentage, multiplied by the total outstanding bonded debt of each overlapping agency (which is not shown in the table) produces the amount shown in the third column, which is the apportionment of each overlapping agency’s outstanding debt to taxable property in the District. In addition to the bonded debt shown in the Overlapping Debt Report, various local agencies, including the City, levy additional parcels charges, assessments and special taxes on parcels in the District. See Table 8 for estimated amounts of these parcel charges, assessments and special taxes for Fiscal Year 2021-22.

The Overlapping Debt Report does not include PACE debt secured by assessments or special taxes on any property. Based on the Special Tax Consultant’s review for Fiscal Year 2020-21, and given that no individual homeowners yet own property in the District, none of the parcels within the District had a PACE lien.

Table 10
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Direct and Overlapping Indebtedness
As of February 1, 2021

2020-21 Local Secured Assessed Valuation: \$27,005,907

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt</u>
Los Rios Community College District General Obligation Bonds	0.012%	\$ 51,041
Elk Grove Unified School District General Obligation Bonds	0.066	117,263
Elk Grove Unified School District Community Facilities District No. 1	0.214	396,385
City of Rancho Cordova Community Facilities District No. 2014-1	100.000	0⁽¹⁾
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$564,689

OVERLAPPING GENERAL FUND DEBT:

Sacramento County General Fund Obligations	0.015%	\$ 20,668
Sacramento County Pension Obligation Bonds	0.015	105,856
Sacramento County Board of Education Certificates of Participation	0.015	526
Elk Grove Unified School District Certificates of Participation	0.066	7,804
City of Rancho Cordova Certificates of Participation	0.275	37,377
Sacramento Metropolitan Fire General Fund Obligations	0.036	3,144
Sacramento Metropolitan Fire Pension Obligation Bonds	0.036	11,970
Cordova Recreation and Park District General Fund Obligations	0.165	11,701
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		\$199,046
Less: Sacramento County supported obligations		2,217
TOTAL NET OVERLAPPING GENERAL FUND DEBT		\$196,829

GROSS COMBINED TOTAL DEBT	\$763,735⁽²⁾
NET COMBINED TOTAL DEBT	\$761,518

Ratios to 2020-21 Local Secured Assessed Valuation:

Direct Debt (\$0)	0.00%
Total Direct and Overlapping Tax and Assessment Debt	2.09%
Gross Combined Total Debt	2.83%
Net Combined Total Debt	2.82%

(1) Excludes 2021 Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics, Inc.

Estimated Tax Burden on a Single-Family Home

The following table sets forth the estimated total tax burden on a single-family home based on projected tax rates for Fiscal Year 2021-22.

Table 11
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Sample Tax Bill for Fiscal Year 2020-21

Net Taxable Value		Amount
Estimated Market Values ⁽¹⁾		\$530,000.00
Less: Homeowner's Exemption		(7,000.00)
Net Taxable Value		\$523,000.00
Ad Valorem Property Taxes		Rates
Base Property Tax	1.0000%	\$5,230.00
Los Rios College General Obligation Bond	0.0223	116.63
Elk Grove Unified General Obligation Bond	0.0352	184.10
Total Ad Valorem Property Taxes	1.0575%	\$5,530.73
Parcel Charges, Assessments, and Special Taxes ⁽²⁾		
Water and Drainage Studies - SCWA 13		\$6.92
Elk Grove USD CFD No. 1		200.00
CRPD CFD No. 2014-1		436.34
Transit Services District Zone 2		91.36
Rancho Cordova Lighting District 2012-1		2.56
Rancho Cordova CFD 2014-2		328.82
Rancho Cordova CFD No. 2013-2		572.92
Rancho Cordova CFD No. 2014-1 ⁽³⁾		1,393.06
Total Parcel Charges, Assessments, and Special Taxes		\$3,031.98
Total Taxes		\$8,562.71
Total Effective Tax Rate		1.62%

(1) Represents the estimated market values for an average unit, as reported in the Appraisal.

(2) Does not include any PACE assessments or special taxes.

(3) Equal to the applicable Facilities Maximum Special Tax rate in FY 2020-21.

Sources: Integra Realty Resources, Inc.; Goodwin Consulting Group, Inc.

Special Tax Collections and Delinquencies

Special Taxes have been levied on taxable property in the District since Fiscal Year 2019-20. A history of collections and delinquencies is set forth in the following table. The levy of Special Taxes in the District is currently covered by the Teeter Plan in the County. See “SECURITY FOR THE 2021 BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure –Teeter Plan.”

Table 12
City of Rancho Cordova
Community Facilities District No. 2014-1 (Montelena)
Special Tax Collections and Delinquencies

Fiscal Year	Facilities Special Tax Levied	Number of Parcels Delinquent	Amount Delinquent	Percentage Delinquent
2019-20 ⁽¹⁾	\$230,810	0	\$0	0.00%
2020-21	\$235,427	[TBD]	[TBD]	[TBD]

(1) The Sacramento County Tax Collector's Office reports that all prior year delinquent amounts were remitted to the City through the Teeter Plan.

Sources: Sacramento County Tax Collector's Office; Goodwin Consulting Group, Inc.

BOND OWNERS' RISKS

The purchase of the 2021 Bonds involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision. This discussion does not purport to be comprehensive or definitive or a complete statement of all factors that may be considered as risks in evaluating the credit quality of the 2021 Bonds.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the 2021 Bonds if Special Tax collections are delinquent or insufficient, other than from amounts, if any, on deposit in the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels for Special Tax delinquencies. The City is not obligated to advance funds to pay debt service on the 2021 Bonds.

Concentration of Ownership

Nearly all of the land in the District is owned by the Master Developer (and its affiliates), and Premier Homes, as merchant builder. Although there will be transfers of ownership of this property as development progresses and home sales are closed, the timely payment of the 2021 Bonds depends upon the willingness and ability of all of the owners of taxable property within the District to pay the Special Taxes when due. The only assets of the owners of property within the District which constitute security for the 2021 Bonds are such owners' real property holdings located within the District, and each parcel may only be foreclosed against for delinquent Special Taxes levied against such parcel. If the current landowners choose to pay some but not all of the Special Taxes, they may, as owners of parcels in the District, choose to default on payments of the Special Tax on parcels. Also see “– Bankruptcy Delays” below.

Development of undeveloped property within the District may be subject to unexpected delays, disruptions and changes which may affect the willingness and ability of the two homebuilders or other property owners to pay the Special Taxes when due. Certain infrastructure improvements remain to be completed in order to complete construction of the remaining homes in the District. No assurance can be given that the remaining proposed residential development will be partially or fully completed, and for purposes of evaluating the investment quality of the 2021 Bonds, prospective purchasers should consider the possibility that such parcels will remain vacant and only partially improved. See the information set forth under the caption "THE DISTRICT – Development in the District."

Levy and Collection of the Special Tax

General. The principal source of payment of principal of and interest on the 2021 Bonds is the proceeds of the annual levy and collection of the Special Tax against property within the District.

Limitation on Maximum Annual Special Tax Rate. The annual levy of the Special Tax is subject to the maximum annual Special Tax rate authorized in the Special Tax Formula. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the 2021 Bonds.

In addition to the maximum annual Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such fiscal year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the 2021 Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Special Tax Formula is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels in the District subject to a Special Tax and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels in the District subject to a Special Tax and their proportionate share of debt service on the 2021 Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels in the District subject to a Special Tax could be reduced through the acquisition of Taxable Property by a governmental entity and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof, immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels.

Property Tax Delinquencies. Failure of the owners of Taxable Property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Tax revenues. See “– Property Tax Delinquencies” below.

Delays Following Special Tax Delinquencies and Foreclosure Sales. The Fiscal Agent Agreement generally provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in “SECURITY FOR THE 2021 BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure” and in the Mello-Roos Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to owners of the 2021 Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Reserve Fund is depleted. See “SECURITY FOR THE 2021 BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

The ability of the City to collect interest and penalties specified by State law and to foreclose against properties having delinquent Special Tax installments may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the “**FDIC**”) has or obtains an interest. The FDIC would obtain such an interest by taking over a financial institution that has made a loan that is secured by property within the District. See “– FDIC/Federal Government Interests in Properties” below.

Other laws generally affecting creditors’ rights or relating to judicial foreclosure may affect the ability to enforce payment of Special Taxes or the timing of enforcement of Special Taxes. For example, the Soldiers and Sailors Civil Relief Act of 1940 affords protections such as a stay in enforcement of the foreclosure covenant, a six-month period after termination of military service to redeem property sold to enforce the collection of a tax or assessment and a limitation on the interest rate on the delinquent tax or assessment to persons in military service if the court concludes the ability to pay such taxes or assessments is materially affected by reason of such service.

Overlapping Tax Districts. The land in the District is also located within the boundaries of various local agencies that could issue debt in the future payable from special taxes or other amounts levied on the parcels in the District; this would decrease the value to lien ratios of parcels in the District.

Property Tax Delinquencies

General. Delinquencies in the payment of property taxes and, consequently, the Special Taxes, can occur because the owners of delinquent parcels may not have received property tax bills from the County in a timely manner, including situations in which the County initially sent property tax bills to the property developer or merchant builder at a time when the parcels in

question had already been sold to individual homeowners. Delinquencies can also reflect economic difficulties and duress by the property owner.

Numerous future delinquencies by the owners of Taxable Property in the District in the payment of property taxes (and, consequently, the Special Taxes, which are collected on the ordinary property tax bills) when due could result in a deficiency in Special Tax Revenues necessary to pay debt service on the 2021 Bonds, which could in turn result in the depletion of the Reserve Fund, prior to reimbursement from the resale of foreclosed property or payment of the delinquent Special Tax. In that event, there could be a delay or failure in payments of the principal of and interest on the 2021 Bonds. See “SECURITY FOR THE 2021 BONDS – Reserve Fund,” and “SECURITY FOR THE 2021 BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

The City intends to take certain actions designed to mitigate the impact of future delinquencies, including: enforcing the lien of the Special Taxes through collection procedures that will include foreclosure actions under certain circumstances (see “SECURITY FOR THE 2021 BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure”); and increasing the levy of Special Taxes against non-delinquent property owners in the District, to the extent permitted under the Special Tax Formula and the Mello-Roos Act and to the extent the Special Taxes are not already being levied at the Maximum Annual Special Tax rate.

Any future decline in home values in the District could result in property owner unwillingness or inability to pay mortgage payments, as well as *ad valorem* property taxes and Special Taxes, when due. Under such circumstances, bankruptcies are likely to increase. Bankruptcy by homeowners with delinquent Special Taxes would delay the commencement and completion of foreclosure proceedings to collect delinquent Special Taxes.

It is possible that laws could be enacted in the future to assist homeowners in default in the payment of mortgages and property taxes. It is further possible that federal laws could be enacted that would adversely impact the ability of the City to foreclose on parcels with delinquent Special Taxes. No assurance can be given that any such laws will be enacted, or if enacted will be effective in assisting affected homeowners.

Property Values and Risks Related to Development

The value of Taxable Property within the District is a critical factor in determining the investment quality of the 2021 Bonds. If a property owner defaults in the payment of the Special Tax, the City’s only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land values could be adversely affected by economic and other factors beyond the City’s control, such as a general economic downturn, relocation of employers out of the area, shortages of water, electricity, natural gas or other utilities, destruction of property caused by earthquake, flood, wildfires, or other natural disasters, environmental pollution or contamination, or unfavorable economic conditions.

The following is a discussion of specific risk factors that could affect the value of property in the District.

Risks Related to Availability of Mortgage Loans. In the past, market events have adversely affected the availability of mortgage loans to homeowners, including potential buyers of homes within the District. Any such unavailability in the future could hinder the ability of the current homeowners to resell their homes, or the sale of newly completed homes in the future.

Natural Disasters. The value of the Taxable Property in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the Taxable Property and the continued habitability and enjoyment of such private improvements.

The areas in and surrounding the District, like those in much of California, may be subject to unpredictable seismic activity, including earthquakes. See “THE DISTRICT – Description and Location.”

Other natural disasters could include, without limitation, floods, wildfires, droughts or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. Although the District is not in a high-risk area (or a special fire hazard severity zone) for wildfires, landslides, floods, or tornadoes, natural disasters such as these are unpredictable and may occur anywhere throughout the State, with devastating consequences. In particular, large fires have impacted other parts of the City and County in recent years. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the Taxable Property may well depreciate or disappear.

Droughts. The State is subject from time-to-time to drought conditions, which could have an impact on future development in the District. California is once again entering a drought, after recovering from a multi-year drought a few years ago. During the previous drought, in 2015, for the first time in State history, the Governor of California directed the State Water Resources Control Board (“**SWRCB**”) to implement mandatory water reductions in cities and towns across California to reduce water usage by 25 percent. In addition, the proclamation gave State water officials more flexibility to manage supply throughout California under drought conditions. On May 17, 2016, the SWRCB rescinded these mandatory water reductions due to an improved water supply outlook. The SWRCB also granted individual water suppliers broad control over future conservation orders. The City cannot predict what water restrictions might be implemented during the current drought or any future drought, what effect drought conditions could have on property values, or whether or to what extent water reduction requirements may affect the District.

Legal Requirements. Other events that may affect the value of Taxable Property include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures.

Hazardous Substances. One of the most serious risks in terms of the potential reduction in the value of Taxable Property is a claim with regard to a hazardous substance. In general, the owners and operators of Taxable Property may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as “CERCLA” or the “Superfund Act,” is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of property whether or not the owner or operator has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the Taxable Property be

affected by a hazardous substance, is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition.

The property values set forth in this Official Statement do not take into account the possible reduction in marketability and value of any of the Taxable Property by reason of the possible liability of the owner or operator for the remedy of a hazardous substance condition of the parcel. Although the City is not aware that the owner or operator of any of the Taxable Property has such a current liability with respect to any of the Taxable Property, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the Taxable Property resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but that has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently on the parcel of a substance not presently classified as hazardous but that may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of Taxable Property that is realizable upon a delinquency.

Endangered and Threatened Species. It is illegal to harm or disturb any plants or animals in their habitat that have been listed as endangered species by the United States Fish & Wildlife Service under the Federal Endangered Species Act or by the California Fish & Game Commission under the California Endangered Species Act without a permit. Although the Master Developer believes that no federally listed endangered or threatened species would be affected by the proposed development within the District, other than any that are permitted by the entitlements already received (which allow for the impact of development and specify the mitigation required), the discovery of an endangered plant or animal could delay development of vacant property in the District or reduce the value of undeveloped property.

Future Property Development

Continuing development of the parcels in the District may be adversely affected by changes in general or local economic conditions, fluctuations in or a deterioration of the real estate market, increased construction costs, development, financing and marketing capabilities of the developer, water or electricity shortages, discovery on the undeveloped property of any plants or animals in their habitat that have been listed as endangered species, changes in law, and other similar factors. Development in the District may also be affected by development in surrounding areas, which may compete with the property in the District.

For example, H.R. 1 of the 115th U.S. Congress, known as the “Tax Cuts and Jobs Act,” was enacted into law on December 22, 2017 (the “**Tax Act**”). The Tax Act makes significant changes to many aspects of the Code that could have an impact on future property development. The Tax Act reduces the amount of mortgage interest expense and state local income tax and property tax expense that individuals may deduct from their gross income for federal income tax purposes, which could increase the cost of home ownership within the District and could adversely affect the sale of homes by the developers. However, neither the City nor the developers can predict the effect that the Tax Act may have on the cost of home ownership or the price of homes in the District, the rate at which homes in the District are sold to individual homeowners, or the ability or willingness of homeowners to pay special taxes or property taxes on taxable property

within the District. The appraised values in the Appraisal do not take into account any of potential impacts of the Tax Act on home values or home sales in the District.

Other Possible Claims Upon the Value of Taxable Property

While the Special Taxes are secured by the Taxable Property, the security only extends to the value of such Taxable Property that is not subject to priority and parity liens and similar claims.

The table in the section entitled “VALUE OF PROPERTY WITHIN THE DISTRICT – Priority of Lien” shows the presently outstanding amount of governmental obligations (with stated exclusions), the tax or assessment for which is or may become an obligation of one or more of the parcels in the District subject to a Special Tax. The table also states the additional amount of general obligation bonds the tax for which, if and when issued, may become an obligation of one or more of the parcels in the District subject to a Special Tax. The table does not specifically identify which of the governmental obligations are secured by liens on one or more of the parcels in the District subject to a Special Tax.

In addition, other governmental obligations may be authorized and undertaken or issued in the future, the tax, assessment or charge for which may become an obligation of one or more of the parcels in the District subject to a Special Tax and may be secured by a lien on a parity with the lien of the Special Tax securing the 2021 Bonds.

In general, as long as the Special Tax is collected on the County tax roll, the Special Tax and all other taxes, assessments and charges also collected on the tax roll are on a parity, that is, are of equal priority. Questions of priority become significant when collection of one or more of the taxes, assessments or charges is sought by some other procedure, such as foreclosure and sale. In the event of proceedings to foreclose for delinquency of Special Taxes securing the 2021 Bonds, the Special Tax will be subordinate only to existing prior governmental liens, if any. Otherwise, in the event of such foreclosure proceedings, the Special Taxes will generally be on a parity with the other taxes, assessments and charges, and will share the proceeds of such foreclosure proceedings on a pro rata basis. Although the Special Taxes will generally have priority over non-governmental liens on a parcel of Taxable Property, regardless of whether the non-governmental liens were in existence at the time of the levy of the Special Tax or not, this result may not apply in the case of bankruptcy. See “– Bankruptcy Delays” below.

Exempt Properties

Certain properties are exempt from the Special Tax in accordance with the Special Tax Formula and the Mello-Roos Act, which provides that properties or entities of the state, federal or local government are exempt from the Special Tax; provided, however, that property within the District acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. See “SECURITY FOR THE 2021 BONDS – Special Tax Formula.”

In addition, although the Mello- Roos Act provides that if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment, the constitutionality and operation of these provisions of the Mello- Roos Act have not been tested, meaning that such property could become exempt from the Special Tax. The Mello- Roos Act further provides that no other properties or entities are exempt from the Special Tax unless the

properties or entities are expressly exempted in a resolution of consideration to levy a new special tax or to alter the rate or method of apportionment of an existing special tax.

FDIC/Federal Government Interests in Properties

General. The ability of the City to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the FDIC, the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding."

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the City wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("**FNMA**") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The City has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the 2021 Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the District to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "**Policy Statement**") provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they

become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from special taxes levied under the Act.

The City is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on the Reserve Fund and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the 2021 Bonds.

Depletion of 2021 Reserve Account of the Reserve Fund

The 2021 Reserve Account of the Reserve Fund is to be maintained at an amount equal to the Reserve Requirement as defined in the Fiscal Agent Agreement. See "SECURITY FOR THE 2021 BONDS – Reserve Fund." The 2021 Reserve Account of the Reserve Fund will be used to pay principal of and interest on the 2021 Bonds if insufficient funds are available from the proceeds of the levy and collection of the Special Tax against property within the District. If the 2021 Reserve Account of the Reserve Fund is depleted, it can be replenished from the proceeds of the levy and collection of the Special Taxes that exceed the amounts to be paid to the owners of the 2021 Bonds under the Fiscal Agent Agreement. However, because the Special Tax levy is limited to the annual Maximum Annual Special Tax rates, it is possible that no replenishment would be achieved if the Special Tax proceeds, together with other available funds, remain insufficient to pay all such amounts. Thus, it is possible that the 2021 Reserve Account of the Reserve Fund will be depleted and not be replenished by the levy and collection of the Special Taxes.

Bankruptcy Delays

The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid Special Tax, as discussed in "SECURITY FOR THE 2021 BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the 2021 Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner or any other person claiming an interest in the property could result in a delay in superior court foreclosure proceedings and could result in the possibility of Special Tax installments not being paid in part or in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the 2021 Bonds.

In addition, the amount of any lien on property securing the payment of delinquent Special Taxes could be reduced if the value of the property were determined by the bankruptcy court to have become less than the amount of the lien, and the amount of the delinquent Special Taxes in excess of the reduced lien could then be treated as an unsecured claim by the court. Any such stay of the enforcement of the lien for the Special Tax, or any such delay or non-payment, would increase the likelihood of a delay or default in payment of the principal of and interest on the 2021 Bonds and the possibility of delinquent Special Taxes not being paid in full.

To the extent that property in the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2021 Bonds on a timely basis.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glaspy Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on that property. The court upheld the priority of unpaid *ad valorem* taxes imposed before the bankruptcy petition (the "pre-petition taxes"), but unpaid taxes imposed after the filing of the bankruptcy petition ("post-petition taxes") were declared to be unsecured "administrative expenses" of the bankruptcy estate, and were therefore held to be payable from the bankruptcy estate only after payment of all secured creditors. As a result, the secured creditor of the property was able to foreclose on the property and retain all of the proceeds of the sale except for the amount of the pre-petition taxes.

According to the court's ruling, as administrative expenses, post-petition taxes would have to be paid, but only if the debtor had sufficient assets not subject to other perfected security interests to do so. In certain circumstances, payment of such administrative expenses may also be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would at that time again become subject to and would secure liens for then current and future *ad valorem* taxes.

Glasply was controlling precedent on bankruptcy courts in the State of California for several years subsequent to the date of the Ninth Circuit's holding. Pursuant to state law, the lien date for general *ad valorem* property taxes levied in the State of California is the January 1 preceding the fiscal year for which the taxes are levied. Under the *Glasply* holding, a bankruptcy petition filing would have prevented the lien for general *ad valorem* property taxes levied in fiscal years subsequent to the filing of a bankruptcy petition from attaching and becoming a lien so long as the property was a part of the estate in bankruptcy. However, the *Glasply* holding was for the most part subsequently rendered inoperative with respect to the imposition of a lien for and the collection of *ad valorem* taxes by amendments to the federal Bankruptcy Code (Title 11 U.S.C.) which were part of the Bankruptcy Reform Act of 1994 (the "Bankruptcy Reform Act") passed by Congress during the later part of 1994. The Bankruptcy Reform Act added a provision to the automatic stay section of the Bankruptcy Code which, pursuant to Section 362(b)(18) thereof, excepts from the Bankruptcy Code's automatic stay provisions, "the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state, if such tax comes due after the filing of the petition" by a debtor in bankruptcy court. The effect of this provision is to continue the secured interest of *ad valorem* taxes on real property (i.e., post-petition taxes) in effect during the period following the filing of a bankruptcy petition, including during the period bankruptcy proceedings are pending.

Without further clarification by the courts or Congress, the original rationale of the *Glasply* holding could, however, still result in the treatment of post-petition special taxes as "administrative expenses," rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings. This treatment might result from the fact that, although the lien of special taxes is of record from the date of the filing of a Notice of Special Tax Lien, the actual special tax is levied annually. As noted above, special taxes have a different lien date than the lien date for general *ad valorem* taxes in the State of California noted above. The lien of a Mello-Roos special tax attaches upon recordation of the notice of the special tax lien, as provided for in Section 53328.3 of the Act, as opposed to the annual January 1 lien date for general *ad valorem* taxes. Thus, in deciding whether the original *Glasply* ruling is applicable to a bankruptcy proceeding involving special taxes rather than general *ad valorem* property taxes, a court might consider the differences in the statutory provisions for creation of the applicable tax lien (general *ad valorem* or special tax) in determining whether there is a basis for post petition special taxes to be entitled to a lien on the property during pending bankruptcy proceedings. If a court were to apply *Glasply* to eliminate the priority of the special tax lien as a secured claim against property with respect to post-petition levies of the Special Taxes made against property owners within the District who file for bankruptcy, collections of the Special Taxes from such property owners could be reduced as the result of being treated as "administrative expenses" of the bankruptcy estate. Also, and most importantly, is the fact that the original holding in *Glasply* and the mitigation of that holding by the Bankruptcy Reform Act of 1994 both appear to be applicable only to general *ad valorem* taxes, and, therefore, the exemption from the automatic stay in Section 362(b)(18) discussed above may not be applicable to special taxes since they were not expressly mentioned or provided for in this section, nor defined to be included within the term "*ad valorem* taxes."

Disclosure to Future Purchasers

The City has recorded a notice of the Special Tax lien in the Office of the County Recorder. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such special tax obligation in the purchase of a parcel of land or a home in the District or the lending of money secured by property in the District. The Mello-Roos Act and the City's Mello-Roos Act Goals and Policies require the subdivider of a subdivision (or its agent or representative)

to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. California Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with these requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax when due.

No Acceleration Provisions

The 2021 Bonds do not contain a provision allowing for their acceleration in the event of a payment default or other default under the terms of the 2021 Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a Bondowner is given the right for the equal benefit and protection of all Bondowners similarly situated to pursue certain remedies. So long as the 2021 Bonds are in book-entry form, DTC will be the sole Bondowner and will be entitled to exercise all rights and remedies of Bondholders, in accordance with its procedures and rules.

Loss of Tax Exemption

As discussed under the caption "TAX MATTERS," interest on the 2021 Bonds might become includable in gross income for purposes of federal income taxation retroactive to the date the 2021 Bonds were issued as a result of future acts or omissions of the City in violation of its covenants in the Fiscal Agent Agreement. The Fiscal Agent Agreement does not contain a special redemption feature triggered by the occurrence of an event of taxability. As a result, if interest on the 2021 Bonds were to become includable in gross income for purposes of federal income taxation, the 2021 Bonds would continue to remain outstanding until maturity unless earlier redeemed pursuant to optional redemption, mandatory sinking fund redemption or special mandatory redemption upon prepayment of the Special Taxes. See "THE 2021 BONDS – Redemption."

Future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the 2021 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Bondowners from realizing the full current benefit of the tax status of such interest.

IRS Audit of Tax-Exempt Bond Issues

The Internal Revenue Service (the "IRS") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the 2021 Bonds will be selected for audit by the IRS. It is also possible that the market value of such 2021 Bonds might be affected as a result of such an audit (or by an audit of similar bonds or securities).

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the District. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the 2021 Bonds.

Proposition 218 – Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIII C and XIII D to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the “Supermajority Vote to Pass New Taxes and Fees Act.” Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as “fees.” Proposition 26 amended Articles XIII A and XIII C of the State Constitution. The amendments to Article XIII A limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIII C requires that all new local taxes be submitted to the electorate before they become effective. Special Taxes for general governmental purposes require a majority vote and taxes for specific purposes (“special taxes”) require a two-thirds vote.

The Special Taxes and the 2021 Bonds were each authorized by not less than a two-thirds vote of the landowners within the District who constituted the qualified electors at the time of such voted authorization. The City believes, therefore, that issuance of the 2021 Bonds does not require the conduct of further proceedings under the Act, Proposition 218 or Proposition 26.

Case Law Related to the Mello-Roos Act

On August 1, 2014, the California Court of Appeal, Fourth Appellate District, issued its opinion in *City of San Diego v. Melvin Shapiro, et al.* (D063997). The case involved a Convention Center Facilities District (the “CCFD”) established by the City of San Diego. The CCFD is a financing district established under the City’s charter (the “Charter”) and was intended to function much like a community facilities district established under the Mello-Roos Act. The CCFD was comprised of all of the real property in the entire City. However, the CCFD special tax was to be levied only on properties in the CCFD that were improved with a hotel.

At the election to authorize the CCFD special tax, the CCFD proceedings limited the electorate to owners of hotel properties and lessees of real property owned by a governmental entity on which a hotel was located. Registered voters in the City of San Diego were not permitted to vote. This definition of the qualified electors of the CCFD was based on Section 53326(c) of the Mello-Roos Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed community facilities district whose property would be subject to the special tax.

The *San Diego* Court held that the CCFD special tax election did not comply with the City’s Charter and with applicable provisions of the California Constitution -- specifically Article XIII A, section 4 (“Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district...”) and Article XIII C, section 2(d) (“No

local government may impose, extend, or increase any special tax unless and until that tax is submitted to the electorate and approved by a two-thirds vote.”) -- because the electors in the CCFD election should have been the registered voters residing within the CCFD (the boundaries of which were coterminous with the boundaries of the City of San Diego).

As to the District, there were fewer than 12 registered voters within the District at the time of the election to authorize the Special Taxes. Significantly, the *San Diego* Court expressly stated that it was not addressing the validity of a landowner election to impose special taxes on residential property pursuant to the Mello-Roos Act in situations where there are fewer than 12 registered voters. Therefore, by its terms, the *San Diego* Court’s holding does not apply to the special tax election in the District.

Moreover, Sections 53341 and 53359 of the Act establish a limited period of time in which special taxes levied under the Mello-Roos Act may be challenged by a third party:

53341. Any action or proceeding to attack, review, set aside, void, or annul the levy of a special tax or an increase in a special tax pursuant to [the Mello-Roos Act] shall be commenced within 30 days after the special tax is approved by the voters....

53359. An action to determine the validity of bonds issued pursuant to [the Mello-Roos Act] or the validity of any special taxes levied pursuant to [the Mello-Roos Act] ... shall be commenced within 30 days after the voters approve the issuance of the bonds or the special tax ...

Section 53326(b) of the Mello-Roos Act defines the authorized voters for an election in which the special taxes will be levied on residential property: “Except as otherwise provided in subdivision (c), if at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within the territory of the proposed community facilities district for each of the 90 days preceding the close of the protest hearing, the vote shall be by the registered voters of the proposed district, with each voter having one vote. Otherwise, the vote shall be by the landowners of the proposed district and each person who is the owner of land at the close of the protest hearing, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that he or she owns within the proposed community facilities district not exempt from the special tax....”

Landowner voters approved the Special Taxes and the issuance of bonds for the District in compliance with all applicable requirements of the Mello-Roos Act and, pursuant to Sections 53341 and 53359 of the Mello-Roos Act, the statute of limitations period to challenge the validity of the special tax has expired. Because the *San Diego* Court expressly stated that it did not consider the facts presented by the District and because the period for challenging the Special Taxes has passed, the City believes the Special Taxes are valid and cannot be challenged.

Secondary Market for Bonds

There can be no guarantee that there will be a secondary market for the 2021 Bonds or, if a secondary market exists, that any 2021 Bonds can be sold for any particular price. Prices of bond issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

No assurance can be given that the market price for the 2021 Bonds will not be affected by the introduction or enactment of any future legislation (including without limitation amendments to the Internal Revenue Code), or changes in interpretation of the Internal Revenue Code, or any action of the IRS, including but not limited to the publication of proposed or final regulations, the issuance of rulings, the selection of the 2021 Bonds for audit examination, or the course or result of any IRS audit or examination of the 2021 Bonds or obligations that present similar tax issues as the 2021 Bonds.

COVID-19 Pandemic

The spread of the COVID-19 coronavirus pandemic, and responses intended to slow its spread, may result in negative impacts to the homebuilding operations and sales of homes within the District. In addition, no assurance can be given that the property tax payment dates will not be deferred in the future, which may cause a delay in the receipt of Special Taxes by the City for the payment of the Bonds.

In March, 2020, several counties throughout the State announced shelter-in-place (“**Shelter-in-Place**”) emergency orders. On March 19, 2020, California’s Governor announced a similar Shelter-in-Place emergency executive order (N 33-20) effective for the entire State. On May 4, 2020, the Governor announced that the State would soon begin Phase 2 of lifting Shelter-in-Place restrictions, which allowed for many retail stores to re-open and other forms of manufacturing and construction to resume, provided individual counties adhere to certain attestation processes concerning the local spread of COVID-19. Beginning in early May, 2020, Sacramento County began relaxing its Shelter-in-Place order, consistent with State variances, and allowing certain businesses to reopen. In July 2020, in response to further increases in caseloads throughout the State, the Governor announced statewide closures of certain businesses, such as indoor gyms and fitness centers, hair and nail salons, malls, places of worship, and non-critical offices. Further actions to alternately loosen and tighten restrictions to slow the spread of COVID-19 are expected as, and to the extent, caseloads continue to fall and rise. Additional shelter-in-place orders were announced for parts of the State in late 2020 due to increased cases of the virus.

Notwithstanding the foregoing, neither the Master Developer nor Premier Homes has experienced any material stoppage in development or construction activities with respect to the development of its property in the District.

In addition to the Shelter-in-Place orders described above, as a measure to assist certain taxpayers impacted by COVID-19, on May 6, 2020 the Governor of the State issued Executive Order N-61-20, which waives penalties and interest on property tax installments for residential property occupied by the taxpayer and certain other real property which is used for a small business, subject to certain filing requirements and proof of economic hardship due to COVID-19 or any local, state or federal response to COVID-19. The order applies to taxes levied in Fiscal Year 2019-20 and waives and forgives penalties and interest through May 6, 2021 under certain conditions, including: (i) the property is a residential property occupied by the taxpayer or the property is used for a small business, (ii) the taxes owed were not delinquent as of March 4, 2020, (iii) the taxpayer files for relief in a form prescribed by the tax collector, and (iv) the taxpayer demonstrates economic hardship to the satisfaction of the tax collector. The City cannot predict whether the Executive Order will be extended beyond May 6, 2021. If the Executive Order is extended or modified, it may have an effect on the collection of penalties and interest on delinquent Special Taxes and may otherwise affect a future homeowner’s willingness to pay Special Taxes when due..

The COVID-19 outbreak is ongoing, and its duration and severity and economic effects are uncertain in many respects. Uncertain too are the additional actions that may be taken by federal, State and local governmental authorities to contain or mitigate the effects of the outbreak. Negative impacts on the collection of Special Taxes could occur because Special Tax payments are deferred, or some taxpayers may be unable to make their property and special tax payments. Additionally, the value of property on future secured property tax rolls could be reduced, which will not be known until the applicable tax roll is released. The negative impacts of COVID-19 and efforts to contain its spread may reduce or negatively affect the pace of development activity in the District, as well as home sales, home prices, property values and/or the ability or willingness of property owners to pay Special Taxes levied upon their property, all of which could impact the City's ability to pay debt service on the Bonds.

Cyber Security

The City, like many other public and private entities, relies on computer and other digital networks and systems to conduct its operations. As a recipient and provider of personal, private or other sensitive electronic information, the City is potentially subject to multiple cyber threats, including without limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the City's efforts to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City or the District, or the administration of the 2021 Bonds. The City is also reliant on other entities and service providers in connection with the administration of the 2021 Bonds, including without limitation the County tax collector for the levy and collection of Special Taxes, the Fiscal Agent, and the dissemination agent. No assurance can be given that the City, the District and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

Potential Early Redemption of Bonds from Prepayments

Property owners within the District, including the Master Developer, the merchant builderes, and individual homeowners, are permitted to prepay their Special Tax obligation at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such prepayments will result in a redemption of the Bonds on the interest payment date for which timely notice may be given under the Fiscal Agent Agreement following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds.

LEGAL MATTERS

Legal Opinion

The legal opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, approving the validity of the 2021 Bonds will be made available to purchasers at the time of original delivery and is attached in substantially final form as APPENDIX E.

Jones Hall, A Professional Law Corporation, San Francisco, California, has served as Disclosure Counsel to the City. Meyers Nave, A Professional Law Corporation, Sacramento,

California, will pass upon certain legal matters for the City as its City Attorney. Kutak Rock LLP, Irvine, California, is serving as counsel to the Underwriter.

No Litigation

At the time of delivery of the 2021 Bonds, the City will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending with respect to which the District has been served with process or threatened, which (i) in any way questions the powers of the City Council or the City, (ii) in any way questions the validity of any proceeding taken by the City Council in connection with the issuance of the 2021 Bonds, (iii) wherein an unfavorable decision, ruling or finding could have a material adverse effect on the transactions contemplated by the purchase contract with respect to the 2021 Bonds, (iv) which, in any way, could adversely affect the validity or enforceability of the resolutions of the City Council adopted in connection with the formation of the District or the issuance of the 2021 Bonds, the Fiscal Agent Agreement, the Continuing Disclosure Agreement or the purchase contract with respect to the 2021 Bonds, (v) to the knowledge of the City, which in any way questions the exclusion from gross income of the recipients thereof of the interest on the 2021 Bonds for federal income tax purposes, or (vi) in any other way questions the status of the 2021 Bonds under State tax laws or regulations.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the 2021 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the “**Tax Code**”) that must be satisfied subsequent to the issuance of the 2021 Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the 2021 Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a 2021 Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes “original issue discount” for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a 2021 Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes “original issue premium” for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the 2021 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with

straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such 2021 Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such 2021 Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the 2021 Bonds who purchase the 2021 Bonds after the initial offering of a substantial amount of such maturity. Owners of such 2021 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2021 Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering to the public at the first price at which a substantial amount of such 2021 Bonds is sold to the public.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the 2021 Bond (said term being the shorter of the 2021 Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the 2021 Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a 2021 Bond is amortized each year over the term to maturity of the 2021 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized bond premium is not deductible for federal income tax purposes. Owners of premium 2021 Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such 2021 Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the 2021 Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the 2021 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the 2021 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the 2021 Bonds, or as to the consequences of owning or receiving interest on the 2021 Bonds, as of any future date. Prospective purchasers of the 2021 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the 2021 Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the 2021 Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the 2021 Bonds, the ownership, sale or disposition of the 2021 Bonds, or the amount, accrual or receipt of interest on the 2021 Bonds.

CONTINUING DISCLOSURE

The City

The City has covenanted for the benefit of owners of the 2021 Bonds to provide certain financial information and operating data relating to the District by not later than nine months after the end of the City's fiscal year (presently June 30) in each year (the "**City Annual Report**") commencing with its report for Fiscal Year 2020-21 (due by April 1, 2022) and to provide notices of the occurrence of certain enumerated events. The City Annual Report and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events by the City is summarized in "APPENDIX F – Form of Continuing Disclosure Undertakings."

A review of the City's compliance with prior continuing disclosure undertakings in the last five years indicates that the City has been in compliance during such period. **[Review/Confirm]**

The City has retained Goodwin Consulting Group, Inc. to serve as dissemination agent with respect to the filings to be made with respect to the 2021 Bonds and its other undertakings under the Rule.

Master Developer

The Master developer is not an obligated party under the Rule, but has voluntarily agreed to provide ongoing continuing disclosure for the benefit of Bondowners. The Master Developer will enter into a Continuing Disclosure Certificate (Developer) covenanting to provide certain information regarding the development of its property and notice of certain enumerated events if they occur until such time as the Master Developer and its affiliates no longer own property in the District that is responsible for at least 20% of the special tax levy for the District. The specific nature of the information to be contained in the ongoing reports and enumerated events is summarized in "APPENDIX F – Form of Continuing Disclosure Undertakings."

[The Master Developer has never previously entered into a continuing disclosure undertaking.]

NO RATING

The City has not obtained a formal credit rating on the 2021 Bonds and does not anticipate obtaining one on the 2021 Bonds in the future. Prospective purchasers of the 2021 Bonds are required to make independent determinations as to the credit quality of the 2021 Bonds and their appropriateness as an investment.

UNDERWRITING

The 2021 Bonds are being purchased by Piper Sandler & Co. (the "**Underwriter**"), at a purchase price of \$_____ (which represents the aggregate principal amount of the 2021 Bonds (\$_____), [plus/minus][net] original issue [premium/discount] of \$_____, and less an Underwriter's discount of \$_____).

The purchase agreement relating to the 2021 Bonds provides that the Underwriter will purchase all of the 2021 Bonds, if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in such purchase agreement.

The Underwriter may offer and sell the 2021 Bonds to certain dealers and others at prices lower than the offering prices stated on the inside cover page hereof. The offering prices may be changed from time to time by the Underwriter.

PROFESSIONAL FEES

In connection with the issuance of the 2021 Bonds, some or all of fees or other compensation payable to certain professionals is contingent upon the issuance and delivery of the 2021 Bonds. Those professionals include:

- Piper Sandler & Co., as the Underwriter;
- Jones Hall, A Professional Law Corporation, as Bond Counsel and Disclosure Counsel;
- Kutak Rock LLP, as Underwriter's Counsel;
- Goodwin Consulting Group, Inc., as Special Tax Consultant;
- NHA Advisors, LLC, as Municipal Advisor; and
- U.S. Bank National Association, as Fiscal Agent for the 2021 Bonds.

EXECUTION

The execution and delivery of the Official Statement by the City has been duly authorized by the City Council, acting as the legislative body of the District.

CITY OF RANCHO CORDOVA

By: _____
Chief Administrative Officer

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B
THE APPRAISAL

APPENDIX C

SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

APPENDIX D

**SACRAMENTO COUNTY AND CITY OF RANCHO CORDOVA
DEMOGRAPHIC INFORMATION**

The following information concerning the City of Rancho Cordova (the “City”) and the County of Sacramento (the “County”) is included only for the purpose of supplying general information regarding the area of the City and County. The 2021 Bonds are not a debt of the City, the County, the State of California (the “State”) or any of its political subdivisions, and neither the City, the County, the State nor any of its political subdivisions is liable therefor.

General

The City. The City was incorporated on July 1, 2003, is located in the northeastern portion of the County, 10 miles east of downtown Sacramento and 90 miles northeast of San Francisco. Organized as a General Law City under State law, the City operates under the Council-Manager form of government with five members elected to the Council, one of which serves as mayor for a year.

The County. The County was incorporated in 1850 as one of the original 27 counties of the State. The County’s largest city, the City of Sacramento serves as the seat of government for both the County and the State. Sacramento became the State Capital in 1854. The County is the major component of the Sacramento Metropolitan Statistical Area (“**SMSA**”), which includes Sacramento, El Dorado, and Placer Counties. The County encompasses approximately 994 square miles in the northern portion of the Central Valley, which is California’s prime agricultural region. The County is bordered by Contra Costa and San Joaquin Counties on the south, Amador and El Dorado Counties on the east, Placer and Sutter Counties on the north, and Yolo and Solano Counties on the west. The County extends from the low delta lands between the Sacramento and San Joaquin rivers north to about ten miles beyond the State Capitol and east to the foothills of the Sierra Nevada Mountains. The southernmost portion of the County has direct access to the San Francisco Bay.

Population

The following table lists population estimates for the City, the County and the State for the last five calendar years, as of January 1, 2021.

**CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO
AND STATE OF CALIFORNIA
Population Estimates
Calendar Years 2017 through 2021, as of January 1**

<u>Calendar Year</u>	<u>City of Rancho Cordova</u>	<u>County of Sacramento</u>	<u>State of California</u>
2017	74,394	1,511,390	39,352,398
2018	75,815	1,525,099	39,519,535
2019	77,259	1,538,054	39,605,361
2020	78,333	1,553,157	39,648,938
2021	79,662	1,561,014	39,466,855

Source: State Department of Finance.

Employment and Industry

The unemployment rate in the Sacramento--Roseville--Arden-Arcade MSA was 6.6 percent in April 2021, down from a revised 6.8 percent in March 2021, and below the year-ago estimate of 14.4 percent. This compares with an unadjusted unemployment rate of 8.1 percent for California and 5.7 percent for the nation during the same period. The unemployment rate was 6.0 percent in El Dorado County, 5.3 percent in Placer County, 7.2 percent in Sacramento County, and 6.0 percent in Yolo County.

The table below provides information about employment rates and employment by industry type for the Sacramento MSA (which includes Sacramento, Placer, Yolo and El Dorado Counties) for the calendar years 2016 through 2020.

SACRAMENTO-ARDEN ARCADE-ROSEVILLE MSA
(El Dorado, Placer, Sacramento, Yolo Counties)
Employment by Industry
(March 2020 Benchmark)

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Civilian Labor Force ⁽¹⁾	1,068,500	1,074,700	1,088,400	1,098,800	1,087,900
Employment	1,012,000	1,025,500	1,047,000	1,058,400	993,300
Unemployment	56,500	49,200	41,300	40,400	94,500
Unemployment Rate	5.3%	4.6%	3.8%	3.7%	8.7%
Wage and Salary Employment ⁽²⁾					
Agriculture	9,700	9,800	9,100	8,700	8,300
Mining and Logging	400	400	500	500	600
Construction	55,000	58,700	64,500	69,400	70,100
Manufacturing	36,200	35,700	36,000	36,800	35,900
Wholesale Trade	25,500	26,500	28,400	28,600	26,700
Retail Trade	100,500	101,400	102,000	100,500	95,100
Transportation, Warehousing and Utilities	26,600	27,400	29,500	32,200	34,600
Information	13,800	12,600	12,400	11,900	10,100
Finance and Insurance	37,500	37,400	36,700	35,200	35,100
Real Estate and Rental and Leasing	14,500	15,200	16,800	17,300	16,800
Professional and Business Services	128,500	132,400	136,000	137,400	132,500
Educational and Health Services	146,500	153,600	159,800	166,600	163,000
Leisure and Hospitality	99,800	103,300	106,200	109,600	83,700
Other Services	31,700	33,000	34,200	35,400	30,600
Federal Government	14,000	14,200	14,100	14,200	14,800
State Government	116,600	118,400	120,400	121,900	121,400
Local Government	104,000	102,600	103,500	105,300	99,400
Total, All Industries ⁽³⁾	960,700	982,500	1,009,900	1,031,400	978,400

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Totals may not add due to rounding.

Source: State of California Employment Development Department.

Principal Employers

The following table shows the principal employers in the City, as shown in the City's Comprehensive Annual Financial Report for fiscal year ending June 30, 2020.

**CITY OF RANCHO CORDOVA
Principal Employers
As of June 2020**

Employer	Number of Employees	Percent of Total Employment
State of California	3,000	5.45%
Centene	2,100	3.82
Delta Dental	1,600	2.91
Sacramento County Office of Edu.	1,300	2.36
Franklin Templeton	1,000	1.82
VSP Global	1,000	1.82
Foundation Health Special Svc	900	1.64
J P Aerospace	709	1.29
Mather Aerospace Modelers Inc.	709	1.29
Dignity Health	600	1.09

Source: City of Rancho Cordova, Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020.

Major Employers

The following table lists the major employers within the County as of May 2021, in alphabetical order.

COUNTY OF SACRAMENTO
Major Employers
As of May 2021

Employer Name	Location	Industry
Aerojet Rocketdyne Inc	Rancho Cordova	Aerospace Industries (mfrs)
Agreeya Solutions	Folsom	Information Technology Services
AMPAC FINE CHEMICALS LLC	Rancho Cordova	Electronic Equipment & Supplies-Mfrs
Apple Distribution Ctr	Elk Grove	Distribution Centers (whls)
California Department-Crrctns	Sacramento	Insurance Agents Brokers & Service
California State Univ Scrmnt	Sacramento	Schools-Universities & Colleges Academic
Corrections Department	Sacramento	State Govt-Correctional Institutions
Dept of Transportation In Ca	Sacramento	Government Offices-State
Disabled American Veterans	Sacramento	Veterans' & Military Organizations
Employment Development Dept	Sacramento	Outplacement Consultants
Environmental Protection Agcy	Sacramento	State Government-Environmental Programs
Intel Corp	Folsom	Semiconductor Devices (mfrs)
Kaiser Permanente South	Sacramento	Hospitals
L A Care Health Plan	Sacramento	Health Plans
Mercy General Hospital	Sacramento	Hospitals
Mercy San Juan Medical Ctr	Carmichael	Hospitals
Sacramento Bee	Sacramento	Newspapers (publishers/Mfrs)
Sacramento Municipal Utility	Sacramento	Electric Contractors
Securitas Security Svc USA	Sacramento	Security Guard & Patrol Service
Smud	Sacramento	Electric Companies
State Compensation Ins Fund	Sacramento	Insurance
Summit Funding Inc	Sacramento	Financing
Sutter Medical Ctr-Sacramento	Sacramento	Hospitals
Villara Building Systems	McClellan	Building Contractors
Water Resource Dept	Sacramento	Government Offices-State

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2021 1st Edition.

Effective Buying Income

“Effective Buying Income” is defined as personal income less personal tax and nontax payments, a number often referred to as “disposable” or “after-tax” income. Personal income is the aggregate of wages and salaries, other labor-related income (such as employer contributions to private pension funds), proprietor’s income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), nontax payments (fines, fees, penalties, etc.) and personal contributions to social insurance. According to U.S. government definitions, the resultant figure is commonly known as “disposable personal income.”

The following table summarizes the total effective buying income for the City, the County, the State and the United States for the period 2017 through 2021.

**CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
THE STATE OF CALIFORNIA AND THE UNITED STATES
Effective Buying Income
As of January 1, 2017 through 2021**

Year	Area	Total Effective Buying Income (000s’ Omitted)	Median Household Effective Buying Income
2017	City of Rancho Cordova	\$1,572,336	\$50,181
	County of Sacramento	35,596,193	50,219
	California	1,036,142,723	55,681
	United States	8,132,748,136	48,043
2018	City of Rancho Cordova	\$1,670,182	\$52,992
	County of Sacramento	38,238,821	54,343
	California	1,113,648,181	59,646
	United States	8,640,770,229	50,735
2019	City of Rancho Cordova	\$1,747,688	\$54,335
	County of Sacramento	40,651,806	56,387
	California	1,183,264,399	62,637
	United States	9,017,967,563	52,841
2020	City of Rancho Cordova	\$1,882,411	\$57,795
	County of Sacramento	42,705,779	59,288
	California	1,243,564,816	65,870
	United States	9,487,165,436	55,303
2021	City of Rancho Cordova	\$2,040,016	\$62,867
	County of Sacramento	45,067,224	62,945
	California	1,290,894,604	67,956
	United States	9,809,944,764	56,790

Source: The Nielsen Company (US), Inc for years 2017 and 2018; Claritas, LLC for 2019 through 2021.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables. Total taxable sales during the calendar year 2020 in the City were reported to be \$1,655,570,604 a 0.99% decrease over the total taxable sales of \$1,672,141,687 reported during calendar year 2019.

CITY OF RANCHO CORDOVA
Taxable Transactions
(Dollars in Thousands)

	<u>Retail and Food Services Stores</u>		<u>Total All Outlets</u>	
	<u>Number of Permits</u>	<u>Taxable Transactions</u>	<u>Number of Permits</u>	<u>Taxable Transactions</u>
2016	1,197	\$945,115	2,076	\$1,503,314
2017	1,274	1,000,266	2,169	1,512,491
2018	1,311	1,101,787	2,345	1,619,685
2019	1,355	1,170,421	2,487	1,672,142
2020	1,512	1,089,203	2,788	1,655,571

Source: State Department of Tax and Fee Administration.

Total taxable sales during calendar year 2020 in the County were reported to be \$26,837,392,193 a 0.45% increase over the total taxable sales of \$26,717,620,532 reported during calendar year 2019.

COUNTY OF SACRAMENTO
Taxable Transactions
(Dollars in Thousands)

	<u>Retail and Food Services Stores</u>		<u>Total All Outlets</u>	
	<u>Number of Permits</u>	<u>Taxable Transactions</u>	<u>Number of Permits</u>	<u>Taxable Transactions</u>
2016	24,383	\$16,016,856	36,915	\$23,184,499
2017	24,501	16,729,885	37,317	24,405,149
2018	24,853	17,593,375	39,066	25,443,669
2019	25,530	18,156,992	40,858	26,717,621
2020	28,055	18,288,243	45,361	26,837,392

Source: State Department of Tax and Fee Administration.

Construction Activity

The following tables show a five-year summary of the valuation of building permits issued in the City and the County. Annual figures are not yet available for calendar year 2020.

CITY OF RANCHO CORDOVA
Total Building Permit Valuations
(Dollars in Thousands)

<u>Permit Valuation</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
New Single-family	\$111,287.7	\$94,307.0	\$62,318.3	\$104,525.9	\$158,521.8
New Multi-family	0.0	0.0	25,608.8	3,069.2	0.0
Res. Alterations/Additions	<u>3,893.2</u>	<u>3,858.3</u>	<u>4,198.9</u>	<u>3,798.0</u>	<u>3,492.2</u>
Total Residential	115,180.9	98,165.3	92,126.0	111,393.1	162,014.0
New Commercial	1,806.0	9,167.8	1,740.8	10,152.0	2,320.7
New Industrial	0.0	0.0	0.0	11,662.0	366.0
New Other	5,952.0	17,122.3	1,769.7	805.7	1,336.2
Com. Alterations/Additions	<u>25,351.5</u>	<u>21,979.6</u>	<u>1,579.5</u>	<u>26,283.6</u>	<u>24,046.0</u>
Total Nonresidential	33,109.5	48,269.7	5,090.0	48,903.3	28,068.9
<u>New Dwelling Units</u>					
Single Family	402	319	217	217	561
Multiple Family	<u>0</u>	<u>0</u>	<u>199</u>	<u>50</u>	<u>0</u>
TOTAL	406	319	316	267	561

Source: Construction Industry Research Board, Building Permit Summary.

COUNTY OF SACRAMENTO
Total Building Permit Valuations
(Dollars in Thousands)

<u>Permit Valuation</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
New Single-family	\$547,340.7	\$611,073.6	\$744,066.3	\$1,069,568.4	\$1,108,399.9
New Multi-family	108,510.7	651,308.2	242,222.8	158,647.0	265,188.8
Res. Alterations/Additions	<u>241,507.7</u>	<u>255,821.8</u>	<u>214,028.1</u>	<u>276,723.6</u>	<u>293,210.5</u>
Total Residential	897,359.1	1,518,203.6	1,200,317.2	1,504,939.0	1,666,799.2
New Commercial	165,016.0	489,080.1	298,496.5	303,806.0	666,664.3
New Industrial	0.0	150.0	3,026.0	14,151.1	31,851.4
New Other	92,108.8	126,750.6	112,607.4	128,325.7	105,555.1
Com. Alterations/Additions	<u>394,305.5</u>	<u>418,862.1</u>	<u>265,764.7</u>	<u>518,663.2</u>	<u>700,604.0</u>
Total Nonresidential	651,430.3	1,034,842.8	679,894.6	964,946.0	1,504,674.8
<u>New Dwelling Units</u>					
Single Family	2,358	2,676	3,174	3,589	3,981
Multiple Family	<u>815</u>	<u>609</u>	<u>1,761</u>	<u>1,272</u>	<u>2,008</u>
TOTAL	3,173	3,285	4,935	4,861	5,989

Source: Construction Industry Research Board, Building Permit Summary.

APPENDIX E

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

OPINION: \$_____ City of Rancho Cordova Community Facilities District No.
2014-1 (Montelena) Special Tax Bonds Series 2021

Members of the City Council:

We have acted as bond counsel to the City of Rancho Cordova (the "City") in connection with the delivery by the City of the above-referenced bonds (the "Bonds"), issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, *et seq.* (the "Act"), and pursuant to a Fiscal Agent Agreement, dated July 1, 2021, by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent Agreement"). We have examined the Act, an executed copy of the Fiscal Agent Agreement and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The City is duly organized and existing under the laws of the State of California, with power to enter into the Fiscal Agent Agreement, to perform the agreements on its part contained therein, and to issue the Bonds.
2. The Bonds have been duly authorized, executed and delivered by the City and are legal, valid and binding obligations of the City.
3. The Fiscal Agent Agreement has been duly approved by the City and constitutes a legal, valid and binding obligation of the City, enforceable against the City in accordance with its terms.
4. Pursuant to the Act, the Fiscal Agent Agreement establishes a valid lien on and pledge of the Special Tax Revenues (as defined in the Fiscal Agent Agreement) and the other sources pledged for the security of the Bonds.
5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The City has covenanted to comply with each of such requirements. Failure to comply with certain of such requirements may cause the inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of delivery of the Bonds.

6. The interest on the Bonds is exempt from personal income taxation imposed by the State of California.

We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in accordance with principles of equity or otherwise in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

A Professional Law Corporation

APPENDIX F

FORM OF CONTINUING DISCLOSURE UNDERTAKINGS

CONTINUING DISCLOSURE CERTIFICATE
(City)

\$ _____
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

THIS CONTINUING DISCLOSURE CERTIFICATE (the “Disclosure Certificate”) is executed and delivered by the City of Rancho Cordova, a public body, corporate and politic, organized and existing under and by virtue of the laws of the State of California (the “City”), in connection with the issuance of the bonds captioned above (the “Bonds”). The Bonds are being issued pursuant to a Fiscal Agent Agreement, dated as of July 1, 2021 (the “Fiscal Agent Agreement”), by and between the City and U.S. Bank National Association, as fiscal agent (the “Fiscal Agent”). The City hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“*Annual Report*” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“*Annual Report Date*” means the date that is nine months after the end of the City’s fiscal year (currently April 1 based on the City’s fiscal year end of June 30).

“*Dissemination Agent*” means Goodwin Consulting Group, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“*EMMA System*” means the Electronic Municipal Market Access system of the MSRB or such other electronic system designated by the MSRB or the Securities and Exchange Commission for compliance with the Rule.

“*Listed Events*” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“Official Statement” means the final official statement executed by the City in connection with the issuance of the Bonds.

“Participating Underwriter” means Piper Sandler & Co., as the initial underwriter of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing April 1, 2022, with the report for the 2020-21 fiscal year, provide to the MSRB through the EMMA System an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide, or cause the Dissemination Agent to provide, an Annual Report by the Annual Report Date as required in subsection (a) above, the Dissemination Agent shall provide in a timely manner to the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, a notice to that effect.

(c) The Dissemination Agent shall:

- (1) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and
- (2) if the Dissemination Agent is other than the City, file a report with the City and the Participating Underwriter certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following documents and information:

(a) Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available. This submission should be made with the following caveat:

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15c2-12. NO FUNDS OR ASSETS OF THE CITY (OTHER THAN THE PROCEEDS OF THE SPECIAL TAXES LEVIED FOR THE DISTRICT AND SECURING THE BONDS) ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

(b) The following additional items, indicating information as of the previous September 30th, with respect to the Bonds:

- (1) Principal amount of Bonds outstanding under the Fiscal Agent Agreement.
- (2) Balance in Reserve Fund and each reserve account therein.
- (3) Table indicating Special Tax levy, amount collected, delinquent amount and percent delinquent for the most recent year, and whether the Special Tax levy is covered by the Teeter Plan.
- (4) Status of foreclosure proceedings and summary of results of foreclosure sales, if any.
- (5) Identity of any delinquent taxpayer representing more than 5% of levy and value-to-lien ratios of applicable properties (using assessed values unless more accurate information is available without charge to the City).
- (6) Aggregate assessed value for all parcels in the District.
- (7) Until the fiscal year in which the Special Tax levied on the developed property in the District is greater than or equal to the annual debt service on the Bonds, the number of building permits issued by the City for single family residential homes in such fiscal year.

(c) For so long as there is any owner of property in the District whose properties in the District collectively represent 10% or more of the Special Taxes, the following information regarding the status of development in the District:

- (1) Significant amendments to land use entitlements.
 - (2) Status of any legislative, administrative and judicial challenges to the construction of the development known to the Issuer.
 - (3) Assessed valuation of property shown on County Assessor's tax rolls with no "improvements" value in the District for the current (as of the date of the report) fiscal year.
 - (4) List of landowners (as shown County Assessor's tax roll) and assessor's parcel number(s) of parcels held by owners whose properties collectively represent 10% or more of the Special Taxes for the current (as of the date of the report) fiscal year.
 - (5) Number of building permits issued by the City for property in the District for the reported fiscal year.
- (d) In addition to any of the information expressly required to be provided under paragraphs (a), (b) and (c) of this Section, the Issuer shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Listed Events.

- (a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:
- (1) Principal and interest payment delinquencies.
 - (2) Non-payment related defaults, if material.
 - (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
 - (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
 - (5) Substitution of credit or liquidity providers, or their failure to perform.
 - (6) Rating Changes.
 - (7) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or

determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

- (8) Modifications to rights of security holders, if material.
- (9) Bond calls, if material, and tender offers.
- (10) Defeasances.
- (11) Release, substitution, or sale of property securing repayment of the securities, if material.
- (12) Bankruptcy, insolvency, receivership or similar event of the City.
- (13) The consummation of a merger, consolidation, or acquisition involving the City, or the sale of all or substantially all of the assets of the City (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional Fiscal Agent or the change of name of the Fiscal Agent, if material.
- (15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for a definition of "financial obligation," see clause (e)).
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for a definition of "financial obligation," see clause (e)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Indenture.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier "if material" and that subparagraph (a)(6) also contains the qualifier "material" with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event's occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(e) For purposes of Section 5(a)(15) and (16), “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent will be Goodwin Consulting Group, Inc.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (1) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (2) does not, in the opinion of the Fiscal Agent or nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be filed in the same manner as for a Listed Event under Section 5(c).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Identifying Information for Filings with EMMA. All documents provided to EMMA under this Disclosure Certificate will be accompanied by identifying information as prescribed by the MSRB.

Section 12. Default. In the event of a failure of the City to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 13. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Fiscal Agent, the Bond owners or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 14. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 15. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Date: _____, 2021

CITY OF RANCHO CORDOVA for and on
behalf of CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO.
2014-1 (MONTELENA)

By: _____
Authorized Officer

AGREED AND ACCEPTED:
GOODWIN CONSULTING GROUP,
as Dissemination Agent

By: _____
Name: _____
Title: _____

**CONTINUING DISCLOSURE CERTIFICATE
(Developer)**

Relating to:

\$ _____
**CITY OF RANCHO CORDOVA
 COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
 SPECIAL TAX BONDS
 SERIES 2021**

THIS CONTINUING DISCLOSURE CERTIFICATE (DEVELOPER) (the "Disclosure Certificate") dated as of _____, 2021, is executed and delivered by MDRE Development LLC, a California limited liability company (the "Developer") in connection with the issuance by the City of Rancho Cordova (the "City") of its \$ _____ City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) Special Tax Bonds Series 2021 (the "Bonds"). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement, dated as of July 1, 2021 (the "Fiscal Agent Agreement"), by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"). The Developer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Disclosure Certificate, the following capitalized terms shall have the following meanings:

"Affiliate" of another Person means (a) a Person directly or indirectly owning, controlling, or holding with power to vote, 5% or more of the outstanding voting securities of such other Person, (b) any Person, 5% or more of whose outstanding voting securities are directly or indirectly owned, controlled, or held with power to vote, by such other Person, and (c) any Person directly or indirectly controlling, controlled by, or under common control with, such other Person. For purposes hereof, control means the power to exercise a controlling influence over the management or policies of a Person, unless such power is solely the result of an official position with such Person.

"Assumption Agreement" means an undertaking of a Major Owner, or an Affiliate thereof, for the benefit of the holders and beneficial owners of the Bonds containing terms substantially similar to this Disclosure Certificate (as modified for such Major Owner's development and financing plans with respect to the District), whereby such Major Owner or Affiliate agrees to provide Periodic Reports and notices of significant events, setting forth the information described in sections 4 and 5 hereof, respectively, with respect to the portion of the property in the District owned by such Major Owner and its Affiliates and, at the option of the Developer or such Major Owner, agrees to indemnify the Dissemination Agent (if any) pursuant to a provision substantially in the form of Section 11 hereof.

"Dissemination Agent" means the entity acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Developer and which has filed with the Developer, the City, and the Fiscal Agent a written acceptance of such

designation, and which is experienced in providing dissemination agent services such as those required under this Disclosure Certificate.

“District” means the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena).

“EMMA” shall mean the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access System for municipal securities disclosures, maintained on the Internet at <http://emma.msrb.org/>.

“Listed Events” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“Major Owner” means, as of any Report Date, an owner of land in the District that is responsible in the aggregate for 20% or more of the Special Taxes in the District anticipated to be levied at any time during the then-current fiscal year.

“Official Statement” means the final official statement executed by the City in connection with the issuance of the Bonds.

“Participating Underwriter” means Piper Sandler & Co., the original underwriter of the Bonds.

“Periodic Report” means any Periodic Report provided by the Developer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Person” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Property” means the property in the District that is owned by the Developer or any Affiliate of the Developer.

“Report Date” means October 1 and April 1 of each year. If, in any year, the Report Date falls on a Saturday, Sunday, or a holiday, such Report Date shall be extended to the next following day that is not a Saturday, Sunday, or holiday.

“Special Taxes” means the special taxes of the District levied on taxable property within the District.

Section 3. Provision of Periodic Reports.

(a) The Developer shall, or, upon written direction of the Developer the Dissemination Agent shall, not later than the Report Date, commencing April 1, 2022, file or cause to be filed with EMMA a Periodic Report which is consistent with the requirements of Section 4 of this Disclosure Certificate with a copy to the Participating Underwriter and the City. Not later than 15 calendar days prior to the Report Date, the Developer shall provide the Periodic Report to the Dissemination Agent (if different from the Developer). The Developer shall provide a written certification with (or included as a part of) each Periodic Report furnished to the Dissemination Agent (if different from the Developer), the Participating Underwriter and the City to the effect that such Periodic Report constitutes the Periodic Report required to be furnished by it under this Disclosure Certificate. The Dissemination Agent, the Participating Underwriter and the City may

conclusively rely upon such certification of the Developer and shall have no duty or obligation to review the Periodic Report. The Periodic Report may be submitted as a single document or as separate documents comprising a package and may incorporate by reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the Dissemination Agent does not receive a Periodic Report by 15 calendar days prior to the Report Date, the Dissemination Agent shall send a reminder notice to the Developer that the Periodic Report has not been provided as required under Section 3(a) above. The reminder notice shall instruct the Developer to determine whether its obligations under this Disclosure Certificate have terminated (pursuant to Section 6 below) and, if so, to provide the Dissemination Agent with a notice of such termination in the same manner as for a Listed Event (pursuant to Section 5 below). If the Developer does not provide, or cause the Dissemination Agent to provide, a Periodic Report to EMMA by the Report Date as required in subsection (a) above, the Dissemination Agent shall send a notice to EMMA to that effect in the form prescribed by the MSRB, with a copy to City and the Participating Underwriter.

(c) With respect to the Periodic Report, the Dissemination Agent shall, to the extent the Periodic Report has been furnished to it, file the Periodic Report with EMMA and file a report with the Developer (if the Dissemination Agent is other than the Developer), the City and the Participating Underwriter certifying that the Periodic Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to and filed with EMMA.

Section 4. Content of Periodic Reports. The Developer's Periodic Report shall contain or incorporate by reference the information set forth in Exhibit B relating to the Developer, any or all of which may be included by specific reference to other documents, including official statements of debt issues of the Developer or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from EMMA. The Developer shall clearly identify each such other document so included by reference.

In addition to any of the information expressly required to be provided in Exhibit B, the Developer's Periodic Report shall include such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Section 5. Reporting of Significant Events.

(a) The Developer shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to itself or the Property, if material:

(i) bankruptcy or insolvency proceedings commenced by or against the Developer and, if known, any bankruptcy or insolvency proceedings commenced by or against any Affiliate of the Developer that is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes on its Property or to sell or develop the Property;

(ii) failure to pay any taxes, special taxes (including the Special Taxes) or assessments due with respect to the Property on or prior to the delinquency date;

(iii) filing of a lawsuit of which the Developer is aware against the Developer or an Affiliate seeking damages, which is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes on its Property or to sell or develop the Property;

(iv) material damage to or destruction of any of the improvements on the Property; and

(v) any payment default or other material default by the Developer on any loan with respect to the construction of improvements on the Property.

(b) Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall as soon as possible determine if such event would be material under applicable Federal securities law.

(c) If the Developer determines that knowledge of the occurrence of a Listed Event would be material under applicable Federal securities law, the Developer shall, or shall cause the Dissemination Agent to, promptly file a notice of such occurrence with EMMA, with a copy to the City and the Participating Underwriter.

Section 6. Duration of Reporting Obligation.

(a) All the Developer's obligations hereunder shall commence on the date hereof and terminate (except as provided in Section 11) on the earliest to occur of the following:

(i) upon the legal defeasance, prior redemption or payment in full of all the Bonds, or

(ii) at such time as Property owned by the Developer is no longer responsible for payment of 20% or more of the Special Taxes levied in the District, or

(iii) the date on which the Developer prepays in full all of the Special Taxes attributable to the Property.

The Developer shall give notice of the termination of its obligations under this Disclosure Certificate in the same manner as for a Listed Event under Section 5.

(b) If a portion of the Property owned by the Developer, or any Affiliate of the Developer, is conveyed to a Person that, upon such conveyance, will be a Major Owner, the obligations of the Developer hereunder with respect to the property in the District owned by such Major Owner and its Affiliates may be assumed by such Major Owner or by an Affiliate thereof, and if so assumed the Developer's obligations hereunder with respect to such portion of the Property will be terminated. In order to effect such an assumption, such Major Owner or Affiliate shall enter into an Assumption Agreement. If not so assumed, the Developer shall report the information, as applicable to the transferee, required herein so long as the transferee is a Major Owner.

Section 7. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist the Developer in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the Developer. The Dissemination Agent may resign by providing thirty days' written notice to the City, the Participating Underwriter and the Developer.

Section 8. No Amendment. The Developer may not amend this Disclosure Certificate.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Periodic Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Periodic Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Periodic Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, the Participating Underwriter and any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole and exclusive remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance. Neither the Developer nor the Dissemination Agent shall have any liability to any holder or beneficial owner of the Bonds or any other party for monetary damages or financial liability of any kind whatsoever arising from or relating to this Disclosure Certificate.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Developer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents (each, an "Indemnified Party"), harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding loss, liabilities, costs and expenses due to an Indemnified Party's negligence or willful misconduct or failure to perform its duties hereunder. The Dissemination Agent shall be paid compensation for its services provided hereunder in accordance with its schedule of fees as amended from time to time, which schedule, as amended, shall be reasonably acceptable, and all reasonable expenses, reasonable legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Developer, the Fiscal Agent, the Bond owners, or any other party. The obligations of the Developer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Notices. Any notice or communications to be among any of the parties to this Disclosure Certificate may be given by regular, overnight or electronic mail as follows:

To the Developer	MDRE Development LLC _____ _____ Email: _____
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To the City:	City of Rancho Cordova Attn: CFD Administrator
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2729 Prospect Park Drive
Rancho Cordova, CA 95670
Email: _____

To the Participating
Underwriter:

Piper Sandler & Co.

Email: Dennis.McGuire@psc.com

Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notices or communications should be sent.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Developer (its successors and assigns), the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds and shall create no rights in any other person or entity. All obligations of the Developer hereunder shall be assumed by any legal successor to the obligations of the Developer as a result of a sale, merger, consolidation or other reorganization.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Developer has executed this Disclosure Certificate as of the date first above written.

MDRE Development LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

EXHIBIT B
PERIODIC REPORT

Relating to:

\$ _____
CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (MONTELENA)
SPECIAL TAX BONDS
SERIES 2021

This Periodic Report is hereby submitted under Section 4 of the Continuing Disclosure Certificate (Developer) (the "Disclosure Certificate") dated _____, 2021 executed by MDRE Development LLC, a California limited liability company (the "Developer") in connection with the issuance of special tax bonds by the City of Rancho Cordova (the "City") with respect to the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena) (the "District").

Capitalized terms used in this Periodic Report but not otherwise defined have the meanings given to them in the Disclosure Certificate.

I. Property Ownership and Development

The information in this section is provided as of _____ (this date must be not more than 60 days before the date of this Periodic Report).

A. Property currently owned by the Developer or its Affiliates (if any) in the District (the "Property"):

Development name: _____

Number of lots (acreage if not subdivided): _____

B. Status of land development or construction activities:

C. Number of building permits pulled during the reporting period and the aggregate number of building permits for the Property developed by the Developer or an Affiliate (if any), and any significant amendments to land use or development entitlements:

D. Aggregate property sold, optioned or leased by the Developer or an Affiliate (if any) to end users or merchant builders:

Since the Date of Issuance
of the Bonds

Acres*
Lots

Since the Last Periodic
Report

Acres*
Lots

* For bulk land sales only (excluding sales of finished lots or completed buildings).

E. Any updates to ownership of the Property by the Developer or an Affiliate (if any), as stated in the Official Statement, and any other changes in ownership, whether acquisition of land in the District by the Developer or an Affiliate (if any), or sales of land in the District to other property owners, distinguishing between (i) end users (e.g., single family homeowners), (ii) developers and (iii) merchant builders.

II. Legal and Financial Status of Developer

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any change in the legal structure of the Developer or the financial condition and financing plan of the Developer that would materially and adversely interfere with its ability to complete its development plan described in the Official Statement.

III. Change in Development or Financing Plans

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any development plans or financing plans relating to the Property *that are materially different from* the proposed development and financing plan described in the Official Statement.

IV. Official Statement Updates

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any other significant changes in the information relating to the Developer or the Property contained in the Official Statement under the heading "THE DISTRICT – Development in the District" that would materially and adversely interfere with the Developer's ability to develop and sell the Property as described in the Official Statement.

V. Other Material Information

In addition to any of the information expressly required above, provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Certification

The undersigned Developer hereby certifies that this Periodic Report constitutes the Periodic Report required to be furnished by the Developer under the Disclosure Certificate.

ANY STATEMENTS REGARDING THE DEVELOPER, THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER'S FINANCING PLAN OR FINANCIAL CONDITION, OR THE BONDS, OTHER THAN STATEMENTS MADE BY THE DEVELOPER IN AN OFFICIAL RELEASE, OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD, ARE NOT AUTHORIZED BY THE DEVELOPER. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY, COMPLETENESS OR FAIRNESS OF ANY SUCH UNAUTHORIZED STATEMENTS.

THE DEVELOPER HAS NO OBLIGATION TO UPDATE THIS PERIODIC REPORT OTHER THAN AS EXPRESSLY PROVIDED IN THE DISCLOSURE CERTIFICATE.

Dated: _____

MDRE Development LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

APPENDIX G

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company (“DTC”), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

*Neither the issuer of the Bonds (the “**Issuer**”) nor the trustee, fiscal agent or paying agent appointed with respect to the Bonds (the “**Agent**”) take any responsibility for the information contained in this Appendix.*

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned

subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices will be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting

rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. A Beneficial Owner will give notice to elect to have its Securities purchased or tendered, through its Participant, to the Agent, and will effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to the Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to the Agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

MEMORANDUM



ITEM 12.2.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD CONTRACT NO. 2021-81 WITH DEWBERRY ENGINEERS, INC. IN AN AMOUNT NOT TO EXCEED \$3,494,524.16 FOR CIVIL ENGINEERING DESIGN AND ENVIRONMENTAL SERVICES FOR THE SUNRISE BOULEVARD IMPROVEMENT PROJECT FROM KIEFER BOULEVARD TO JACKSON HIGHWAY TO WIDEN THE ROAD AND INTERSECTION, INCREASE SAFETY AND PROMOTE LIVABILITY**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution will authorize the City Manager to execute Contract No. 2021-81 with Dewberry Engineers, Inc. in an amount not to exceed \$3,494,524.16 to provide civil engineering design and environmental services for the Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety and promote livability.

BACKGROUND

The Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway is part of an innovative planning effort to alleviate regional congestion, improve roadway safety, nurture economic development, and promote the livability and quality of life in Rancho Cordova and the greater Sacramento region. The current road condition is poor which impedes safe and efficient transportation and economic growth. The purpose of this Project is to rehabilitate and widen this 1.3 mile stretch of roadway with an average daily trip of 17,000 vehicles (see [Attachment 3](#) for project area map).

The City of Rancho Cordova has experienced a high rate of development in the southern

region of the City. Two proposed City developments along this portion of Sunrise Boulevard are Suncreek and Arboretum. In addition, there are developments in the un-incorporated Sacramento County such as New Bridge and Mather South that require widening Sunrise Boulevard to accommodate existing and future traffic. The ultimate configuration of Sunrise Boulevard will be six lanes, however a four-lane configuration is required in the interim based on the status of the proposed developments.

The Project will improve approximately 1.3 mile undivided 2-lane rural road of Sunrise Boulevard by replacing a deteriorating segment of roadway, realign and widen the road from two to four travel lanes to add capacity, low impact developed landscaped median, drainage facilities, bike lanes, bridge structures, traffic signals, incorporate Intelligent Transportation Systems, and smart controllers that will communicate with the traffic management center.

The City established an on-call short list for engineering and environmental services in 2019 based on a competitive process. Six firms were short listed based on their qualifications. Staff initiated a Request for Proposal for Civil Engineering Design and Environmental Services for the Sunrise Boulevard Improvement Project from those six short listed firms and three proposals were received. Dewberry Engineer's Inc. has been selected as the most qualified firm based on their project understanding, project approach, proposed project team, and ability to deliver successful Projects.

Preliminary environmental and design work was previously initiated on the Sunrise Boulevard Improvement Project between 2005 and 2011. This data can be used as reference, as final environmental reports and design work are prepared to current standards that follow both state and federal guidelines to be eligible for future grant funding opportunities.

The proposed schedule is to initiate environmental, right of way services, and civil engineering design in summer of 2021 with expected design completion in 2025.

FISCAL IMPACT AND FUNDING SOURCE

The City and County have cost sharing responsibilities for this Project and will be developing a cost reimbursement agreement so the County can reimburse the City for their portion of these design services. In addition, many of the neighboring developments have been conditioned to pay traffic impact fees to fund necessary improvements to Sunrise Boulevard. Funding for this project will consist of SD Traffic Mitigation Impact Fees, Traffic Mitigation Fees, Measure A and Sacramento County traffic impact fees that will be reimbursed to the City.

This project is included in the City's current approved 2021/22 – 2025/26 Capital Improvement Plan and in the 2021/22 budget. There are no impacts to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Contract 2021-81_Dewberry_Sunrise Widening_PSA
3. Sunrise Widening (Kiefer to Jackson)
4. Sunrise Imp Project Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2021-81 IN AN AMOUNT NOT TO EXCEED \$3,494,524.16 WITH DEWBERRY ENGINEERS, INC. FOR CIVIL ENGINEERING DESIGN AND ENVIRONMENTAL SERVICES FOR THE SUNRISE BOULEVARD IMPROVEMENT PROJECT FROM KIEFER BOULEVARD TO JACKSON HIGHWAY TO WIDEN THE ROAD AND INTERSECTION, INCREASE SAFETY AND PROMOTE LIVABILITY

WHEREAS, the City of Rancho Cordova desires to enter into Contract No. 2021-81 with Dewberry Engineers, Inc. in an amount not to exceed \$3,494,524.16 for civil engineering design and environmental services for the Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety and promote livability; and

WHEREAS, the Project will replace a deteriorating segment of roadway, realign and widen the road from two to four travel lanes to add capacity, add bike lanes, low impact developed landscaped median, drainage facilities, bridge structures, and traffic signals; and

WHEREAS, funding for this Project will consist of SD Traffic Mitigation Impact Fees, Traffic Mitigation Fees, Measure A, and Sacramento County Traffic Impact Fees that will be reimbursed to the City. The contract does not impact the general fund; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 2021-81 with Dewberry Engineers, Inc. in an amount not to exceed \$3,494,524.16 in a form approved by the City Attorney for the Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of June 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

ITEM 12.2.

ATTACHMENT 1

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
DEWBERRY ENGINEERS INC. DBA DEWBERRY | DRAKE HAGLAN FOR THE
SUNRISE BOULEVARD WIDENING – KIEFER BOULEVARD TO JACKSON HIGHWAY PROJECT**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Dewberry Engineers Inc. dba Dewberry | Drake Haglan ("Professional" or "Consultant") as of June 21, 2021.

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

- 1.1 Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2026, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed Three Million Four Hundred Ninety-Four Thousand Five Hundred Twenty-Four and Sixteen Cents (\$3,494,524.16) notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation,

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the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

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

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

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

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

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

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- 2.4 Total Payment.** City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

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

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

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

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

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

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

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

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

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Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

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

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

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

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION

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DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

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

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

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.

- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 Professional Liability Insurance. Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

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4.4 All Policies Requirements.

- 4.4.1 Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.
- 4.4.2 Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.
- 4.4.3 Subcontractors.** Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.
- 4.4.4 Deductibles and Self-Insured Retentions.** Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

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

- 4.4.5 Waiver of Subrogation.** Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.
- 4.4.6 Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Professional shall provide written notice to City at Professional's earliest possible opportunity and in no case later than five (5) days after Professional is notified of the change in coverage.

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

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 General Requirement. Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

5.2 PERS Indemnification. In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System

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(PERS) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

- 5.3 Design Professionals.** To the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional's duty to indemnify under Sections 5.1 and 5.2 shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

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

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

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

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Section 7. LEGAL REQUIREMENTS.

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

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

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Section 8. TERMINATION AND MODIFICATION.

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

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

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

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.

- 8.3 Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.

- 8.4 Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.

- 8.6 Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

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- 8.6.1 Immediately terminate the Agreement;
- 8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
- 8.6.3 Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
- 8.6.4 Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

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

Last Revised June 2018

request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.
- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 **Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 **Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

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Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.8 Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 Contract Administration.** This Agreement shall be administered by Kristine Courdy ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.
- 10.10 Notices.** Any written notice to Professional shall be sent to:
 Matt Satow, P.E., Vice President
 Dewberry Engineers Inc. dba Dewberry | Drake Haglan
 11060 White Rock Road, Suite 200
 Rancho Cordova, CA 95670
 (916) 231-0971
msatow@dewberry.com
- Any written notice to City shall be sent to:
 Kristine Courdy
 Public Works Department
 City of Rancho Cordova
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 (916) 851-8842
kcourdy@cityofranhocordova.org
- 10.11 Professional Seal.** Where applicable in the determination of the contract administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

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Seal and Signature of Registered Professional with
report/design responsibility.

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

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

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Matt Satow, Vice President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

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EXHIBIT A
SCOPE OF SERVICES

Scope of Services

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Task 1: Project Management & Coordination

Task 1.1: Project Management

Dewberry | Drake Haglan (**CONSULTANT**) will perform the activities necessary to plan, direct, and coordinate the work of the project. This work will include the preparation and implementation of a project management plan. The project management plan includes the following:

- Preparation of a Project Binder
- Preparation of QA/QC Binder
- Preparation of a Project Schedule
- Communication Documentation
- Preparation of meeting agendas and notes

Project Binder

CONSULTANT will assemble a project binder containing all basic project information. This includes the Scope of Work, Project Organization, Project Team Contacts, and Project Quality Control instructions. This binder is supplied to all key team members, and is used as a resource for common project forms, correspondence formats, and proper lines of communication.

QA/QC Binder

CONSULTANT will assemble a QA/QC binder, which is a “one-stop-shop” for the QC checklists, forms, notes, contract requirements, and submittals. Many of these forms are also contained in one excel spreadsheet accessible to all who are working on the project. This binder also contains the following:

- Final Advertisement Checklist
- GAD Submittal Checklist
- QC Submittal Checklists for all PS&E submittals
- Plan, RE File, Specification and Estimate Notes
- Federal Submittal Checklist
- Copies of the primary sheets, specs table of contents, and estimate of each submittal for easy reference
- Separate tabs for client/agency review comments to ensure all comments are addressed and incorporated.

The QA/QC binder is kept up-to-date through the project delivery by design leads and continual checks by the Project Manager are completed to ensure QC procedures are being followed and enforced.

Project Schedule

CONSULTANT will prepare a comprehensive project schedule and submit it to the City for review and approval. The detailed schedule will initially be based on the various work elements and tasks described in the project scope of work. The schedule will be strictly enforced and updated on a monthly basis to reflect any changes. The schedule updates will be included with the project progress reports for review by the City. CONSULTANT will develop the project schedule using Microsoft Project for Windows.

Communication Documentation

CONSULTANT will maintain a current contact list that includes all team members as well as key stakeholders. A Record of Conversation (ROC) will be prepared for all communications in which decisions have been made or specific direction has been received. The ROC will be shared with the City to ensure open lines of communication on all project related decisions.

Meeting Agendas and Notes

CONSULTANT will prepare meeting agendas and notes for all project related meetings. Agendas will be distributed in advance of the meeting to confirm the intent and topics to be discussed during the meeting. All notes will be summarized and submitted to the City within one week of the meeting.

Task 1.2: Project Meetings

Kick-Off Meeting (1 meeting)

Following the Notice to Proceed, the CONSULTANT Team will attend a project kick-off meeting with the City, Caltrans and other key stakeholders. The kick-off meeting will be used to introduce the staff, establish communication channels, clarify the procedures and formats to be used, and discuss the design project schedule, as well as the project scope and initial concepts. CONSULTANT will gather all available information about the project that has not been previously obtained.

Quarterly Meetings (12 meetings)

CONSULTANT will hold meetings on a quarterly basis to review project status, design and budget to obtain required City input, make decisions, and discuss issues that have the potential of affecting the project design, budget or schedule. These meetings will be held at the City's office.

Monthly Coordination Meetings (30 conference call meetings)

CONSULTANT will conduct monthly informal, internal coordination meetings with the design team, and City, if the City desires to call-in. The intent of these meetings will be to discuss the progress of the project and identify and address any issues that arise during each month's progress. These meetings will be held via conference call. There may be months that it is deemed an internal meeting is not warranted.

Task 1.3: 3rd Party Coordination

Caltrans and Sacramento County PDT Meetings (5 meetings)

CONSULTANT will facilitate PDT meetings with Caltrans and Sacramento County (County) throughout the project. It is anticipated that 5 PDT meetings will be required. Meetings will be held virtually or locally in City conference room.

US Bureau of Reclamation (3 meetings)

CONSULTANT will facilitate meetings with US Bureau of Reclamation (USBR) to discuss encroachment permit requirements for preliminary engineering and environmental studies, project details, and specific requirements for work within Folsom Canal.

Private Developers (3 meetings)

CONSULTANT will coordinate with private developers to review development plans, tentative maps, identify dedication agreements, hydrologic calculations, access requirements, drainage commitments, and utility agreements.

Coordination with Additional Agencies

CONSULTANT will coordinate with additional agencies as required for approval of the Environmental Documents and project design. It is anticipated that CONSULTANT will need to coordinate with additional City Departments including Community Development, Economic Development, and Parks and Recreation. CONSULTANT will also coordinate with the Regional Water Quality Control Board on storm water requirements, Regional San, and Sacramento County Water Agency.

Task 1.4: Reporting and Invoicing

CONSULTANT will submit monthly progress reports outlining all activities for which expenses are submitted. All activities will be itemized by task and will be consistent with the agreed upon Scope of Services. Progress Reports will include the following:

- Status of work completed to date
- Expense allocation by task
- Work anticipated to be completed in the next reporting period
- Challenges identified during the reporting period
- Estimated percentage of plan completion at 35%, 65%, 90%, and 100% interims

CONSULTANT will submit invoices monthly on the 15th of each month. Invoices will include expenses for the preceding month. Invoices received on-time will be payable by the City 30 days from the invoice date. Incomplete or inaccurate invoices will be returned to CONSULTANT unapproved for correction. Invoices will include:

- Names of CONSULTANT personnel performing work
- Dates and times of Project work
- Itemized costs by task, including identification of each employee or subconsultant staff that provided services during the period of the invoice, number of hours and hourly rates for each employee or subconsultant staff member, authorized travel expenses with receipts, authorized materials or supplies receipts, and subconsultant invoices.

Task 1.5: QA/QC

CONSULTANT will ensure project quality at each level of design by incorporating our standard Quality Assurance/Quality Control Plan. This includes developing a Project Binder and conducting peer reviews of in-house and subconsultant work, as well as performing an independent bridge design check for each bridge. In-house construction management staff will perform biddability and constructability reviews at the 65% design level to identify potential issues prior to development of the Final PS&E.

Task 1.6: Funding, Local Programs Compliance, and Grant Writing Support

CONSULTANT will assist the City in identifying and preparing funding documents by providing technical data, draft funding forms, narrative justifications, and other information needed to update the existing project funding documents and secure additional funding for construction.

Deliverables:

- Meeting Agendas

- Meeting Minutes
- Project Progress Reports
- Project Schedule Updates
- Project Invoices
- Funding Documents

Task 2: Project and Surveying, Mapping and Control, and Initial Right of Way

As a subconsultant to CONSULTANT, UNICO will perform topographic surveys and right of way mapping necessary for the project design. All surveying and mapping shall be in compliance with City of Rancho Cordova standards or with Caltrans standards when not otherwise specified by the City.

Land Surveying will include mapping research, horizontal and vertical control, boundary and right of way surveying, a drafted base map of the boundary and right of way, along with topographic surveying and mapping. Close coordination with the City, County, Caltrans and USBR will be necessary. UNICO will utilize GPS and conventional survey methods to perform the work. UNICO will coordinate closely with all relative parties to attain the necessary mapping, traffic control and permitting required for the project. UNICO will also provide regular survey status, progress reports, updates and schedule.

Task 2.1: Topographic Surveying and Mapping

UNICO will work closely with City, County and Caltrans to identify the approved project control for overall consistency with current and future projects in the vicinity. It is assumed that horizontal control will be based on North American Datum (NAD83), California State Plane Coordinate System Zone 2 and North American Vertical Datum (NAVD88). Control research will be conducted to tie the survey and mapping services for this project into the desired control. A project control sheet will be prepared which will include the primary horizontal and vertical control. Control sheet will include northings, eastings, elevations, basis of bearing, datum and utilized benchmarks.

UNICO will facilitate the delivery of an overall photogrammetric aerial map and orthophotography of the project area. UNICO will set all necessary aerial control panels at locations and frequency adequate to meet Caltrans and National Mapping Accuracy Standards of 1" = 40' scale mapping, with 1' contour intervals based on the approved mapping limits. The general limits will cover an approximately 500 foot-wide strip centered on Sunrise Boulevard from Kiefer Boulevard to Jackson Highway. The limits will also cover the full intersections including an additional 1300 feet along each connecting roadway from the intersections. Aerial based topographic mapping will show all visible surface features, contours, DTM ground surface and spot elevations within the mapping limits. Color photo background imagery will be provided. The imagery will be adjusted using ortho-correction within the mapping limits, and simple rectification within the ground control limits.

UNICO will perform detailed (non-aerial) topographic surveying and base mapping derived from the established horizontal and vertical control to augment and verify the aerial mapping in support of design. Features to locate may include roadway improvements, drainage, culverts, trees, and structures. UNICO will survey all visible utilities within the limits such as water, sanitary sewer, gas, electric, telecommunication, and other visible utilities. UNICO will perform design surveys of the four bridges at the intersections for evaluation, including necessary hydraulic cross-section surveys. UNICO will perform base mapping of topographic information to include planimetrics, 1' contours and digital 3D surface. The topographic data will be mapped in AutoCAD, including a digital terrain model (DTM) and 3D surface of the existing ground surface and survey points in ASCII format. All supplemental ground topography will be mapped and combined into the photogrammetric aerial base survey.

UNICO will request from Caltrans current Right of Way Maps and Monument Maps along the Jackson Highway portion of the project. UNICO will attain the necessary mapping and documentation from County to survey and map all adjoining properties within the project limits. This will include requesting recorded survey maps, deeds, corner records and other necessary documentation. UNICO will purchase a total of twelve (12) title reports to fully understand right of way and easement concerns at the adjacent properties that may be affected by the project. A right of way and boundary base map will be prepared to assist with searching for monuments and right of way boundaries. GPS and conventional surveys will be performed to locate right of way monuments, pins and other boundary markers necessary to resolve and map the right of way and adjoining parcels. An overall (LAND NET) base map will be prepared as the basis of the right of way and parcel boundaries that will include ownership and parcel information. Base map will be prepared with sufficient detail and accuracy to be applicable to the development of plats and legal descriptions during later phases of the project.

Deliverables:

- Aerial Base Files in AutoCAD Civil 3D
- DTM File
- 3D Surface File
- Ortho Image Files
- Points Files
- Right of Way and Boundary Base Map
- Recorded Maps, Deeds and other Boundary Documents

Task 2.2: Right of Way Support

Plats and Legal Descriptions

UNICO will work closely design team to prepare plats and legal descriptions as necessary for the project. UNICO will prepare plats and legal descriptions for temporary construction easements (TCE), easements and/or additional right of way that is required for the project. The exact number and locations will be determined upon approved design. For this proposal, UNICO will assume the preparation of twenty (20) plats and legal descriptions as needed. In the event additional TCE, easements and/or right of way is necessary, UNICO will prepare additional documents at a per unit price. UNICO will prepare preliminary plats and legal descriptions and closure calculations for review. Upon approval, UNICO will prepare final signed and stamped plats and legal descriptions.

Deliverables:

- PDF of Plats and Legal Descriptions (20 Total)

Task 3.0: Utility Coordination

CONSULTANT will provide utility coordination by contacting Sacramento Municipal Utility District (SMUD), Pacific Gas & Electric Company (PG&E), Sprint, Comcast, AT&T, Frontier, and other utility companies and agencies that may have existing utilities at the project site to discuss potential utility relocations needed for this project.

Task 3.1: Utility Impact Exhibit

CONSULTANT will prepare an exhibit identifying all known utilities and potential conflicts with proposed improvements. The exhibit will be based on as-built plans, utility maps, field observation and topographic surveys of above ground facilities.

Task 3.2: Utility Letters

CONSULTANT will prepare the utility verification letters, conflict resolution letters, liability determination letters, and notice to owner letters for the City's signature and submission to the utility companies and agencies. The letters will contain exhibits that will identify potential conflicts and determine clearance and relocation requirements.

Task 3.3: Utility Field Meetings

CONSULTANT will facilitate up to two face-to-face meetings with SMUD, PG&E, and Sprint to discuss potential conflicts and possible relocations.

Task 3.4: Prepare Documents for Caltrans Utility Relocation Procedure

CONSULTANT will follow Caltrans LAPM Chapter 14 guidelines to provide supporting documents to the City in submitting Exhibit 14 A-F. The LAPM Chapter 14 supporting documents include:

- Color-coded plan showing existing and proposed right of way lines and existing and proposed utility facilities
- Utility Agreement per LAPM Exhibit 14-B
- Reports of Investigation (ROI) prepared for each effected utility requiring modification submitted to the City and Caltrans prior to requesting the utility to relocate
- A conflict map identifying effected utilities
- Relocation plan prepared by the project engineer or Utility
- Itemized estimate of City relocation costs

Per LAPM Chapter 14 requirements, the ROI will be submitted to Caltrans for approval prior to sending the right of way certification.

Deliverables:

- Field Meeting Minutes
- Utility verification letters
- Conflict resolution letters with conflict exhibits
- Liability determination letters
- Report of Investigation (ROI)
- Notice to Owners (NTO)
- Utility Agreements (UA)

Task 4.0: Geotechnical Services

As a subconsultant to CONSULTANT, GEOCON will obtain the geotechnical information necessary for the design of the project. Separate Foundation Reports (FR) will be prepared for each of the three proposed structures (bridges) not included in the Geotechnical Design/Materials Report GDMR. The GDMR will address pavement, earthwork, light standard foundations, and any other Caltrans Standard Plan features for the project. Each report will include relevant Log of Test Boring (LOTB) sheets prepared in general accordance with Caltrans standards. Geotechnical engineering for each report will generally follow Caltrans guidelines or other accepted industry standards of practice. FRs will include design-level recommendations for bridge foundation types, lateral and axial design capacities, and seismic design criteria. We anticipate the following scope of services to prepare the anticipated deliverables.

Two existing geotechnical reports (Wallace-Kul & Associates and ENGEO) provided by the City report similar existing asphalt concrete pavement thicknesses based on their explorations, but report

significantly different thicknesses of aggregate base materials and results of laboratory Resistance-Value (R-Value) testing for pavement section design. As such, additional pavement cores and soil samples/testing will be performed for new pavement section design and recommendations for rehabilitation or reconstruction of existing pavement sections.

Limited, if any, geotechnical information is available regarding soil conditions at each of the three bridge locations. As such, new explorations will be performed at each bridge location to supplement the existing data and provide information to sufficient depth for new bridge foundation designs.

1. Exploratory borings will be performed at approximately 1,000-foot intervals along the widening alignment. Borings will be advanced to depths of approximately 5 to 10 feet.
2. Exploratory borings for the proposed bridge widenings/new bridge structures will be drilled to depths of approximately 70 feet (depending on conditions encountered) to evaluate soils conditions for anticipated deep foundation systems. Two borings are planned for each proposed bridge structure, one at or near each bridge abutment – existing subsurface data (where available) will also be used to aid in structure design.
3. Exploratory borings for new overhead signal installations will be drilled to depths of 30 feet to verify use of Caltrans Standard Plan foundations or facilitate cast-in-drilled-hole (CIDH) foundation design.
4. Pavement cores and in-situ deflection testing will be performed along the existing pavement areas of Sunrise Boulevard in order to evaluate appropriate pavement rehabilitation and/or reconstruction methods.

Task 4.1 – Pre-Field Activities and Review Work Previously Completed

Review of readily available geologic and soil literature in the vicinity of the site, including review of any as-built drawings and existing LOTBs.

Field operations will comply with City, County and Caltrans encroachment permit requirements. Exploration locations will be marked in the field and cleared through Underground Service Alert (USA). Given the depth to groundwater in the project area, a well permit from the Sacramento County Environmental Management Department is not anticipated to be required.

Task 4.2 – Field Exploration

Field explorations will provide the basis of evaluation of subsurface conditions for the project. The explorations will consist of auger and possibly mud-rotary borings drilled to various depths of up to 70 feet; boring depths will be dependent on location and conditions encountered. Based on review of the proposed features of the project, it is anticipated that 20 exploratory borings will be required (approximately 600 linear feet of drilling).

- 6 bridge borings (up to 70 feet)
- 10 shallow borings along Sunrise Boulevard and Jackson Highway (up to 5-10 feet)
- 4 borings for light standard and monument foundations (up to 30 feet)

Exploration locations will depend upon available access. Traffic control is anticipated for all borings except at the bridge locations (these locations are already protected by vehicle safety rails/barriers at the bridge approaches). The majority of the work will be performed during daytime hours where in the shoulder areas; however, nighttime work may be required for pavement cores and shallow borings along the existing roadways due to typical traffic volumes on Sunrise Boulevard and Jackson Highway. At

least six pavement cores will be obtained along the project alignment with the existing pavement section material thicknesses (HMA and AB) measured at each core location.

Soil conditions encountered in each boring at the time of drilling will be classified and continuously logged under the direction of a California licensed Geotechnical Engineer. Relatively undisturbed and bulk soil samples from the borings will be obtained for further examination and laboratory testing. The borings will be backfilled with lean cement grout or in accordance with encroachment permit requirements. Excess soil cuttings will be spread adjacent to the exploration locations (outside of drainages or active watercourses). Excess drilling fluids from mud rotary drilling activities will be containerized and disposed of offsite at a licensed waste acceptance facility.

Deflection testing will be performed along the existing roadways. Pavement deflection testing measures the in-situ stiffness and response of the materials under dynamic loads and may provide a better evaluation of structural sufficiency and help guide the selection of the rehabilitation treatments for the project than relying on pavement cores alone. Quality Engineering Solutions, Inc. (QES) will be retained to perform pavement deflection testing using a calibrated Falling Weight Deflectometer (FWD) in accordance with Caltrans Test Method 356. Deflection measurements will be taken at approximate 250-foot intervals along the project alignment, in both lanes (alternating).

Task 4.3 – Laboratory Testing Program

Laboratory tests will be performed on representative soil samples. Specific laboratory tests assigned will depend on the soil conditions encountered and the nature of project improvements proposed in the vicinity of each boring. Laboratory testing may include in-situ moisture content, density (unit weight), shear strength, grain size distribution, Atterberg Limits, moisture-density relationship (compaction curves), sand equivalent, Expansion Index, corrosion potential, and Resistance Value (R-value).

Task 4.4 – Engineering Analyses / Report Preparation (GDMR and FRs)

Engineering analyses will be performed to develop geotechnical design recommendations for the proposed project elements. Specifics of engineering analysis will depend on forthcoming project design details but it is anticipated that the analyses will include seismic hazard analysis, pavement design, lateral and axial capacity of foundation elements, lateral earth pressure for the design of buried structures, and post-construction settlement.

Following the field investigations at the bridge locations, technical memo will be prepared to support the foundation assumptions of the bridge structures during preparation of the Advanced Planning Studies. The memo will include the following:

- Project understanding
- Field work performed
- Overview of existing foundations, site geology, groundwater conditions, and seismicity.
- Preliminary foundation recommendations for preliminary cost estimating.

Following the field investigations along Sunrise Boulevard, technical memo will be prepared to transmit the results of our roadway cores, R-Value testing, and the deflection testing results and analysis. The memo will include the following:

- Project understanding
- Field work performed
- Overview of pavement sections and R-Value testing.

- Preliminary roadway rehabilitation/new pavement section recommendations.

A draft and final GDMR will be prepared to include (but not be limited to) the following:

- Scope of work summary, project description, field exploration program summary.
- Site Plan showing locations of the exploratory borings.
- Site geology and subsurface conditions.
- Summary of laboratory testing program.
- Geologic profiles and engineering parameters.
- Seismic study (in accordance with the latest Caltrans Seismic Design Criteria).
- Geologic hazard evaluation (liquefaction, lateral spreading, etc.).
- Soil corrosion screening evaluation.
- Geotechnical design recommendations for overhead signal foundations, including recommended foundation type(s) and associated design parameters.
- Design embankment stability analyses (if necessary).
- Approach embankment material and earthwork recommendations.
- Pavement structural section recommendations based on Traffic Indices provided by the design engineer.
- Construction considerations.

Three draft and final FRs will be prepared for each bridge site to include (but not be limited to) the following:

- Scope of work summary, project description, field exploration program summary.
- Site Plan showing locations of the exploratory borings.
- Site geology and subsurface conditions.
- Summary of laboratory testing program.
- Geologic profiles and engineering parameters.
- Seismic study (in accordance with the latest Caltrans Seismic Design Criteria).
- Geologic hazard evaluation (liquefaction, lateral spreading, etc.).
- Soil corrosion screening evaluation.
- Geotechnical design recommendations for structure foundations, including recommended foundation type(s) and associated design parameters.
- Construction considerations.
- Log of Test Boring (LOTB) sheets.

Deliverables:

- Technical memo(s) for preliminary bridge foundation recommendations
- Technical memo for pavement rehabilitation and new pavement sections
- Draft Geotechnical Design and Materials Report
- Final Geotechnical Design and Materials Report
- Draft Foundation Reports (3)
- Final Foundation Reports (3)
- Log of Test Borings (PDF)

Geotechnical Assumptions:

- Borings will be performed by a California C-57 licensed drilling subcontractor.
- Preliminary GDMR and FRs are not required for this project.

- Dewberry will coordinate site access/permission to enter the site and obtain the applicable Caltrans, City, and County encroachment permit(s) for fieldwork.
- Exploration locations will be readily accessible to a two-wheel drive truck-mounted rig at the time of drilling.
- Site plans provided for use will show the locations of all underground utility lines and structures. Dewberry and Geocon will not be responsible for damage to any such lines or structures that are not shown accurately on the plans provided by utility companies, or properly marked by utility companies.
- Site-specific topographic mapping will be provided prior to drilling.
- Hot mix asphalt (HMA) patching is not required for asphalt cores / borings in paved areas (cement grout or cold patch would be an acceptable repair).
- Boring locations will be surveyed by others after drilling activities are completed. Surveyed boring information will be provided to Geocon for use in generating boring logs and LOTBs.
- Prevailing wage requirements will apply to drilling and traffic control subcontractors.
- Excess soil cuttings will be spread adjacent to the exploration locations (outside of drainages or active watercourses). Excess drilling fluids from mud rotary drilling activities will be containerized and disposed of offsite at a licensed waste acceptance facility.
- Dewberry and Geocon do not anticipate that Construction Zone Enhanced Enforcement Program (COZEEP) support will be required for the field investigation for this project (single lane closures on a two-lane highway or roadway). If Caltrans determines that COZEEP is required, the City will be responsible for the COZEEP cost.
- Based on existing geotechnical information available, assumptions have been made regarding the number of borings required for bridge foundation design. Boring workplan will be provided for Caltrans review prior to performing field work.
- Assumptions have been made regarding work that may be required to be performed at night (pavement cores and shallow borings along the existing roadways due to typical traffic volumes on Sunrise Boulevard and Jackson Highway).
- Assumptions have been made regarding traffic control requirements for various boring locations (required at all borings except at the bridge locations).
- Two rounds of agency review comments have been assumed for reports.

Task 5.0: Public Outreach Program

Task 5.1: Stakeholder Database and Ongoing Communications

CONSULTANT will work with the City of Rancho Cordova and project team to develop and maintain a stakeholder database throughout the project's duration. This database will include: stakeholder name and contact information, as well as the preferred method of contact and potential key concerns and/or areas of interest in the project area. CONSULTANT will work with the City of Rancho Cordova and the project team to further identify key stakeholders, which will be limited to adjacent developments, adjacent property owners, USBR, Caltrans, County, and public safety groups (police and fire).

Task 5.2: Outreach Meeting

CONSULTANT will plan, coordinate logistics, and prepare collateral materials for a single community workshop in an open house format. It is anticipated that the meeting will occur during circulation of the Environmental Document.

CONSULTANT will record all comments and questions received at the workshop, and develop a summary that will include a meeting synopsis, comprehensive recap of feedback, and photographs.

Task 5.3: Electronic Communication

CONSULTANT will prepare content for publication on the City's project website. The information will include project description, status of design, links to key documents, project schedule, and other relevant information. It is assumed that there will be three major updates to the content throughout the project.

Task 5.4: Online Engagement Survey

CONSULTANT will Create the survey layout, branding, and appropriate screen selection based on the City's desired messaging. Assist the City in determining the most successful distribution methods to reach the desired audience.

Deliverables:

- Graphic exhibits for outreach meeting
- Comment Card
- Location Signage
- Meeting summary with stakeholder comments for public meeting
- MetroQuest Survey

Task 6.0: Environmental Documentation

The project is locally funded and subject to California Environmental Quality Act (CEQA). An encroachment permit from the USBR is required for work within their jurisdiction which will trigger NEPA review. In addition, to facilitate potential future federalizing of the project, the CONSULTANT environmental team will follow the Caltrans Local Assistance Procedures Manual (LAPM) and Standard Environmental Reference (SER) guidelines. This will allow the project to secure NEPA environmental documentation for the entire project in the future if required.

The City will be the lead CEQA agency during the preparation of the CEQA environmental document. It is anticipated that the necessary environmental document will be an Initial Study/Mitigated Negative Declaration (IS/MND). The CONSULTANT environmental team will utilize previously prepared technical studies and draft environmental document to the greatest extent possible. The technical studies will be updated with the existing project description and current environment setting to meet current local, State and Federal regulations. The technical studies will be prepared to City, USBR, and Caltrans SER and LAPM standards to be used to support the CEQA document, NEPA requirements to support the NEPA CE for the encroachment permit from the USBR, and for future NEPA approval for the entire project.

Task 6.1: Environmental Project Management

This task includes project management by the CONSULTANT environmental team for an environmental schedule of up to eighteen months from the Notice to Proceed. If the environmental schedule exceeds eighteen months, the scope and budget may need to be modified accordingly.

The CONSULTANT Environmental Project Manager will attend a project initiation meeting to discuss the project description, schedule, issues, and impacts of the project. The CONSULTANT Environmental Project Manager will attend up to four in person meetings during the course of the eighteen-month environmental schedule. In addition, the CONSULTANT Environmental Project Manager will attend monthly conference call, for a total of up to 14 calls, during the project eighteen-month process, as scheduled.

Task 6.2: Purpose and Need and Project Description

The City is the lead agency under CEQA for all discretionary actions related to the proposed Sunrise Boulevard Widening from Kiefer Boulevard to Jackson Highway Project. USBR is the NEPA lead for the portion of the Project under their jurisdiction, which requires an encroachment permit. The CONSULTANT environmental team will prepare a purpose and need statement that addresses the discretionary actions for the project. The purpose and need will provide the basis for the appropriate regulatory and guidance documentation for compliance with both NEPA and CEQA. In coordination with the City and USBR, the CONSULTANT environmental team will also draft a project description that complies with the Type Selection Report and will be used in the following technical studies and the CEQA clearance documentation.

Task 6.3: Technical Studies

Based on the existing studies and research, the resource areas discussed in the tasks below will require additional research and preparation of technical studies. The CONSULTANT team assumes that the final scope of appropriate CEQA environmental documents and technical studies will be confirmed with City staff during the kick off meeting. All technical studies will be prepared to City, USBR, and Caltrans SER and LAPM standards.

Task 6.3.1: Scoping Document

A Scoping Document will be prepared to identify the level of environmental work, which will be performed in the Technical Study phase. CONSULTANT will complete a draft scoping document identifying the anticipated documentation necessary pursuant to CEQA and future NEPA, as well as the technical documentation required to support the environmental documents. The scoping document will be appended by the following attachments to support the findings and conclusions:

- Project description, purpose and need Project listing
- Project location figures
- Visual Assessment Checklist
- FEMA FIRM map
- United States Fish and Wildlife Service (USFWS) and National Oceanic and Atmospheric Administration (NOAA) Fisheries Species List
- Hazardous Materials Geotracker map

CONSULTANT assumes that the final scope and appropriate CEQA and NEPA clearance documents and technical studies will be confirmed with the City, USBR and Caltrans.

Task 6.3.2: Hazardous Waste Initial Site Assessment (ISA)

The CONSULTANT environmental team will prepare a revised Phase 1 ISA in accordance with Caltrans' procedures. The revised ISA will contain a description of the work performed, any deviations from normal ISA procedures, a summary of findings, the opinions of the preparer regarding the property or site, data gaps, additional investigation and services recommended, conclusions, and recommendations.

Task 6.3.3: Biological Resources

Biological resources potentially occurring on the project site include; waters of the US and State; potential for Tricolored Blackbird; potential for Vernal Pool Crustaceans and Amphibians; special-status plants; and Swainson's Hawk and burrowing owl foraging habitat (U.S. Corps of Engineers (USCOE), USFWS, California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and Migratory Bird Treaty Act (MBTA)). As such, the CONSULTANT team will prepare a Biological Resource Report to document biological resources for the project area. The CONSULTANT

team will conduct a focused presence/absence survey to evaluate the presence of biological resources present in the project area, and to determine potential effects to those resources. Prior to conducting this survey, the CONSULTANT team will query the CNDDDB, USFWS, CNPS Online Databases and any other literature and database resources pertaining to biological resources in the project area. The results of the biological surveys will be documented in the report and will include an assessment of project impacts on the biological resources present. Avoidance and minimization measures will be included where appropriate. The report will include a discussion of project compliance with local, State and federal laws, acts, and Executive Orders (EOs).

Biological Assessment

CONSULTANT will prepare a draft and final Biological Assessment (BA) to support Section 7 consultation with the USFWS to determine the potential for the Project to impact federally listed threatened, endangered, or candidate species under the Federal Endangered Species Act (FESA). The BA will follow the latest template in the Caltrans SER. The Biological Assessment will describe the action area and the species and critical habitat considered. The project will be evaluated for the potential to impact certain listed species that occur in the region. The BA will include an effects analysis and determination as to the potential for the project to affect the protected resources. The BA will be submitted to the South Sacramento Habitat Conservation Agency for review and approval.

Task 6.3.4: Air Quality / Greenhouse Gas Report

The CONSULTANT team led by Kimley Horn will prepare an air quality analysis to support the City in obtaining CEQA and ultimately NEPA clearance for this project. The analysis will be prepared in accordance with the Caltrans Standard Environmental Reference (SER) Chapter 11 (Air Quality) and the annotated outline.

- The report will describe the baseline conditions associated with the meteorology/climate of the project area, existing air quality conditions, federal, state, and local air quality rules and regulations, attainment status of the project area, and approved air quality plans. Air pollutants and their effect on human health will also be described.
- Construction air quality emissions modeled for the project's CEQA analysis will be utilized for this analysis. This scope assumes new emissions modeling will not be required. The appropriate control measures to reduce particulate matter and fugitive dust generation will be identified.
- The regional air quality impact discussion will identify State Implementation Plan (SIP) conformity requirements for the project. Participation in interagency consultation with the Sacramento Area Council of Governments (SACOG) Regional Planning Partnership regarding project inclusion in the latest transportation plans and programs will be required for project level conformity. This scope assumes that the project would not be a Project of Air Quality Concern (POAQC).
- PM_{2.5} will be analyzed based on the latest EPA and FHWA Guidance.
- The carbon monoxide (CO) hot spot analysis will be based on the CO protocol developed by UC Davis.
- Project greenhouse gas (GHG) emissions will be computed and evaluated based on current State and local guidance. The effect of transportation control measures in reducing project emissions will be described.
- The mobile source air toxics analysis will be based on the Federal Highway Administration's *Interim Guidance on Air Toxic Analysis in NEPA Documents* (October 2016).

Task 6.3.5: Area of Potential Effect (APE) Map

The CONSULTANT Team led by InContext will define the horizontal and vertical Area of Potential Effects (APE) for the Project. The APE will include all areas that may be directly (i.e. ground disturbance) affected by the Project. The Draft APE will be prepared on a base aerial map and will be used to delineate the records search area, solicit concerns from potentially interested parties, and delineate the pedestrian survey area. The Final APE will be submitted to the City for approval and signature. This APE Map will follow City, USBOR and Caltrans standards to support the USCOR encroachment permit and potential future federal funding.

Task 6.3.6: Cultural Resources*Record Search*

The CONSULTANT Team will request a records search be conducted at the North Central Information Center (NCIC) at California State University, Sacramento. The search will be conducted of the Draft APE and a one-half-mile radius. The search will include a review of previous cultural resource surveys, previously identified archaeological sites and historic-period resources, as well as resources listed or determined eligible for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California State Historical Landmarks (SHL), California Points of Interest (POI), and Local Surveys. Copies of all resource documentation will be requested; copies of previous surveys will be requested as deemed appropriate.

The records search will also include a request to the Native American Heritage Commission (NAHC) to check their Sacred Lands file for information regarding known traditional or cultural lands within the project area or vicinity.

Literature Review will consist of a desktop search of online sources (historic maps, soils and geology maps, parcel data, etc.) and in-house archaeological, ethnographic, and historical sources.

Native American Consultation

InContext will conduct background research to identify potentially interested parties as defined by Section 106 and California Native American Tribes as defined by Public Resources Code Sections 21080.3.1 and 21080.3.2 (aka AB52). Potentially interested parties typically include local historical societies and museums, descendants of former occupants of the land, the Native American Heritage Commission (NAHC), and local Native American individuals and/or organizations. California Native American Tribes (Tribes) as defined by AB52 include those tribes that have requested consultation with the City in regard to identifying Traditional Cultural Resources as defined by CEQA.

The NAHC will be asked to provide a list of Native American Contacts for the project area appropriate for Section 106 and AB52. Upon receipt of the requested information from the NAHC, InContext will draft a letter on behalf of the City to send to Tribes and potentially interested parties. The letter will notify the Tribes of the project; include a written summary of the project, a map illustrating the location and general features of the project, a summary of research conducted to date, and a request for information or concerns. The letter will advise Tribes of the required response time for AB52; request the Tribes to designate a lead contact person for AB52 consultation; and specifically request that Tribes provide any information pertaining to Tribal Cultural Resources as defined by AB52 that may be affected by project implementation.

Two weeks after the letters are sent, InContext will follow up with phone calls and/or emails to ensure the addressees received and understood the content of the letters and to inquire if they have concerns, information, or want to formally consult with the City. InContext will review all responses received from

Tribes and potentially interested parties and recommend to the City an appropriate approach for any follow-up actions that may be warranted for further consultation.

Section 106 tribal consultation will be completed by a NEPA lead agency. For the USBOR encroachment permit, USBOR will conduct Section 106 tribal consultation.

Cultural Field Surveys.

The CONSULTANT Team will conduct a pedestrian survey of areas not previously and adequately surveyed within the Draft APE. The survey will be conducted to determine if the APE contains any surface manifestation of prehistoric or historic-period archaeological sites. The APE will also be surveyed to determine if there are any historic-period built resources (buildings, roads, canals, etc.) within the APE. All resources identified as result of the survey will be documented with text, drawings, and photographs, on appropriate Department of Parks and Recreation (DPR) forms.

Cultural Reports

The CONSULTANT Team will prepare a cultural resources report using Caltrans' Historic Properties Survey Report (HPSR) and Archaeological Survey Report (ASR) templates to aid in future NEPA clearance. The reports will document the methods and results of the cultural resources investigation and provide an assessment of archaeological sensitivity for the APE.

Task 6.3.7: Noise Technical Memorandum

The CONSULTANT Team led by Kimley-Horn team will prepare a noise study report to support the City in obtaining CEQA, and future NEPA clearance for this project. The noise analysis will be prepared in accordance with Caltrans SER Volume 1 Chapter 12 and NEPA guidelines as well as the Caltrans' *Traffic Noise Analysis Protocol* (Protocol) and *Technical Noise Supplement* (TeNS).

- The NSR will identify potential sensitive receptors based on aerial images and conduct a field visit.
- Existing noise levels will be monitored at representative receiver locations along the study area to quantify existing worst-hour noise levels and to provide data for model calibration purposes. Noise measurements will be made at up to approximately six representative locations.
- The NSR will evaluate land uses identified in the Activity Categories defined by Caltrans and FHWA. The latest approved version of the FHWA Traffic Noise Model (TNM) will be used to evaluate traffic noise levels associated with the Existing, Future No Build, and Future Build conditions. The NSR shall take into consideration impacts to frequent outdoor uses, as defined by FHWA, and recommend mitigation as appropriate. Recommendations will be made for any required noise abatement measures, including sound walls.
- Construction noise will be predicted using methods outlined in the Protocol that utilize the Roadway Construction Noise Model.
- A brief discussion on the lack of potential vibrational impacts will be included in the NSR.
- This task excludes preparation of a Noise Abatement Decision Report (NADR).

Task 6.3.8: Traffic Study

VMT Assessment

The CONSULTANT Team led by Kimley-Horn will use the City of Rancho Cordova's Travel Demand Model (TDM) to analyze the impact of widening Sunrise Boulevard between Kiefer Boulevard and Jackson Road/SR 16 from two (2) lanes to four (4) and ultimately six (6) lanes. The analysis region is assumed to

be Sacramento County understanding that the widening will not significantly alter travel patterns outside of the County. The following three (3) scenarios will be analyzed:

1. Existing No Project*
2. Existing Plus Project (4-lanes)
3. Existing Plus Project (6-lanes)

**It is assumed that the project is widened to six (6) lanes as part of the City's General Plan and therefore the Cumulative analysis is covered by the General Plan analysis.*

The difference in vehicle miles traveled (VMT) between scenario 1 and scenarios 2 and 3 will be calculated to determine if there is a significant impact for CEQA purposes. In addition, consistent with OPR guidelines¹, the amount of induced VMT will be calculated using the equation found on Page 24 of the guidelines.

The results will be documented in a brief technical memorandum in electronic (PDF) format submitted to the Client. Kimley-Horn will respond to one set of consolidated, non-conflicting comments and submit the final version of the memo to the Client for use in the CEQA documentation for the Project. If it is determined that the Project results in a significant impact, the memo will include a qualitative discussion of mitigation options, understanding that there are limited mitigation options for transportation projects.

TIA Technical Analyses

A weekday AM and PM peak-hour Level of Service (LOS) and queuing analysis will be conducted for the following scenarios:

- Existing (2020) Conditions
- Existing (2020) plus Proposed Project (4-Lanes) Conditions
- Cumulative (2035) plus Proposed Project (6-Lanes) Conditions

The LOS analysis will be completed for the two (2) study intersections. Volumes for Cumulative (2035) Conditions will be provided by the City or obtained from the *2035 General Plan Update*. This Scope of Services does not include manipulating the City's long-range transportation planning model.

The primary focus of this LOS and queuing analysis is on the effect of the additional through lanes and turn lane (left and right) modifications, and the resulting operating conditions achieved through these improvements.

LOS and queuing will be determined for the time periods and analysis scenarios listed above. LOS and queuing for each scenario will be determined using methods defined in the *Highway Capacity Manual*, using appropriate traffic analysis software (Synchro®).

Task 6.3.9: Water Quality Memorandum

The CONSULTANT will prepare a Water Quality Technical Memorandum in accordance with City, USBOR, and Caltrans guidelines and requirements. The report will evaluate potential short-term and long-term water quality impacts on Laguna Creek and Laguna Canal. Potential project impacts associated with construction activities, maintenance activities, and roadway runoff will be evaluated. Potential causes of erosion, and siltation, and sources of pollutants and the effects of these substances on the quality of

¹ *Technical Advisory on Evaluating Transportation Impacts in CEQA*. Governor's Office of Planning and Research, State of California. December 2018.

receiving waters will be evaluated. Mitigation measures, including Best Management Practices specified in Caltrans' Storm Water Quality Handbook - Planning and Design Guide, will be identified for any significant water quality impacts that may occur during construction and/or operation of the Project.

Task 6.4: Preparation of Initial Study and Mitigated Negative Declaration

The CONSULTANT environmental team anticipates the necessary environmental clearance document will include preparation of an Initial Study/Mitigated Negative Declaration (IS/MND) under Task 6.5.1: Prepare Administrative Draft IS/MND

Task 6.4.1: Administrative Draft IS/MND

The CONSULTANT will prepare an Initial Study (IS) for the project. It is the goal of the IS to support adoption of a Mitigated Negative Declaration (MND) by the City. The Administrative Draft IS/MND will address both construction and long-term operations. The CONSULTANT team will work with the City to prepare the appropriately formatted IS/MND according to City requirements and guidance.

The CONSULTANT environmental team will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation (both individual and cumulative), and measures to mitigate such effects. The CONSULTANT environmental team will use the technical studies discussed above, which identify potential environmental issues, to support the conclusions of the IS/MND. The IS/MND will provide a detailed analysis describing potential environmental impacts and mitigation recommendations for the proposed project.

The CONSULTANT environmental team will conduct a thorough quality control review of each IS/MND submittal prior to its submittal to the City. The IS/MND will be reviewed for compliance with state CEQA guidelines and requirements. The CONSULTANT environmental team will review the document to make sure that the IS/MND is consistent with the guidelines related to CEQA and City regulations, and any other applicable guidelines, regulations, or laws. The CONSULTANT environmental team will prepare the Administrative Draft IS/MND and submit electronically to the City for review. The CONSULTANT environmental team will respond to one (1) round of City comments.

Should one or more impacts be identified as significant and unavoidable after mitigation, thus necessitating the preparation of an Environmental Impact Report (EIR) under CEQA, a separate scope of work and budget can be prepared for the City.

Task 6.4.2: Screencheck Draft IS/MND

Upon receipt of one (1) round of consolidated City review comments, the CONSULTANT environmental team will prepare a Screencheck Draft IS/MND for final approval before public circulation and review. The CONSULTANT environmental team will submit electronic copies (PDF and Word formats) of the Screencheck Draft IS/MND for review and approval. The CONSULTANT environmental team will respond to one (1) round of City comments.

Task 6.4.3: Public Distribution and Review

Up to 20 copies of the public review Draft IS/MND will be provided to the City for distribution. The CONSULTANT environmental team will work with the City to prepare a Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for an Initial Study for publication in the newspaper of general circulation and/or for mailing to the City distribution list. This task assumes that the City will finalize and distribute this notice to announce the IS/MND public circulation. However, the CONSULTANT can assist in notice and distribution, if requested. The CONSULTANT will also prepare the required 15 hard copies or electronic files for the State Clearinghouse and will hand deliver them to the State Clearinghouse before noon on the start day of public circulation.

Task 6.4.4: Prepare and Submit Final IS/MND and Mitigation Monitoring and Reporting Program

At the conclusion of the 30-day public comment period, the CONSULTANT will meet with the project development team to discuss the comments received and the preparation of the final document. In addition, a Mitigation Monitoring and Reporting Program (MMRP) for CEQA will be prepared as part of the final document. After the City has reviewed the Draft-Final IS/MND and Draft MMRP, the CONSULTANT will incorporate the necessary revisions into the document and submit the Final IS/MND and MMRP. Because of the uncertainty of the number of comments that will be received, our budget assumes the receipt of approximately four (4) comment letters with an average of four (4) comments per letter, which would result in 40 total staff hours. If there are comments in excess of this amount, the CONSULTANT may request a modification to the budget and schedule.

The CONSULTANT will prepare the Draft Notice of Determination (NOD) for the City to review and comment. The CONSULTANT will revise as appropriate and return the Draft NPD to the City to file within 5 days of approval of the IS/MND (pursuant to state CEQA guidelines). It is assumed that the City will file the State Clearinghouse or the County Clerk's office and will pay the CDFW CEQA Document Filing Fee (Which is \$2,480.25 as of January 1, 2021).

Deliverables:

-
- Draft/Final Project Description, Purpose and Need
 - Draft/Final Technical Studies
 - Screencheck Draft IS/MND
 - Pre-Public Review Draft IS/MND
 - Public Circulation IS/MND
 - Notice of Completion (NOC)
 - Administrative Draft/Final IS/MND and MMRP
 - Notice of Determination (NOD)
 - Final IS/MND and MMRP
 - One (1) master CD of PDF and Word files of the Final IS/MND, MMRP, figures and references

Task 6.5: FHWA NEPA Clearance*Prepare Environmental Assessment*

The CONSULTANT environmental team will prepare an Environmental Assessment with Finding of No Significant Impact (EA/FONSI) for compliance under NEPA. CONSULTANT will be responsible for the preparation and filing of all notices and publications required under local, State and Federal guidelines.

This document would be prepared pursuant to Caltrans standards for NEPA document. The EA will be reviewed and recommended for signature by the Caltrans Headquarters Legal staff for requirements under NEPA.

6.5.1: Draft Environmental Assessment

Following the conclusion of the technical studies, The CONSULTANT environmental team will begin the preparation of the environmental clearance document as detailed above. The information contained within the technical reports will be used in the preparation of the environmental documentation.

Deliverables:

- It is anticipated that three rounds of iterative review (1st Screencheck Draft EA; 2nd Screencheck Draft EA, and Pre-Public Review Draft EA) will be required for this project.

6.5.2: Circulated Environmental Assessment

Once the Draft EA has been approved by both the City and Caltrans, it will be circulated for public review for a period of 30 days. The EA has a critical objective of providing a means by which the general public and responsible agencies can participate in the environmental process by providing written comments on issues addressed in the EA.

Pursuant to NEPA, Caltrans will prepare a Notice of Availability (NOA). Caltrans circulates the draft EA to other public agencies for comments. The draft document should be sent to all cooperating and participating agencies. If the project requires an individual Section 404 permit, a copy of the Draft EA should be provided to the ACOE, USFWS, U.S. EPA, and NOAA Fisheries. Copies should also be sent to any groups or individuals who have requested the document. The NOA is sent to the State Clearinghouse, Governor's Office of Planning and Research. The Clearinghouse requires that 15 copies of the document be filed with their office for distribution.

The document and supporting studies also must be available for public inspection at the Caltrans District Office. Technical Studies are not distributed to the Clearinghouse.

During the 30-day public review period, Caltrans will hold a Public Scoping Meeting to solicit comments about the project. The CONSULTANT will attend this meeting to answer any questions regarding the project, potential environmental impacts, as well as the environmental schedule. CONSULTANT will work with Caltrans to record all comments at this meeting, and responses will be generated in the next task. CONSULTANT will compile all public comments from this hearing and public review for response and inclusion in the final environmental document.

Deliverables:

- Public Circulation EA (30 copies plus one electronic copy)
- Public meeting comment review matrix

6.5.3: Prepare and Submit Final EA/FONSI

At the close of the public review period for the Draft EA, The CONSULTANT will facilitate a conference call with the City and Caltrans staff to review comments received on the Draft EA, and to discuss potential responses to these comments.

The CONSULTANT will then formulate responses to the comments on the Draft EA. Once draft responses to comments are completed, they will be submitted to the City and Caltrans staff for review and comment. This Scope of Work assumes not more than 10 substantial comment letters with no more than 10 substantial comments per letter.

The CONSULTANT will prepare an Environmental Commitment Record (ECR), including monitoring forms, to ensure that the environmental measures contained in the final EA are properly implemented. The Environmental Commitment Record will be included as an appendix in the final EA. This Environmental Commitment Record will be useful during final design, permitting, and construction of the project as it is a summary of all avoidance, minimization, and mitigation measures developed during the environmental process.

The final EA will incorporate the response to comments and environmental commitments record. Caltrans will draft the Finding of No Significant Impact (FONSI), detailing the reasons for deciding that the action will not have a significant effect on the environment. Formal distribution of a FONSI is not required; however, an EA, at a legal minimum, must be made available for public review

upon request for at least 30 days before making a final determination. The environmental team will assist Caltrans in the preparation of a Notice of Availability (NOA) of the FONSI that will be sent to the affected units of federal, state and local government and to the State Clearinghouse in compliance with Executive Order 12372.

Deliverables:

- It is anticipated that three rounds of iterative review of the Draft/Final EA and response to comments chapter will be required for this project.
- Draft/Final Environmental Commitments Record
- Final EA/FONSI (30 copies plus one electronic copy)

Task 7.0: Drainage, Hydrology and Hydraulic Analysis

As a subconsultant to CONSULTANT, West Yost will perform drainage, hydrology, and hydraulic engineering necessary for the project design.

Task 7.1 Data Collection and Review & Develop Drainage Design Criteria

West Yost will gather the available data related to the Project including the proposed project configuration data, reports, modeling data, and mapping. West Yost will review this data as it relates to the study area. This data includes, but is not limited to, the following:

- Previous drainage studies and hydraulic modeling of Laguna Creek sections prepared by West Yost and used to define the Federal Emergency Management Agency (FEMA) floodplain along the upper reaches of the creek.
- Most recent drainage studies prepared for other adjacent development projects tributary to the study area.
- FEMA floodplain data.
- Topographic mapping and survey data (including the survey data collected for this study).
- The environmental permitting documentation that has already been prepared for the project.
- Proposed roadway layouts (plan and profile) in PDF and AutoCAD formats.
- Geotechnical engineering report for the project.
- 65% design of the ultimate alignment of Sunrise Boulevard.

West Yost will prepare an email data request at the start of the Project for any data that West Yost does not already have or for which West Yost believes updated data exists. West Yost will perform a field visit to gain a better understanding of the conditions at the project site. West Yost has assumed that the field visit will be conducted from public roads and that permission to enter private property will be arranged by others if needed.

West Yost will develop the criteria to be used for sizing the various drainage facilities required for the Project. West Yost will coordinate with Dewberry and City staff to define the appropriate drainage criteria. West Yost will prepare a draft summary of the proposed drainage criteria for review by Dewberry, the City, and Sacramento County. West Yost will revise the criteria based on comments received from Dewberry and the City and will produce a final list of criteria that will be used to guide the evaluations and will be incorporated into the Technical Memoranda (TM) described below in Tasks 7.3, 7.5 and 7.6.

Deliverables:

- Data request email
- Summary of data collected
- Email communicating drainage design criteria
- A draft summary of the proposed drainage criteria for review
- Final list of criteria after comments have been received and incorporate into the TM

Task 7.2 Drainage Approach Alternatives, Recommended Approach, Workshop

Based on information received as part of Task 7.1, West Yost will delineate the watersheds for the proposed roadway and offsite areas tributary to the project. West Yost will use this information and the proposed road project layout to develop up to three conceptual alternative drainage approaches for both the interim four-lane road and the ultimate six-lane road (up to six total alternatives). Alternatives could include the use of detention basins, roadside ditches, and storm drains. If the underlying soils appear to have adequate infiltration capacity, then infiltration techniques will also be considered. The purpose of this task is to identify constraints and opportunities of alternative drainage approaches to allow an informed decision by the project team on the appropriate drainage approach. West Yost will prepare schematic figures depicting the alternatives and qualitatively identify issues and order of magnitude costs for comparison. West Yost will conduct a Microsoft Teams-based workshop to discuss the alternatives and identify the preferred approach for each drainage facility.

After the workshop, West Yost will prepare a TM that describes the adopted drainage approach. The TM will include a schematic drawing of the preferred approach. This task will be performed prior to the start of modeling and more detailed sizing of the drainage infrastructure. It will be critical for this draft/final TM to be carefully reviewed by the City and other stakeholders to ensure the correct facilities are identified in this task so that the modeling in Tasks 7.3, 7.5 and 7.6 can be completed. Changes to the preferred approach after modeling has been initiated would require a budget amendment to address any revisions.

Deliverables:

- Drainage Alternatives and Recommended Approach TM. This TM will also include a summary of the design criteria from Task 7.1.
- Conduct a Microsoft Teams-based Workshop.

Task 7.3 Laguna Creek Bridge Hydraulic Analysis, Workshop

At full buildout, the intersection of Sunrise Boulevard and Jackson Highway will be widened, which will require the existing bridges to be widened or replaced. West Yost will assist Dewberry on the design of the structures that will be constructed and/or widened to accommodate the interim four by four and the ultimate six by six configuration at the intersection.

Hydraulic analysis will be performed and include an evaluation of the potential impacts of the proposed bridges on flows and on water surface elevations in Laguna Creek. West Yost will determine the peak flow velocity for the 10-, 50-, and 100-year design storms under the Laguna Creek bridges. The 50-year storm will only be evaluated when/if required by Caltrans. West Yost previously prepared an HEC-RAS model for Upper Laguna Creek that was used to establish the FEMA floodplain from the vicinity of the Jackson Highway and downstream. This HEC-RAS model will be used to evaluate the potential scour depth at the bridges using the geotechnical report received from Dewberry. For the bridge locations, the geotechnical report needs to provide a particle size distribution and identify the D50 particle size. West Yost will also size Rock Scour Protection using Caltrans Highway Design Manual. The analysis will

consider bridge improvements for both the Ultimate Geometric Approval Document (GAD) and the Four-Lane GAD. Dewberry is to provide a geotechnical report that identifies the soil types and conditions, particle size distribution, and D50 values.

West Yost will present this work in a draft Structure Hydraulics Report. West Yost will conduct a Teams-based workshop to discuss the design WSEs, bridge configuration, and scour evaluation presented in the draft Structure Hydraulics Report. West Yost will finalize the Structure Hydraulics Report based on the discussion/comments at the workshop.

Deliverables:

- Draft and Final Hydraulics Report
- Conduct a Microsoft Teams-based Workshop.

Task 7.4 Off-Site Drainage Cross-Culvert Sizing

There are few drainage swale/ditches that would cross the road alignment for which a culvert needs to be sized. There may be a few additional crossings that will also require culverts. West Yost will delineate the watersheds to each of the crossing locations (up to five locations) and calculate the 10-, and 100-year design storm peak flows for buildout land use conditions in the tributary watershed. West Yost will evaluate the 50-year storm if required by Caltrans. West Yost will size the required culverts for each of the crossings. The culvert sizing will be based on the culvert length and capacity needed for the ultimate 6-lane project.

West Yost will also evaluate the potential for scour and identify protective measures for each culvert. If the design flow velocity exceeds the stable channel velocity (based on soil type), West Yost will attempt to upsize the culverts to achieve the stable channel velocity, but if the up-size is more than 6 or 12 inches or if sufficient cover is unavailable, West Yost will instead size rock scour protection using Highway Design Manual. The results of this evaluation will be used for planning improvements for both the Ultimate GAD and the Four-Lane GAD. Dewberry is to provide a geotechnical report with the soil types and conditions at each culvert crossing. This work will be summarized in the Task 7.5.2 workshop and TM. Dewberry is to provide a geotechnical report that identifies the soil types and conditions, particle size distribution, and D50 values for the culvert locations.

Task 7.5 Ultimate GAD

Task 7.5.1 Drainage Models for the Ultimate GAD

West Yost will develop hydrologic and hydraulic models for sizing of the roadway stormwater collection system and other proposed drainage facilities such as detention basins for the Ultimate GAD. For this proposal, West Yost has assumed that detention basins will be required to provide storage volume for stormwater quality treatment, hydromodification mitigation and flood control mitigation.

An XPSWMM hydraulic model will be created to model on-site flows draining to each detention basin. The Sacramento Method procedures built into XPSWMM will be used to simulate the roadway stormwater runoff. For each detention basin, the Sacramento Area Hydrologic Model (SAHM) will be used to design hydromodification mitigation.

For budgetary purposes, West Yost has assumed up to five detention basins will be required between Kiefer Road and Jackson Highway. West Yost has also based the budget for this task on preparing one set of models because the proposed facilities are to be identified and confirmed in Task 7.3.

This work will be summarized in the Task 7.5.2 workshop and TM.

Task 7.5.2 Technical Memorandum and Workshop for the Ultimate GAD

A draft TM will be provided that describes the Sunrise Boulevard project according to the Ultimate GAD (the work from Tasks 7.4 and 7.5.1), states the design criteria for the stormwater infrastructure, and describes the proposed drainage facilities and the drainage evaluation approach and results. The TM will include a figure or figures showing schematic representation of the proposed drainage facilities including detention basins, stormwater pipelines, ditches, and culverts. The TM will also include schematic drawings of the detention basin outlet structures, detention basin stormwater quality design parameters, SAHM model output, pipeline design data, and pipeline model results. A discussion of trash capture at the detention basins and roadside ditches will be included. West Yost will conduct a Microsoft Teams-based workshop to discuss the drainage facilities presented in the draft TM. West Yost will finalize the TM based on the discussion/comments at the workshop.

Deliverables:

- XPSWMM models for the ultimate drainage system, updated SacCalc models, updated HEC RAS model, SAHM model for each detention basin.
- Draft TM for review by Dewberry and the City and a Final TM, each based on the Ultimate GAD.
- Conduct a Microsoft Teams-based Workshop.
- Final model files.

Task 7.6 4-Lane GAD

Task 7.6.1 Drainage Models for the Four-Lane GAD

The work described in Task 5 will be revised for the Four-Lane GAD. Temporary facilities will be evaluated with the model and sized as needed for the four-lane condition.

Task 7.6.2 Drainage Technical Memorandum for the Four-Lane GAD

The final TM described in Task 7.5.2 will be revised to be the draft TM for the Four-Lane GAD. West Yost will finalize the TM by addressing comments received on the draft TM.

Deliverables:

- An XPSWMM model reflecting the Four-Lane GAD.
- A HEC-RAS model for evaluating bridges and their impacts on flood conditions in Laguna Creek.
- SAHM model for each detention basin.
- Draft TM for review by Dewberry and the City and a Final TM, each based on the Four-Lane GAD.
- Final model files.

Task 7.7 Location Hydraulic Study (Caltrans)

The Preliminary Environmental Study (PES) form identified the need for the preparation of a Location Hydraulic Study. West Yost will prepare a Location Hydraulic Study that meets Caltrans requirements, which will be attached to the final TM produced as part of Task 7.5.2.

Deliverables:

- Location Hydraulic Study attached to the updated hydraulic study produced as part of Tasks 7.5 and 7.6.

Task 8.0: Preliminary Engineering

The scope for the Preliminary Engineering task is dependent on Caltrans oversight requirements. Caltrans may not require preparation of a Project Report to document the approved alternative. CONSULTANT has prepared the following scope assuming a full Project Report would be required with the final scope to be determined after initial coordination meetings with Caltrans.

Task 8.1 Engineering Studies**Task 8.1.1: Geometric Approval Drawings (GADs)**

CONSULTANT will prepare conceptual plans for the four-lane interim and six-lane ultimate configurations. CONSULTANT will obtain design approval from the CITY, County, Caltrans, and the USBR. CONSULTANT will produce geometric approval drawings (GADs) and a preliminary opinion of probable construction cost for each of the alternatives studied. The GADs will be prepared in English units and will follow CITY, County and Caltrans standards, utilizing each agency's standards. After approval, the GADs will serve as the preliminary typical sections, layouts, and profiles. The preliminary design will address horizontal and vertical alignment, ADA compliance, limits of cut and fill, right of way limits (existing and proposed), utilities, proposed drainage, and monument location.

GAD submittal will include the following:

- Typical Cross Sections
- Horizontal Alignment (Strip form or sheets)
- Profiles (Strip form or sheets)

Deliverables:

- Draft and Final Geometric Approval Drawings – Five (5) hard copies

Task 8.1.2: Structure Advance Planning Studies (APS)

The scope and opinion of probable construction costs for structural work of the preferred alternative will be documented in Advanced Planning Studies (APS) for each of the three bridge structures. APS will be prepared in accordance with Caltrans Memo to Designers. Design memos will be prepared to document unique features of the structure, key assumptions, specific project requirements, and a preliminary assessment of construction constraints. It is anticipated that APS and design memos will be prepared for the following structures:

- Jackson Highway over Folsom South Canal
- Jackson Highway over Laguna Creek
- Sunrise Boulevard over Laguna Creek

Deliverables:

- Draft and Final Advanced Planning Studies – Five (5) hard copies
- Design Memos – Five (5) hard copies and PDF
- Preliminary Opinion of Probable Construction Cost– Five (5) hard copies

Task 8.1.3: Traffic Analysis

As a subconsultant to CONSULTANT, Kimley-Horn will perform traffic analysis necessary for the project design.

Task 8.1.3.1 Data Collection

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the City. Kimley-Horn will request the following information from the City for the purposes of performing the traffic operations analysis:

- Signal timing sheets for the project intersections
- Available weekday traffic counts (“pre-COVID” conditions)
- Synchro® network with all project intersections

All existing traffic count data required to complete this Scope of Services is assumed to be provided by the City from recent traffic studies. This data is anticipated to include Weekday, AM (7-9 AM) and PM (4-6) peak-period intersection turning movement traffic volumes at the study intersections (intended to be representative of “pre-COVID” conditions), as well as historic roadway segment daily count profiles. We also anticipate receiving the City’s Synchro® files for the subject intersections to facilitate the technical operations analyses to be completed as part of this Scope of Services.

Kimley-Horn will complete a site visit of the immediate project vicinity and study facilities to observe existing operations and lane configurations, vehicle storage lengths, existing traffic control, speed limits, lane utilization, adjacent land uses, and other readily apparent features for the study facilities that are deemed by Kimley-Horn to be relevant to the Scope of Services.

Task 8.1.3.2 Operations Analysis

Kimley-Horn will collaborate with the City and the project team to establish the recommended intersection footprints for use the subsequent design efforts. This task includes focused technical analyses to identify lane configurations, storage lengths, signal phasing, and bicycle/pedestrian facility treatments. Kimley-Horn will complete a focused weekday AM and PM peak-hour intersection operations analysis for the two (2) project intersections. This analysis will include delay, Level of Service (LOS), and queuing for the following scenarios:

- Existing (2020) Conditions
- Existing (2020) plus Proposed Project (4-lanes) Conditions
- Cumulative (2035) Conditions⁺⁺
- Cumulative (2035) plus Proposed Project (6-lanes) Conditions

⁺⁺ Scenario considers the “2035 Cumulative Conditions” as documented in the 2035 General Plan Update. Volumes to be provided by the City.

LOS will be determined using methods defined in the Highway Capacity Manual, using appropriate traffic analysis software (Synchro®) and analysis procedures consistent with the City’s current, published guidelines.

The primary purpose of this analysis will be to identify and inform the necessary lane configuration, auxiliary lane treatments (i.e., free vs. signal-controlled right-turns), storage lengths, and traffic signal phasing parameters. To this end, Kimley-Horn will analyze the weekday AM and PM peak-hour conditions to identify the desirable intersection lane configuration to achieve the City’s operational

thresholds and/or other stated thresholds. Queuing will be approximated using the Synchro® computer software. 95th percentile vehicle queues will be used to inform vehicle storage lengths.

Deliverables:

- Summary Memorandum (Draft and Final)

Task 8.1.4: Storm Water Data Report (SWDR)

CONSULTANT will prepare a Storm Water Data Report (SWDR). The SWDR will be prepared to meet the latest Caltrans format and requirements. The SWDR will be included in the project report.

Deliverables:

- Draft SWDR – Two (2) hard copies
- 2nd Draft SWDR – Two (2) hard copies
- Final SWDR – Two (2) hard copies

Task 8.1.5: Design Standard Decision Document (DSDD)

The CONSULTANT will evaluate the preferred alternative for non-standard features that are identified in the Caltrans Highway Design Manual. CONSULTANT will prepare Design Standard Decision Documents for identified non-standard features and will submit to Caltrans for review and approval.

The Design Standard Decision Documents will be prepared in accordance with Chapter 21 of the Project Development Procedures Manual, “Design Standard Decisions”. The signed Design Standard Decision Documents will become an attachment to the Project Report.

Deliverables:

- Draft Design Standard Decision Documents – Two (2) hard copies
- Final Design Standard Decision Documents – Five (5) hard copies

Task 8.1.6 Conceptual Landscape Plans

If required, CONSULTANT will prepare conceptual landscape plans and an opinion of probable cost.

Deliverables:

- Conceptual Landscape Plans and Opinion of Probable Construction Cost – Two (2) hard copies

Task 8.1.7 Transportation Management Plan (TMP)

CONSULTANT will provide a transportation management plan for traffic handling and public awareness during construction phases. The Traffic Management Plan Checklists will be developed for each alternative.

Deliverables:

- Draft and Final Traffic Management Plan and Checklist – Three (3) hard copies Submittals will include PDF

Task 8.2 Project Report (PR) (Optional)

If it is determined that Caltrans will require a formal Project Report to document the approved alternatives, CONSULTANT will provide the following services.

Task 8.2.1: Draft Project Report

CONSULTANT will prepare the Draft Project Report after completion of the environmental studies. The Draft Project Report will be developed following the guidelines in the Caltrans Project Development Procedures Manual, Appendix K, Project Report. The Draft Project Report will summarize the studies of the need, alternatives, opinion of probable construction costs, and overall impacts of the project. Project Reports are required for projects affecting State highways, regardless of who is paying for, developing, or constructing the project.

Deliverables:

-
- Administrative Draft PR – Five (5) hard copies
 - Draft Project Report – Twenty (20) hard copies
 - 2nd Draft Project Report – Twenty-five (25) hard copies
 - Response to comments

Task 8.2.2: Final Project Report

A Project Report (PR) will be prepared in accordance with the Caltrans Project Development Procedures Manual - Appendix K, Preparation Guidelines for Project Reports. The Project Report will include the following:

Deliverables:

-
- Cover sheet with vicinity map
 - Signature sheet
 - Recommendation
 - Background
 - Purpose and Need
 - Traffic
 - Discussion and analysis of proposed alternatives
 - Hazardous Waste, Resource Conversation, Right of Way Issues, etc.
 - Environmental determination and environmental issues (including hazardous Materials)
 - Transportation Management Plan
 - Other Considerations as appropriate
 - Funding and scheduling
 - Agreements required

Task 9.0: Plans, Specifications, and Estimates**Task 9.1: Preliminary Plans (35% P&E)**

Following the approval of the Project Report, CONSULTANT will proceed with preparing the 35% roadway and bridge plans for both the 4-lane interim and 6-lane ultimate configurations.

CONSULTANT will prepare 35% plans at 1"= 40' scale and additional details as required at a scale of 1"=10' conforming to City format requirements for the project. The plans will show the proposed project limits (footprint), including proposed both the 4-lane interim and 6-lane ultimate configurations, location of utilities, impacts to trees and other environmental considerations, impacts to properties, including driveway access and proposed temporary and permanent right of way limits. The preliminary plans will consist of:

- Title Sheet
- Preliminary Typical Sections

- Preliminary Plan and Profile Sheet
- Preliminary Traffic Staging Plans
- Right of Way Constraints Exhibit
- Preliminary Bridge General Plan Sheet

These preliminary plans will provide enough data to convey a complete scope of the project. Plans will be prepared in accordance with the Caltrans Local Assistance Procedures Manual. A combined roadway and bridge preliminary estimate of probable costs will be developed.

Deliverables:

- Half size (11x17) 35% Preliminary Plans and Estimate of Probable Costs

Task 9.2: Bridge Type Selection Report

CONSULTANT will perform a bridge type selection study to develop and evaluate up to two (2) options for the bridge structures. General Plans (GP) will be prepared for each option. Type selection will include the following considerations:

- Geometrics (alignment, skew, number of lanes and shoulder width)
- Maintenance of traffic during construction
- Environmental constraints and permitting
- Material availability and delivery
- Superstructure type, materials and span layout
- Substructure type (abutments/piers)
- Foundation type
- Barrier/railing type
- Aesthetic treatments

Deliverables:

- Draft and Final Bridge Type Selection Report

Task 9.3: Final Design Engineering**Task 9.3.1: 65% Bridge Design**

CONSULTANT will prepare structural design calculations on the preferred bridge alternatives identified in the approved Bridge Type Selection Report. The design will be conducted in accordance with:

- Caltrans Bridge Design Manuals
- AASHTO LRFD Bridge Design Specifications 8th Edition with Caltrans Amendments
- Caltrans Seismic Design Criteria Version 2.0

A detailed description of CONSULTANT's bridge design subtasks is as follows:

Superstructure Design

The superstructure will be designed to meet LRFD requirements specified by Caltrans. The seismic design will adhere to the requirements specified in the Caltrans Seismic Design Criteria and Caltrans Memo to Designers Manual. The analysis of the bridge superstructure will utilize the CT Bridge computer program for live loads, used by Caltrans.

Substructure Design

The support reactions from the superstructure will be used to design the substructure components. The substructure system will incorporate structure movement, drainage, structure approach, and seismic requirements. It is assumed that the substructure will be cast-in-drilled hole foundations.

Seismic Design

After member sizes have been determined, CONSULTANT will evaluate the global seismic performance of the bridge based on guidance in the current Caltrans Seismic Design Criteria and Memo to Designers. Response spectrum analysis will be performed to evaluate structure displacement performance.

Task 9.3.2: 65% Bridge Plans

Concurrently with the design efforts, CONSULTANT will prepare and submit the 65% bridge plans. Plan sheets will be prepared in English units. Plans will be developed according to Caltrans requirements including guidance in Bridge Design Details and seismic detailing per the current Caltrans Seismic Design Criteria. CONSULTANT anticipates the following plan sheets will be required for this project:

Jackson Highway over Folsom South Canal (Widen)

- Bridge General Plan (1 sheet)
- Index to Plans and General Notes (1 sheet)
- Deck Contours (1 sheet)
- Foundation Plan (1 sheet)
- Abutment Layout (2 sheets)
- Abutment Details (4 sheets)
- Typical Section (1 sheet)
- Girder Layout (1 sheet)
- Girder Details (2 sheets)
- Miscellaneous Details (2 sheets)

Jackson Highway over Laguna Creek (Replace)

- Bridge General Plan (2 sheets, include staging)
- Index to Plans and General Notes (1 sheet)
- Deck Contours (1 sheet)
- Foundation Plan (1 sheet)
- Abutment Layout (2 sheets)
- Abutment Details (4 sheets)
- Bent Layout (1 sheet)
- Bent Details (2 sheets)
- Typical Section (1 sheet)
- Slab Details (2 sheets)
- Miscellaneous Details (1 sheet)

Sunrise Boulevard over Laguna Creek (Replace)

- Bridge General Plan (1 sheet)
- Index to Plans, General Notes and Deck Contour (1 sheet)
- Foundation Plan (1 sheet)
- Abutment Layout (2 sheets)
- Abutment Details (4 sheets)
- Typical Section (1 sheet)

- Slab Layout (1 sheet)
- Slab Details (3 sheets)
- Miscellaneous Details (1 sheet)

Task 9.3.3: 65% Roadway Design and Plans

CONSULTANT will prepare design plans that specify horizontal and vertical alignment data, pavement thickness, curb type, limits of cut and fill, fencing, slopes, and construction details. The design will also include drainage details, staging, signing and striping details. Landscape and irrigation details will be prepared incorporating features approved by the City.

CONSULTANT will develop 65% design for both the interim 4-lane configuration and the ultimate 6-lane configuration. The 6-lane configuration will be used to identify locations for all utilities and traffic signals. CONSULTANT assumes that utility relocation and signals will be placed in the ultimate configuration while roadway will accommodate the interim 4-lane configuration.

Task 9.3.4: 65% Plans and Estimate Submittal

Concurrently with the design efforts, CONSULTANT will prepare and submit the 65% plans and updated construction cost estimate for City review and approval. Plan sheets will be prepared in English units. CONSULTANT intends to use AutoCAD Civil 3D using the City's standard sheet format. Plans will be at the required feet and inch scales. CONSULTANT will update the construction cost estimate developed during preliminary engineering to reflect changes that are identified during the 65% design process.

Task 9.3.5: Independent Bridge Design Check

With the 65% design plans, a comprehensive Quality Control Review of the plans and construction cost estimate will be performed by a senior staff member. In addition, an independent bridge design check will be conducted for each bridge by an engineer not involved in the initial design of the project.

The independent check engineer will prepare an independent set of design calculations and quantity calculations. Upon completion of the Special Provisions, an independent check engineer will perform a thorough review of the bridge plans and Special Provisions for consistency between both documents.

Task 9.3.6 and 9.3.7: 95% Bridge and Roadway Design and Plans

The scope assumes that only the 4-lane interim configuration will be advanced beyond 65% PS&E. The remainder of the scope is limited to the 4-lane interim configuration.

Response to Review Comments

After the environmental documents have been approved and upon receipt of the review comments on the 65% submittal, revisions will be made to the plans in preparation for the 95% submittal package. A written response will be prepared by the designer addressing any reviewer or checker comments, suggestions or proposed revisions. The project Special Provisions will also be finalized in Caltrans' standard format for inclusion in the Bid Documents by the City.

Prepare Quantities and Engineer's Estimate

Quantity take-off calculations and a marginal estimate will be prepared in accordance with Section 11 of Caltrans Bridge Design Aids Manual. This estimate will be based on quantity take-off calculations performed by two separate individuals. The unit cost data will be based on past relevant experience with similar projects, including any recent City construction cost data, and the latest version of Contract Cost Data as prepared by Caltrans.

ITEM 12.2.

ATTACHMENT 2

CITY OF RANCHO CORDOVA | Scope of Services for Sunrise Boulevard Widening from Kiefer Boulevard to Jackson Highway Project Civil Engineering Design and Environmental Services - v. 05/20/2021

95% PS&E Submittal

A complete set of checked plans, specifications, and construction cost estimate will be submitted for final review and approval.

Deliverables:

- Half size (11x17) 95% Plans
- Construction Cost Estimate
- Final Bridge Foundation Report
- Response to 65% Review Comments

Task 9.3.8 Technical Special Provisions

CONSULTANT will use the most current version of the Standard Special Provisions available from Caltrans, (2018), and will edit the Standard Special Provisions to meet the requirements for this specific project. The special provisions document will be developed using Microsoft Word. CONSULTANT will incorporate the Structure Special Provisions in the City Boilerplate (to be provided by City).

Deliverables:

- Contract Special Provisions

Task 9.3.9 and Task 9.3.10: Final Bridge and Roadway Design and Plans

Design comments on the 95% PS&E will be incorporated into the Final PS&E for the 4-lane configuration, as appropriate. The final drawings, special provisions, and estimates will be prepared in accordance with the Local Assistance Procedures Manual and presented to City at the completion of the design phase of the project. All documents will be stamped and signed by a licensed civil or structural engineer registered in California.

CONSULTANT will prepare a Resident Engineer (RE) Pending File in accordance with Caltrans requirements identified in Office of Special Funded Projects Information and Procedures Guide, Section 4-9. As part of the RE Pending File, 1"= 4' deck contours (4-Scales) will be provided in accordance with Caltrans Bridge Memo to Designers. Earthwork cross sections will be developed in accordance with guidelines in Caltrans CADD User's Manual. Cross sections will be included with the RE Pending file.

Deliverables:

- Stamped and Signed Bridge Design and Quantity Calculations
- Stamped and Signed Bridge Independent Design and Quantity Check Calculations
- Stamped and Signed Final Foundation Report
- Stamped and Signed Final Plans
- Contract Special Provisions
- Construction Cost Estimate
- Response to 95% Review Comments
- RE Pending File
- 4-Scale Contour Plots
- Cross Sections

Task 10. Regulatory Agency Permits

Task 10.1: Construction General Permit

CONSULTANT will prepare a general construction permit. The general construction permit will provide sufficient and appropriate management requirements to protect the quality of receiving waters from discharges of storm water from the construction site.

Task 10.2: Prepare Environmental Permits

The South Sacramento Habitat Conservation Plan (SSHCP) will be the permitting agency for the necessary Clean Water Act Section 404 permit issued by the ACOE, which includes Section 7 consultation, and a California Endangered Species Act (CESA) Incidental Take Permit issued by CDFW. CONSULTANT will prepare the permit application for City and SSHCP review. CONSULTANT will also prepare a Clean Water Act Section 401 permit application for the Regional Water Quality Control Board, as well as a Section 1602 Streambed Alteration Agreement application for CDFW. CONSULTANT will review the permits and project mitigation plan to check for consistency with the permit applications and PS&E package.

Task 11: Right of Way

As a subconsultant to CONSULTANT, Interwest will provide the right of way acquisition and related real property services required for the successful completion of this project. The following provides a breakdown of the right of way required for the project, along with the parcels potentially affected by the project:

Parcel Number	Property Type	Acquisition Type
067-0120-042	USBR Folsom South Canal	Temporary Construction Easement
067-0210-018	USBR Folsom South Canal	Permanent Easement / Temporary Construction Easement
067-0090-018	USBR Folsom South Canal	Permanent Easement / Temporary Construction Easement
067-0120-049	Open Space	Permanent Easement / Temporary Construction Easement
067-0120-060	Electric Substation	Permanent Easement / Temporary Construction Easement
067-0210-059	Open Space	Permanent Easement / Temporary Construction Easement
067-0130-012	Open Space	Permanent Easement / Temporary Construction Easement
067-0130-001	Open Space	Permanent Easement / Temporary Construction Easement
067-0120-063	Agricultural	Permanent Easement / Temporary Construction Easement
067-0090-032	Open Space (Future Development)	Temporary Construction Easement
067-0090-030	Open Space (Future Development)	Temporary Construction Easement
067-0090-026	Open Space (Future Development)	Temporary Construction Easement

Task 11.1: Right of Way Project Management

The Interwest Project Manager will manage the real property acquisition process throughout the life of the assigned Project. The Project Manager will provide the team with regular, ongoing progress reports regarding the status of all right-of-way activities. Further, the Project Manager will:

- Attend project meetings and manage ROW status meetings during the negotiation phase of the Project.

- If requested, schedule meetings with City management to discuss issues pertaining to right-of-way functions.
- Provide ongoing consultation, meetings and recurring project management duties.
- Coordinate with other sub-consultants on the project team.
- Assist with analyzing various courses of action; work with City and design staff to anticipate potential issues, resolve problems and recommend solutions.
- Monitor the ROW budget.
- Implement and comply with Uniform Act guidelines.
- Maintain accurate records; monitor work plan and workflow.

Task 11.2: Right of Way Appraisals & Appraisal Review

Interwest will obtain up to eight appraisals from a state licensed real estate appraiser, prepared in conformance with state laws and Caltrans guidelines, as required to set the basis of right of way purchase offers. All appraisals will be reviewed by an independent Appraisal Reviewer. Appraisal review services will ensure the appraisal meets minimal reporting requirements and follows case law for eminent domain in California. After review, the City will approve the Just Compensation amount prior to making any first written offer.

Alternatively, if it is determined that the acquisition is deemed uncomplicated and the fair market values is estimated at \$10,000 or less based on a review of available data, a “Waiver Valuations” can be prepared for this parcel. A Waiver Valuation does not qualify as an appraisal under 49 CFR 24.103(a) and is to be used merely for documentation in support of the amount of just compensation to be paid to the property owner. A Waiver Valuation cannot be used in eminent domain proceedings. Only if the City does not elect to exercise its right of eminent domain, should a Waiver Valuation be prepared.

Task 11.3: Right of Way Acquisitions

The Agent will prepare an offer package for the acquisitions based upon an approved appraisal, for presentation to the property owner. The offer packages will include an offer letter, Appraisal Summary Statement, preliminary title report, proposed Acquisition Agreement, Deed, and Summary Statement Relating to the Purchase of Real Property. The Agent will present these documents for City review and pre-approval prior to presenting an offer to the property owner. Concurrently, Interwest will coordinate with Caltrans, as necessary or appropriate. After offer presentation, Interwest will handle all follow-up negotiations in pursuit of a mutually acceptable amicable purchase agreement to finalize the property purchase. If these efforts do not culminate in a mutually acceptable amicable agreement, Interwest will coordinate with the City and, if appropriate, with the City Attorney’s office in conjunction with any required Necessity Hearing scheduling.

Task 11.4: Right of Way Escrow Coordination

Upon receiving a fully executed acquisition document, the escrow coordination process will begin, which involves coordinating the following activities with the City’s designated title company:

- Prepare a transmittal memorandum to the City summarizing the acquisition.
- Prepare escrow instructions.
- Notary verification.
- Obtain subordination, lien releases for deeds of trusts and other encumbrances of record.
- Verifying the payment of all real property taxes and other assessments owed on the property.

- Obtaining signatures of all property owners of record on the conveyance documents.
- Disbursement of sale proceeds to the property owner and other parties of interest.

Task 11.5: Right of Way Certification

As part of the certification process, Interwest, in coordination with Dewberry, will prepare a Right of Way Certification, summarizing the status of all right of way related matters pertaining to the proposed construction project. The Right of Way Certification will be consistent with Chapter 13 of the Caltrans Local Assistance Procedures Manual involving Off State Highway System, including, but not limited to the following provisions:

- Real property interests have been, or are being, secured.
- Physical obstructions including utilities and railroads have been, or will be removed, relocated, or protected as required for construction, operation, and maintenance of the proposed project.
- Right of way acquisition requirements were conducted and in accordance with applicable federal and state laws and procedures.

Task 12: Bidding Support

CONSULTANT will assist the City during the pre-bid opening. If requested, CONSULTANT will suggest pre-qualification criteria for the construction bidder. In addition, CONSULTANT will prepare required addenda to be distributed to the bidders, and answer technical questions relative to the plans, special provisions, and quantity estimates. A maximum of 80 hours has been allocated to this task. Additional hours can be provided by CONSULTANT on a time and materials basis.

Task 13: Construction Engineering Support

CONSULTANT will respond to contractors inquiries through City requests. CONSULTANT will prepare drawings and review change orders requested by the City. In addition, the CONSULTANT will make up to four (4) field visits to the construction site requested by the City. The field visits will include discussion with the Resident Engineer to answer questions regarding the ongoing construction activities.

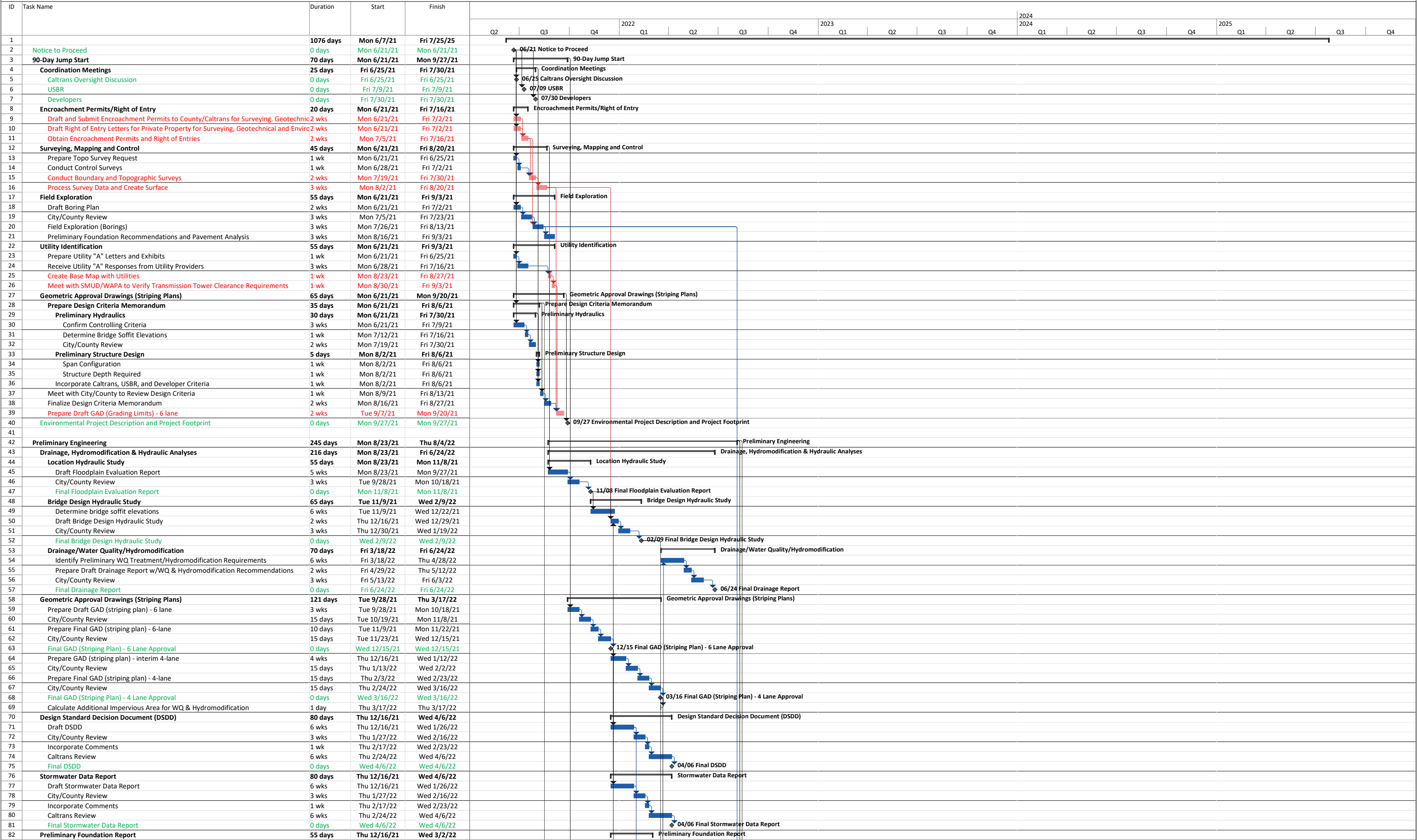
CONSULTANT will take one set of consolidated Resident Engineer's notes on the contract plans and change orders and prepare Record Drawings in digital and hard copy format for the project to be submitted to City.

Deliverables:

- Responses to requests for Information (PDF format)
- Written report summarizing site visit and other services (PDF format)
- Response to Contractor RFIs and Shop Drawing Review (PDF format)
- Responses to requests for Information (PDF format)
- One set of 11 x 17 Record Drawings signed by the Registered Engineer responsible for the preparation of the plans.

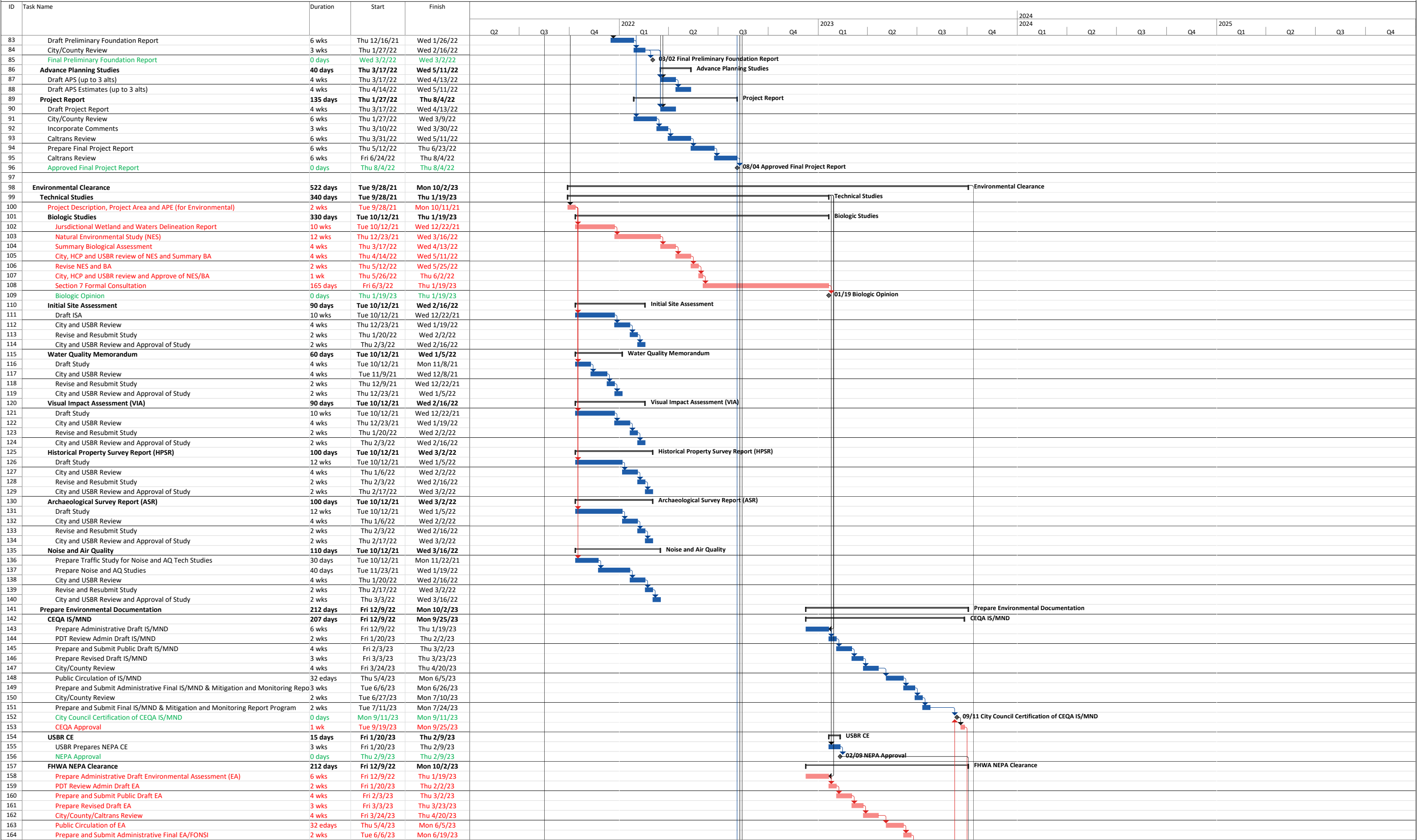
Sunrise Boulevard Widening from Kiefer Boulevard to Jackson Highway

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Sunrise Boulevard Widening from Kiefer Boulevard to Jackson Highway

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Sunrise Boulevard Widening from Kiefer Boulevard to Jackson Highway

Thu 5/20/21

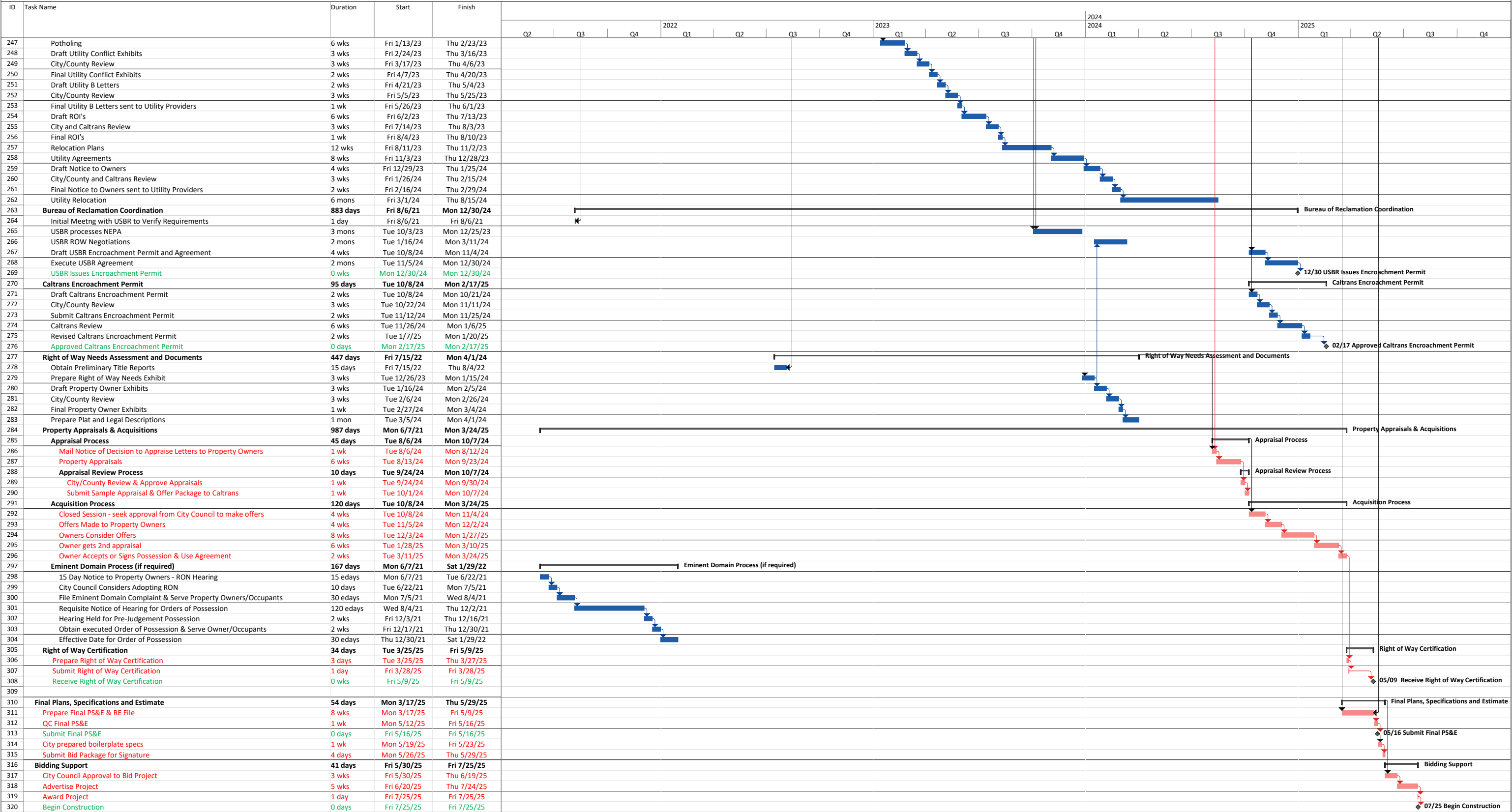


EXHIBIT B
COMPENSATION SCHEDULE

5/20/2021

		Dewberry Drake Haglan		Callander		Geocon		Interwest		Kimley-Horn		UNICO		West Yost		Y&C		InContext		TOTAL	
		HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST
1.0	Project Management & Coordination																				
1.1	Project Management	160	\$42,380.93	54	\$8,044.00															214	\$50,425
1.2	Project Meetings	184	\$44,494.29	52	\$7,664.00					16	\$4,771.52			36	\$8,868.00	12	\$2,070.00			300	\$67,868
1.3	3rd Party Coordination	200	\$47,920.72																	200	\$47,921
1.4	Reporting and Invoicing	80	\$21,190.47	30	\$3,725.00					32	\$6,411.68									142	\$31,327
1.5	QA/QC	240	\$69,560.43							10	\$2,439.60									250	\$72,020
1.6	Funding, Local Programs Compliance, and Grant Writing Support	180	\$38,717.54																	180	\$38,718
Total Task 1		1,044	\$264,284.39	136	\$19,433.00					58	\$13,622.80			36	\$8,868.00	12	\$2,070.00			1286	\$308,278
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way																				
2.1	Topographic Surveying and Mapping	24	\$5,151.09									288	\$41,955.16							312	\$47,106
2.2	Right of Way Support	24	\$5,151.09									170	\$20,157.76							194	\$25,309
Total Task 2		48	\$10,302.18									458	\$62,112.93							506	\$72,415
3.0	Utility Coordination																				
3.1	Utility Impact Exhibit	324	\$52,907.66																	324	\$52,908
3.2	Utility Letters	52	\$9,346.96																	52	\$9,347
3.3	Utility Field Meetings	20	\$4,135.34																	20	\$4,135
3.4	Prepare Documents for Caltrans Utility Relocation Procedure	104	\$21,620.40																	104	\$21,620
Total Task 3		500	\$88,010.36																	500	\$88,010
4.0	Geotechnical Services																				
4.1	Pre-Field Activities and Review Work Previously Completed	12	\$2,709.99			176	\$18,147.72													188	\$20,858
4.2	Field Exploration					72	\$8,171.68													72	\$8,172
4.3	Laboratory Testing Program					71	\$7,689.95													71	\$7,690
4.4	Engineering Analyses / Report Preparation (GDMR and FRs)	36	\$8,522.20			173	\$18,945.39													209	\$27,468
Total Task 4		48	\$11,232.19			492	\$52,954.74													540	\$64,187
5.0	Public Outreach Program																				
5.1	Stakeholder Database and Ongoing Communications	24	\$3,992.09																	24	\$3,992
5.2	Outreach Meeting	76	\$13,201.95																	76	\$13,202
5.3	Electronic Communication	48	\$7,984.18																	48	\$7,984
5.4	Online Engagement Survey	68	\$10,119.27																	68	\$10,119
Total Task 5		216	\$35,297.50																	216	\$35,298
6.0	Environmental Documentation																				
6.1	Environmental Project Management	50	\$10,870.13																	50	\$10,870
6.2	Purpose and Need and Project Description	36	\$6,943.19																	36	\$6,943
6.3	Technical Studies																				
6.3.1	Scoping Document	72	\$10,279.75																	72	\$10,280
6.3.2	Hazardous Waste Initial Site Assessment (ISA)	76	\$10,499.68																	76	\$10,500
6.3.3	Biological Resources	140	\$17,601.90																	140	\$17,602
6.3.4	Air Quality/Greenhouse Gas Report	20	\$4,487.01							233	\$41,808.73									253	\$46,296
6.3.5	Area of Potential Effect (APE) Map	20	\$4,487.01																	20	\$4,487
6.3.6	Cultural Resources	20	\$4,487.01															137	\$12,061.78	157	\$16,549
6.3.7	Noise Technical Memo	60	\$8,320.59							232	\$41,639.42									292	\$49,960
6.3.8	Traffic Study	20	\$4,487.01																	20	\$4,487
6.3.9	Water Quality Memorandum	88	\$12,335.77																	88	\$12,336
6.4	Preparation of Initial Study and Mitigated Negative Declaration																				
6.4.1	Administrative Draft IS/MND	212	\$29,352.96																	212	\$29,353
6.4.2	Screencheck Draft IS/MND	88	\$14,399.21																	88	\$14,399
6.4.3	Public Distribution and Review	48	\$8,445.96																	48	\$8,446
6.4.4	Prepare and Submit Final IS/MND and Mitigation Monitoring and Reporting Program	112	\$17,257.79																	112	\$17,258
6.5	FHWA NEPA Clearance																				
6.5.1	Draft Environmental Assessment	236	\$33,277.51																	236	\$33,278
6.5.2	Circulated Environmental Assessment	108	\$17,226.22																	108	\$17,226
6.5.3	Prepare and Submit Final EA/FONSI	152	\$20,565.22																	152	\$20,565
Total Task 6		1,558	\$235,323.93							465	\$83,448.15							137	\$12,061.78	2160	\$330,834
7.0	Drainage, Hydrology and Hydraulic Analysis																				
7.1	Data Collection and Review & Develop Drainage Design Criteria													65	\$15,624.00					65	\$15,624
7.2	Drainage Approach Alternatives, Recommended Approach, Workshop	13	\$2,886.57											69	\$14,121.00					82	\$17,008
7.3	Laguna Creek Bridge Hydraulic Analysis, Workshop	13	\$2,886.57											134	\$26,825.00					147	\$29,712
7.4	Off-Site Drainage Cross-Culvert Sizing	24	\$4,955.65											84	\$15,611.00					108	\$20,567
7.5	Ultimate GAD																				
7.5.1	Drainage Models for the Ultimate GAD	4	\$830.65											288	\$53,419.00					292	\$54,250
7.5.2	Technical Memorandum and Workshop for the Ultimate GAD	28	\$5,953.48											82	\$16,453.00					110	\$22,406
7.6	4-Lane GAD																				
7.6.1	Drainage Modeling for the 4-Lane GAD	4	\$830.65											182	\$35,402.00					186	\$36,233
7.6.2	Drainage TM for the 4-Lane GAD	28	\$5,953.48											39	\$7,037.00					67	\$12,990
7.7	Location Hydraulic Study (Caltrans)	8	\$1,828.48											47	\$10,157.00					55	\$11,985
Total Task 7		122	\$26,125.55											990	\$194,649.00					1112	\$220,775
8.0	Preliminary Engineering																				
8.1	Engineering Studies																				
8.1.1	Geometric Approval Drawings (GADs)	448	\$69,671.08																	448	\$69,671
8.1.2	Structure Advance Planning Studies (APS)	212	\$33,955.37																	212	\$33,955
8.1.3	Traffic Analysis	48	\$10,059.97							168	\$33,260.00									216	\$43,320
8.1.4	Storm Water Data Report (SWDR)	120	\$20,364.93																	120	\$20,365
8.1.5	Design Standard Decision Document (DSDD)	100	\$18,969.31																	100	\$18,969
8.1.6	Conceptual Landscape Plans	16	\$3,711.82	117	\$15,078.00															133	\$18,790
8.1.7	Transportation Management Plan (TMP)	44	\$8,319.67																	44	\$8,320
8.2	Project Report (PR) (See Optional)																				
Total Task 8		988	\$165,052.16	117	\$15,078.00					168	\$33,260.00									1273	\$213,390

Sunrise Blvd Widening
City of Rancho Cordova



5/20/2021

		Dewberry Drake Haglan		Callander		Geocon		Interwest		Kimley-Horn		UNICO		West Yost		Y&C		InContext		TOTAL	
		HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST
9.0	Plans, Specifications, and Estimates																				
9.1	Preliminary Plans (35% P&E)	952	\$154,061.20	102	\$12,840.00											76	\$9,745.00			1130	\$176,646
9.2	Bridge Type Selection Report	392	\$72,245.02																	392	\$72,245
9.3	Final Design Engineering																				
9.3.1	65% Bridge Design	1,272	\$204,408.66																	1272	\$204,409
9.3.2	65% Bridge Plans	580	\$86,454.98																	580	\$86,455
9.3.3	65% Roadway Design and Plans	920	\$151,649.01	150	\$18,750.80											166	\$20,770.00			1236	\$191,170
9.3.4	65% Plans and Estimate Submittal	1,192	\$198,721.00																	1192	\$198,721
9.3.5	Independent Bridge Design Check	860	\$134,231.89																	860	\$134,232
9.3.6	95% Bridge Design and Plans	600	\$102,866.91																	600	\$102,867
9.3.7	95% Roadway Design and Plans	700	\$120,789.82	100	\$12,460.00											109	\$14,115.00			909	\$147,365
9.3.8	Technical Special Provisions	172	\$41,427.88																	172	\$41,428
9.3.9	Final Bridge Design and Plans	492	\$86,321.71																	492	\$86,322
9.3.10	Final Roadway Design and Plans	592	\$103,904.40	60	\$7,900.00											57	\$7,530.00			709	\$119,334
Total Task 9		8,724	\$1,457,082.48	412	\$51,950.80											408	\$52,160.00			9544	\$1,561,193
10.0	Regulatory Agency Permits																				
10.1	Construction General Permit	48	\$8,095.71																	48	\$8,096
10.2	Environmental Permits	312	\$46,767.09																	312	\$46,767
Total Task 10		360	\$54,862.79																	360	\$54,863
11.0	Right of Way																				
11.1	Right of Way Project Management	8	\$2,213.42					120	\$19,103.60											128	\$21,317
11.2	Right of Way Appraisals & Appraisal Review	8	\$2,213.42					22	\$4,159.09											30	\$6,373
11.3	Right of Way Acquisitions	8	\$2,213.42					438	\$53,286.14											446	\$55,500
11.4	Right of Way Escrow Coordination	4	\$1,106.71					180	\$15,981.96											184	\$17,089
11.5	Right of Way Certification	4	\$1,106.71					60	\$9,388.09											64	\$10,495
Total Task 11		32	\$8,853.69					820	\$101,918.87											852	\$110,773
12.0	Bidding Support																				
12.1	Bidding Support	80	\$19,853.57	30	\$4,536.00											6	\$960.00			116	\$25,350
Total Task 12		80	\$19,853.57	30	\$4,536.00											6	\$960.00			116	\$25,350
13.0	Construction Engineering Support																				
13.1	Response to RFI	92	\$18,818.43	26	\$4,044.00											32	\$4,860.00			150	\$27,722
13.2	Prepare As-Builts	90	\$15,818.97																	90	\$15,819
Total Task 13		182	\$34,637.40	26	\$4,044.00											32	\$4,860.00			240	\$43,541
TOTAL DIRECT LABOR HOURS		13,902	\$2,410,918.19	721	\$95,041.80	492	\$52,954.74	820	\$101,918.87	691	\$130,330.95	458	\$62,112.93	1026	\$203,517.00	458	\$60,050.00	137	\$12,061.78	18705	\$3,128,906.26
TOTAL OTHER DIRECT COST		\$51,250.00		\$4,643.55		\$86,860.00		\$63,398.00		\$250.00		\$25,900.00		\$12,211.02				\$550.00		\$245,062.57	
TOTAL PROJECT COST		\$2,462,168.19		\$99,685.35		\$139,814.74		\$165,316.87		\$130,580.95		\$88,012.93		\$215,728.02		\$60,050.00		\$12,611.78		\$3,373,968.83	
Optional Tasks																					
8.2	Project Report (PR)																				
8.2.1	Draft Project Report	372	\$69,107.99																	372	\$69,108
8.2.2	Final Project Report	272	\$51,447.35																	272	\$51,447
Total Optional Tasks		644	\$120,555.33																	644	\$120,555
TOTAL DIRECT LABOR HOURS (OPTIONAL)		644	\$120,555.33																	644	\$120,555.33
TOTAL OTHER DIRECT COST (OPTIONAL)																					
TOTAL OPTIONAL COST		\$120,555.33																		\$120,555.33	
TOTAL DIRECT LABOR HOURS		14,546	\$2,531,473.52	721	\$95,041.80	492	\$52,954.74	820	\$101,918.87	691	\$130,330.95	458	\$62,112.93	1,026	\$203,517.00	458	\$60,050.00	137	\$12,061.78	19,349	\$3,249,461.59
TOTAL OTHER DIRECT COST		\$51,250.00		\$4,643.55		\$86,860.00		\$63,398.00		\$250.00		\$25,900.00		\$12,211.02				\$550.00		\$245,062.57	
TOTAL PROJECT COST		\$2,582,723.52		\$99,685.35		\$139,814.74		\$165,316.87		\$130,580.95		\$88,012.93		\$215,728.02		\$60,050.00		\$12,611.78		\$3,494,524.16	

ITEM 12.2.

ATTACHMENT 2

Sunrise Blvd Widening
City of Rancho Cordova



Dewberry | Drake Haglan

Prime

		Loaded Rate:	PIC, Matthew Saw	PM, Brian Hansen	Lead Roadway, Miguel Ramirez	Lead Studies, Jeffrey Zimmerman	QA/QC Constructability, F. Jose Silva	QA/QC Constructability, Kevin Ross	Environmental, Leslie Haglan	Public Outreach, Annette Muz	Funding/Grant Writing, Rebecca Nelson	ENGINEER IV, To Be Determined	ENGINEER I, To Be Determined	ENGINEER V, To Be Determined	CADD TECHNICIAN IV, To Be Determined	ENGINEER VI, To Be Determined	ENGINEER IV, To Be Determined	ENGINEER I, To Be Determined	DESIGNER IV, To Be Determined	PROFESSIONAL VI, To Be Determined	PROFESSIONAL III, To Be Determined	PROFESSIONAL I, To Be Determined	PROFESSIONAL I, To Be Determined	TASK HOURS	ESCALATION	TASK COSTS
Task #	Task Name		\$295.00	\$249.46	\$207.66	\$214.02	\$295.00	\$292.12	\$211.65	\$135.39	\$164.86	\$162.05	\$112.95	\$166.96	\$137.50	\$206.25	\$162.05	\$112.95	\$157.14	\$181.70	\$132.59	\$93.30	\$93.30			
1.0	Project Management & Coordination																									
1.1	Project Management			160																				160	\$2,467.72	\$42,380.93
1.2	Project Meetings			80	40	40			24															184	\$2,590.78	\$44,494.29
1.3	3rd Party Coordination			80	80	40																		200	\$2,790.29	\$47,920.72
1.4	Reporting and Invoicing			80																				80	\$1,233.86	\$21,190.47
1.5	QA/QC		80	40			40	40	40															240	\$4,051.47	\$69,580.43
1.6	Funding, Local Programs Compliance, and Grant Writing Support			60	40						80													180	\$2,254.41	\$38,717.54
	Total Task 1		80	500	160	80	40	40	64		80													1044	\$15,386.52	\$264,284.39
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way																									
2.1	Topographic Surveying and Mapping			4	20																			24		\$5,151.09
2.2	Right of Way Support			4	20																			24		\$5,151.09
	Total Task 2			8	40																			48		\$10,302.18
3.0	Utility Coordination																									
3.1	Utility Impact Exhibit			4	40											40	80	80	80					324	\$781.89	\$52,907.66
3.2	Utility Letters			4	8												40							52	\$205.68	\$9,346.96
3.3	Utility Field Meetings			4	8												8							20	\$179.78	\$4,135.34
3.4	Prepare Documents for Caltrans Utility Relocation Procedure			4	20	40											40							104	\$1,426.37	\$21,620.40
	Total Task 3			16	76	40										40	168	80	80					500	\$2,593.72	\$88,010.36
4.0	Geotechnical Services																									
4.1	Pre-Field Activities and Review Work Previously Completed			4		8																		12		\$2,709.99
4.2	Field Exploration																									
4.3	Laboratory Testing Program																									
4.4	Engineering Analyses / Report Preparation (GDMR and FRs)			4	8	24																		36	\$726.59	\$8,522.20
	Total Task 4			8	8	32																		48	\$726.59	\$11,232.19
5.0	Public Outreach Program																									
5.1	Stakeholder Database and Ongoing Communications			4							20							8		12				24	\$286.39	\$3,992.09
5.2	Outreach Meeting			8	8						40													76	\$947.10	\$13,201.95
5.3	Electronic Communication			8							40													48	\$572.78	\$7,984.18
5.4	Online Engagement Survey			8							60													68		\$10,119.27
	Total Task 5			28	8						160							8		12				216	\$1,806.28	\$35,297.50
6.0	Environmental Documentation																									
6.1	Environmental Project Management								50															50	\$287.63	\$10,870.13
6.2	Purpose and Need and Project Description			8	8				12													8		36		\$6,943.19
6.3	Technical Studies																									
6.3.1	Scoping Document			4	4				16												8		40	72	\$272.01	\$10,279.75
6.3.2	Hazardous Waste Initial Site Assessment (ISA)			4	4				12												16	40		76	\$277.83	\$10,499.68
6.3.3	Biological Resources			4	4				12												40	80		140	\$465.76	\$17,601.90
6.3.4	Air Quality/Greenhouse Gas Report			4	4				12															20	\$118.73	\$4,487.01
6.3.5	Area of Potential Effect (APE) Map			4	4				12															20	\$118.73	\$4,487.01
6.3.6	Cultural Resources			4	4				12															20	\$118.73	\$4,487.01
6.3.7	Noise Technical Memo			4	4				12													40		60	\$220.17	\$8,320.59
6.3.8	Traffic Study			4	4				12															20	\$118.73	\$4,487.01
6.3.9	Water Quality Memorandum			4	4				12											4	24	40		88	\$326.41	\$12,335.77
6.4	Preparation of Initial Study and Mitigated Negative Declaration																									
6.4.1	Administrative Draft IS/MND			16	8				24											16	16	32	100	212	\$1,276.09	\$29,352.96
6.4.2	Screencheck Draft IS/MND			12	4				20											8	4		40	88	\$625.99	\$14,399.21
6.4.3	Public Distribution and Review			8	4				16														20	48	\$367.18	\$8,445.96
6.4.4	Prepare and Submit Final IS/MND and Mitigation Monitoring and Reporting Program			8	4				20											18	10	12	40	112	\$750.27	\$17,257.79
6.5	FHWA NEPA Clearance																									
6.5.1	Draft Environmental Assessment			20					24											32	20	40	100	236	\$1,680.19	\$33,277.51
6.5.2	Circulated Environmental Assessment			16					20											16		16	40	108	\$869.75	\$17,226.22
6.5.3	Prepare and Submit Final EA/FONS			8					20											16	8	20	80	152	\$1,038.34	\$20,565.22
	Total Task 6			132	64				318											110	146	328	460	1558	\$8,932.55	\$235,323.93
7.0	Drainage, Hydrology and Hydraulic Analysis																									
7.1	Data Collection and Review & Develop Drainage Design Criteria																									
7.2	Drainage Approach Alternatives, Recommended Approach, Workshop			4	1	4										4								13		\$2,886.57
7.3	Laguna Creek Bridge Hydraulic Analysis, Workshop			4	1	4										4								13		\$2,886.57
7.4	Off-Site Drainage Cross-Culvert Sizing					4										20								24		\$4,955.65
7.5	Ultimate GAD																									
7.5.1	Drainage Models for the Ultimate GAD					4																		4		\$830.65
7.5.2	Technical Memorandum and Workshop for the Ultimate GAD			4	4											20								28		\$5,953.48
7.6	4-Lane GAD																									
7.6.1	Drainage Modeling for the 4-Lane GAD					4																		4		\$830.65
7.6.2	Drainage TM for the 4-Lane GAD					4																		28		\$5,953.48
7.7	Location Hydraulic Study (Caltrans)					4																		8		\$1,828.48
	Total Task 7			20	26	8										68								122		\$26,125.55

Sunrise Blvd Widening
City of Rancho Cordova



Dewberry | Drake Haglan

Prime

	PC, Matthew Salzer	PM, Brian Hansen	Lead Roadway, Miguel Ramirez	Lead Structures, Jeffrey Emmerich	QA/QC Constructability, F. Jose Silva	QA/QC Constructability, Kevin Ross	Environmental, Leslie Haglan	Public Outreach, Annette Harz	Funding Grant Writing, Rebecca Nelson	ENGINEER IV, To Be Determined	ENGINEER I, To Be Determined	CADD TECHNICIAN V, To Be Determined	CADD TECHNICIAN IV, To Be Determined	ENGINEER VI, To Be Determined	ENGINEER IV, To Be Determined	ENGINEER I, To Be Determined	DESIGNER IV, To Be Determined	PROFESSIONAL VI, To Be Determined	PROFESSIONAL II, To Be Determined	PROFESSIONAL I, To Be Determined	PROFESSIONAL I, To Be Determined	TASK HOURS	ESCALATION	TASK COSTS
Loaded Rate:	\$295.00	\$249.46	\$207.66	\$214.02	\$295.00	\$292.12	\$211.65	\$135.39	\$164.86	\$162.05	\$112.95	\$166.96	\$137.50	\$206.25	\$162.05	\$112.95	\$157.14	\$181.70	\$132.59	\$93.30	\$93.30			
8.0 Preliminary Engineering																								
8.1 Engineering Studies																								
8.1.1 Geometric Approval Drawings (GADs)		8	40											40	120	160	80					448	\$1,029.62	\$69,671.08
8.1.2 Structure Advance Planning Studies (APS)		8		24						80	40	20	40									212	\$501.80	\$33,955.37
8.1.3 Traffic Analysis			8											40								48	\$148.67	\$10,059.97
8.1.4 Storm Water Data Report (SWDR)			20												40		60					120	\$300.96	\$20,364.93
8.1.5 Design Standard Decision Document (DSDD)			20														40					100	\$280.33	\$18,969.31
8.1.6 Conceptual Landscape Plans		8	8																			16	\$54.85	\$3,711.82
8.1.7 Transportation Management Plan (TMP)			4											20	20							44	\$122.95	\$8,319.67
8.2 Project Report (PR) (See Optional)																								
Total Task 8		24	100	24						80	40	20	40	140	180	160	180					988	\$2,439.19	\$165,952.16
9.0 Plans, Specifications, and Estimates																								
9.1 Preliminary Plans (35% P&E)		32	80							200		20	60	80	200	320	240					952	\$6,697.67	\$154,061.20
9.2 Bridge Type Selection Report		32		80																		392	\$3,140.79	\$72,245.02
9.3 Final Design Engineering																								
9.3.1 65% Bridge Design		32		120						720	400											1272	\$8,886.48	\$204,408.66
9.3.2 65% Bridge Plans												100	480									580	\$3,758.55	\$86,454.98
9.3.3 65% Roadway Design and Plans			60		20									160	200	320	160					920	\$6,592.80	\$151,649.01
9.3.4 65% Plans and Estimate Submittal		32	60	40	20					120	80			160	200	320	160					1192	\$8,639.22	\$198,721.00
9.3.5 Independent Bridge Design Check				60						400	400											860	\$11,390.70	\$134,231.89
9.3.6 95% Bridge Design and Plans				80						240	120	40	120									600	\$10,120.31	\$102,866.91
9.3.7 95% Roadway Design and Plans			60											80	160	200	200					700	\$11,883.62	\$120,789.82
9.3.8 Technical Special Provisions		32	20	60										60								172	\$4,075.78	\$41,427.88
9.3.9 Final Bridge Design and Plans		32	40	40						200	80	20	120		40	160	160					492	\$8,492.55	\$86,321.71
9.3.10 Final Roadway Design and Plans		32	40													160	160					592	\$10,222.39	\$103,904.40
Total Task 9		224	320	480	40					1880	1080	180	780	580	920	1320	920					8724	\$93,900.87	\$1,457,082.48
10.0 Regulatory Agency Permits																								
10.1 Construction General Permit		8																	40			48	\$796.48	\$8,095.71
10.2 Environmental Permits		8	20				24								40				100	120		312	\$4,601.07	\$46,767.09
Total Task 10		16	20				24								40				140	120		360	\$5,397.54	\$54,862.79
11.0 Right of Way																								
11.1 Right of Way Project Management		8																				8	\$217.76	\$2,213.42
11.2 Right of Way Appraisals & Appraisal Review		8																				8	\$217.76	\$2,213.42
11.3 Right of Way Acquisitions		8																				8	\$217.76	\$2,213.42
11.4 Right of Way Escrow Coordination		4																				4	\$108.88	\$1,106.71
11.5 Right of Way Certification		4																				4	\$108.88	\$1,106.71
Total Task 11		32																				32	\$871.05	\$8,853.69
12.0 Bidding Support																								
12.1 Bidding Support		20	30	30																		80	\$2,213.93	\$19,853.57
Total Task 12		20	30	30																		80	\$2,213.93	\$19,853.57
13.0 Construction Engineering Support																								
13.1 Response to RFI		4	8	40											20	20						92	\$2,098.50	\$18,818.43
13.2 Prepare As-Builts		4	2	4									40				40					90	\$1,764.02	\$15,818.97
Total Task 13		8	10	44									40		20	20	40					182	\$3,862.52	\$34,637.40
TOTAL DIRECT LABOR HOURS	80	1036	862	738	80	40	406	160	80	1960	1120	200	860	828	1336	1580	1232	110	286	448	460	13902	\$138,132.76	\$2,410,918.19
OTHER DIRECT COSTS BEFORE OPTIONAL TASKS (see attached sheet)																						\$51,250.00		
TOTAL PROJECT COST (BEFORE OPTIONAL TASKS)																						\$2,462,168.19		
Optional Tasks																								
8.20 Project Report (PR)																								
8.2.1 Draft Project Report		12	40											80	120		120					372	\$3,004.41	\$69,107.99
8.2.2 Final Project Report		12	40											60	80		80					272	\$2,236.63	\$51,447.35
OPTIONAL DIRECT LABOR HOURS	24	80												140	200		200					644	\$5,241.03	\$120,555.33
OPTIONAL OTHER DIRECT COSTS																								
TOTAL OPTIONAL COSTS																						\$120,555.33		
TOTAL DIRECT LABOR HOURS	80	1060	942	738	80	40	406	160	80	1960	1120	200	860	968	1536	1580	1432	110	286	448	460	14546	\$143,373.80	\$2,531,473.52
OTHER DIRECT COSTS																						\$51,250.00		
TOTAL PROJECT COST																						\$2,582,723.52		

ITEM 12.2.

Local Assistance Procedures Manual

ATTACHMENT 2

EXHIBIT 10-H2

Cost Proposal

EXHIBIT 10-H2 COST PROPOSAL FORM 2 OF 3

SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)

(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant Dewberry | Drake Haglan ☒ Prime Consultant ☐ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS**PRIME CONSULTANT**

DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Research Fees	1.0	EA	\$200.00	\$200.00
EDR Record Search	1.0	EA	\$350.00	\$350.00
Cultural Record Search	1.0	EA	\$400.00	\$400.00
Trimble Rental	1.0	Per Day	\$300.00	\$300.00
Potholing				\$50,000.00
Total ODC's				\$51,250.00
Subconsultant 1:	Callander			\$99,685.35
Subconsultant 2:	Geocon			\$139,814.74
Subconsultant 3:	Interwest			\$165,316.87
Subconsultant 4:	Kimley-Horn			\$130,580.95
Subconsultant 5:	UNICO			\$88,012.93
Subconsultant 6:	West Yost			\$215,728.02
Subconsultant 7:	Y&C			\$60,050.00
Subconsultant 8:	InContext			\$12,611.78
Total Subconsultants				\$911,800.64

Note: Add Additional pages if necessary.

NOTES:

1. List other direct cost items with estimated costs. These costs should be competitive in their respective industries and supported with appropriate documentation.
2. Proposed ODC items should be consistently billed regardless of client and contract type.
3. Items when incurred for the same purpose, in like circumstance, should not be included in any indirect cost pool or in the overhead rate.
4. Items such as special tooling, will be reimbursed at actual cost with supporting documentation (invoice).
5. Items listed above that would be considered "tools of the trade" are not reimbursable as other direct cost.
6. Travel related costs should be pre-approved by the contracting agency and shall not exceed current State Department of Personnel Administration rules.
7. If mileage is claimed, the rate should be properly supported by the consultant's calculation of their actual costs for company vehicles. In addition, the miles claimed should be supported by mileage logs.
8. If a consultant proposes rental costs for a vehicle, the company must demonstrate that this is its standard procedure for all of their contracts and that they do not own any vehicles that could be used for the same purpose.
9. The cost proposal format shall not be amended. All costs must comply with the Federal cost principles.
10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

Callander
Landscape

		Principal	Senior Associate	Proj Manager 2	Job Captain	Designer 1	Designer 2	Sr. Administrator	Construction Man.	TASK HOURS	TASK COSTS
		\$190.00	\$178.00	\$140.00	\$123.00	\$114.00	\$106.00	\$123.00	\$166.00		
Task #	Task Name										
1.0	Project Management & Coordination										
1.1	Project Management	2	26			18		8		54	\$8,044.00
1.2	Project Meetings		26			18		8		52	\$7,664.00
1.3	3rd Party Coordination										
1.4	Reporting and Invoicing		3			24		1	2	30	\$3,725.00
1.5	QA/QC										
1.6	Funding, Local Programs Compliance, and Grant Writing Support										
	Total Task 1	2	55			60		17	2	136	\$19,433.00
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way										
	Total Task 2										
3.0	Utility Coordination										
	Total Task 3										
4.0	Geotechnical Services										
	Total Task 4										
5.0	Public Outreach Program										
	Total Task 5										
6.0	Environmental Documentation										
	Total Task 6										
7.0	Drainage, Hydrology and Hydraulic Analysis										
	Total Task 7										
8.0	Preliminary Engineering										
8.1	Engineering Studies										
8.1.1	Geometric Approval Drawings (GADs)										
8.1.2	Structure Advance Planning Studies (APS)										
8.1.3	Traffic Analysis										
8.1.4	Storm Water Data Report (SWDR)										
8.1.5	Design Standard Decision Document (DSDD)										
8.1.6	Conceptual Landscape Plans	2	21			86		4	4	117	\$15,078.00
8.1.7	Transportation Management Plan (TMP)										
8.2	Project Report (PR) (See Optional)										
	Total Task 8	2	21			86		4	4	117	\$15,078.00
9.0	Plans, Specifications, and Estimates										
9.1	Preliminary Plans (35% P&E)	2	16			80		4		102	\$12,840.00
9.2	Bridge Type Selection Report										
9.3	Final Design Engineering										
9.3.1	65% Bridge Design										
9.3.2	65% Bridge Plans										
9.3.3	65% Roadway Design and Plans	2	22			120		4	2	150	\$18,750.80
9.3.4	65% Plans and Estimate Submittal										
9.3.5	Independent Bridge Design Check										
9.3.6	95% Bridge Design and Plans										
9.3.7	95% Roadway Design and Plans	2	12			80		4	2.0	100	\$12,460.00
9.3.8	Technical Special Provisions										
9.3.9	Final Bridge Design and Plans										
9.3.10	Final Roadway Design and Plans	2	12			40		4	2	60	\$7,900.00
	Total Task 9	8	62			320		15.6	6	412	\$51,950.80
10.0	Regulatory Agency Permits										
	Total Task 10										
11.0	Right of Way										
	Total Task 11										
12.0	Bidding Support										
12.1	Bidding Support	2	8			8		4	8	30	\$4,536.00
	Total Task 12	2	8			8		4	8	30	\$4,536.00
13.0	Construction Engineering Support										
13.1	Response to RFI	2	8			8			8	26	\$4,044.00
13.2	Prepare As-Builts										
	Total Task 13	2	8			8			8	26	\$4,044.00
TOTAL DIRECT LABOR HOURS		16	154			482		40.6	28	721	\$95,041.80
OTHER DIRECT COSTS (see attached sheet)											\$4,643.55
TOTAL PROJECT COST											\$99,685.35

Local Assistance Procedures Manual

EXHIBIT 10-H2
Cost Proposal**EXHIBIT 10-H2 COST PROPOSAL** FORM 2 OF 3SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant Callander ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS

PRIME CONSULTANT				
DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Reimbursables 5% of Labor Costs	0.05	0.00	\$92,871.00	\$4,643.55
Total ODC's				\$4,643.55

Note: Add Additional pages if necessary.

NOTES:

1. List other direct cost items with estimated costs. These costs should be competitive in their respective industries and supported with appropriate documentation.
2. Proposed ODC items should be consistently billed regardless of client and contract type.
3. Items when incurred for the same purpose, in like circumstance, should not be included in any indirect cost pool or in the overhead rate.
4. Items such as special tooling, will be reimbursed at actual cost with supporting documentation (invoice).
5. Items listed above that would be considered "tools of the trade" are not reimbursable as other direct cost.
6. Travel related costs should be pre-approved by the contracting agency and shall not exceed current State Department of Personnel Administration rules.
7. If mileage is claimed, the rate should be properly supported by the consultant's calculation of their actual costs for company vehicles. In addition, the miles claimed should be supported by mileage logs.
8. If a consultant proposes rental costs for a vehicle, the company must demonstrate that this is its standard procedure for all of their contracts and that they do not own any vehicles that could be used for the same purpose.
9. The cost proposal format shall not be amended. All costs must comply with the Federal cost principles.
10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

Geocon
Geotechnical

		Principal Engr/Geol	Senior Engineer/Geol/Sd	Sr. Project Engineer/Geol/Sd	Project Engr/Geol/Sd	Sr. Staff Engr/Geol/Sd	Staff Engr/Geol/Sd	Engr/RA/Tech Illust	Word Proc/Technical Ed	Field Tech/Insp 1	TASK HOURS	TASK COSTS	
		\$193.29	\$156.12	\$124.89	\$118.95	\$89.21	\$74.34	\$123.41	\$84.75	\$127.39			
Task #	Task Name												
1.0	Project Management & Coordination												
	Total Task 1												
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way												
	Total Task 2												
3.0	Utility Coordination												
	Total Task 3												
4.0	Geotechnical Services												
4.1	Pre-Field Activities and Review Work Previously Completed	2	20		4	118	8	4		20	176	\$18,147.72	
4.2	Field Exploration	4	16	4		40		4	4		72	\$8,171.68	
4.3	Laboratory Testing Program	2	10	3		40	2	12	2		71	\$7,689.95	
4.4	Engineering Analyses / Report Preparation (GDMR and FRs)	6	24	3		96	2	36	6		173	\$18,945.39	
	Total Task 4	14	70	10	4	294	12	56	12	20	492	\$52,954.74	
5.0	Public Outreach Program												
	Total Task 5												
6.0	Environmental Documentation												
	Total Task 6												
7.0	Drainage, Hydrology and Hydraulic Analysis												
	Total Task 7												
8.0	Preliminary Engineering												
	Total Task 8												
9.0	Plans, Specifications, and Estimates												
	Total Task 9												
10.0	Regulatory Agency Permits												
	Total Task 10												
11.0	Right of Way												
	Total Task 11												
12.0	Bidding Support												
	Total Task 12												
13.0	Construction Engineering Support												
	Total Task 13												
TOTAL DIRECT LABOR HOURS		14	70	10	4	294	12	56	12	20	492	\$52,954.74	
OTHER DIRECT COSTS (see attached sheet)												\$86,860.00	
TOTAL PROJECT COST												\$139,814.74	

EXHIBIT 10-H2 COST PROPOSAL FORM 2 OF 3

SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant Geocon ☐ Prime Consultant ☒ Subconsultant
Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS

PRIME CONSULTANT				
DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Permits	0.00	0.00	\$0.00	\$0.00
Traffic Control (signed plans, (3) 8-hour shifts)	1.00	0.00	\$7,000.00	\$7,000.00
Coring Machine	1.00	0.00	\$200.00	\$200.00
Generator	1.00	0.00	\$150.00	\$150.00
Drilling	1.00	0.00	\$45,000.00	\$45,000.00
Drum Haul Off (up to 20 drums mud rotary cuttings)	1.00	0.00	\$2,700.00	\$2,700.00
Other Equipment or Costs	0.00	0.00	\$0.00	\$0.00
Subconsultant Costs (Task 4.2)	1.00	0.00	\$11,000.00	\$11,000.00
Laboratory Tests (Task 4.3)	1.00	0.00	\$20,810.00	\$20,810.00
Total ODC's				\$86,860.00

Note: Add Additional pages if necessary.

NOTES:

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2. Proposed ODC items should be consistently billed regardless of client and contract type.
3. Items when incurred for the same purpose, in like circumstance, should not be included in any indirect cost pool or in the overhead rate.
4. Items such as special tooling, will be reimbursed at actual cost with supporting documentation (invoice).
5. Items listed above that would be considered "tools of the trade" are not reimbursable as other direct cost.
6. Travel related costs should be pre-approved by the contracting agency and shall not exceed current State Department of Personnel Administration rules.
7. If mileage is claimed, the rate should be properly supported by the consultant's calculation of their actual costs for company vehicles. In addition, the miles claimed should be supported by mileage logs.
8. If a consultant proposes rental costs for a vehicle, the company must demonstrate that this is its standard procedure for all of their contracts and that they do not own any vehicles that could be used for the same purpose.
9. The cost proposal format shall not be amended. All costs must comply with the Federal cost principles.
10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

Sunrise Blvd Widening

City of Rancho Cordova

Interwest

Right of Way

		Corporate Broker, Kent Jorgensen	Project Manager, John Almazan	Senior Acquisition/Reloca- tion Agent, Laura Mendez	Project and Escrow Coordinator, Lisa Cohen	Quality Manager, Amy Betonte	TASK HOURS	TASK COSTS
		\$245.61	\$141.91	\$106.99	\$74.23	\$125.54		
Task #	Task Name							
1.0	Project Management & Coordination							
	Total Task 1							
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way							
	Total Task 2							
3.0	Utility Coordination							
	Total Task 3							
4.0	Geotechnical Services							
	Total Task 4							
5.0	Public Outreach Program							
	Total Task 5							
6.0	Environmental Documentation							
	Total Task 6							
7.0	Drainage, Hydrology and Hydraulic Analysis							
	Total Task 7							
8.0	Preliminary Engineering							
	Total Task 8							
9.0	Plans, Specifications, and Estimates							
	Total Task 9							
10.0	Regulatory Agency Permits							
	Total Task 10							
11.0	Right of Way							
11.1	Right of Way Project Management	20	100				120	\$19,103.60
11.2	Right of Way Appraisals & Appraisal Review	10	12				22	\$4,159.09
11.3	Right of Way Acquisitions	40	28	320	20	30	438	\$53,286.14
11.4	Right of Way Escrow Coordination			80	100		180	\$15,981.96
11.5	Right of Way Certification	10	40			10	60	\$9,388.09
	Total Task 11	80	180	400	120	40	820	\$101,918.87
12.0	Bidding Support							
	Total Task 12							
13.0	Construction Engineering Support							
	Total Task 13							
TOTAL DIRECT LABOR HOURS		80	180	400	120	40	820	\$101,918.87
OTHER DIRECT COSTS (see attached sheet)								\$63,398.00
TOTAL PROJECT COST								\$165,316.87

Local Assistance Procedures Manual

EXHIBIT 10-H2
Cost Proposal**EXHIBIT 10-H2 COST PROPOSAL** FORM 2 OF 3SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant Interwest ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS

PRIME CONSULTANT				
DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Mileage	800.00	mile	\$0.56	\$448.00
Preliminary Title Reports	9.00	ea	\$750.00	\$6,750.00
PTR - Folsom Canal	1.00	ea	\$3,200.00	\$3,200.00
3rd Tier Subconsultant			Total ODC's	\$10,398.00
Subconsultant 1:	Appraisal Reports - 8 reports on 12 Parcels			\$41,000.00
Subconsultant 2:	Review Appraisals - 8 reports			\$12,000.00
			Total Subconsultants	\$53,000.00

Note: Add Additional pages if necessary.

NOTES:

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11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

Kimley-Horn

Traffic

		Senior Professional II	Senior Professional I	Professional	Analyst	Sr Project Support	Project Support	TASK HOURS	TASK COSTS
		\$298.22	\$243.96	\$203.34	\$169.31	\$161.29	\$102.51		
Task #	Task Name								
1.0	Project Management & Coordination								
1.1	Project Management								
1.2	Project Meetings	16						16	\$4,771.52
1.3	3rd Party Coordination								
1.4	Reporting and Invoicing	16					16	32	\$6,411.68
1.5	QA/QC		10					10	\$2,439.60
1.6	Funding, Local Programs Compliance, and Grant Writing Support								
	Total Task 1	32	10				16	58	\$13,622.80
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way								
	Total Task 2								
3.0	Utility Coordination								
	Total Task 3								
4.0	Geotechnical Services								
	Total Task 4								
5.0	Public Outreach Program								
	Total Task 5								
6.0	Environmental Documentation								
6.1	Environmental Project Management								
6.2	Purpose and Need and Project Description								
6.3	Technical Studies								
6.3.1	Scoping Document								
6.3.2	Hazardous Waste Initial Site Assessment (ISA)								
6.3.3	Biological Resources								
6.3.4	Air Quality/Greenhouse Gas Report	18	10	10	123	64	8	233	\$41,808.73
6.3.5	Area of Potential Effect (APE) Map								
6.3.6	Cultural Resources								
6.3.7	Noise Technical Memo	18	10	10	122	64	8	232	\$41,639.42
6.3.8	Traffic Study								
6.3.9	Water Quality Memorandum								
6.4	Preparation of Initial Study and Mitigated Negative Declaration								
6.5	FHWA NEPA Clearance								
	Total Task 6	36	20	20	245	128	16	465	\$93,448.15
7.0	Drainage, Hydrology and Hydraulic Analysis								
	Total Task 7								
8.0	Preliminary Engineering								
8.1	Engineering Studies								
8.1.1	Geometric Approval Drawings (GADs)								
8.1.2	Structure Advance Planning Studies (APS)								
8.1.3	Traffic Analysis	22	26	20	20	80		168	\$33,260.00
8.1.4	Storm Water Data Report (SWDR)								
8.1.5	Design Standard Decision Document (DSDD)								
8.1.6	Conceptual Landscape Plans								
8.1.7	Transportation Management Plan (TMP)								
8.2	Project Report (PR) (See Optional)								
	Total Task 8	22	26	20	20	80		168	\$33,260.00
9.0	Plans, Specifications, and Estimates								
	Total Task 9								
10.0	Regulatory Agency Permits								
	Total Task 10								
11.0	Right of Way								
	Total Task 11								
12.0	Bidding Support								
	Total Task 12								
13.0	Construction Engineering Support								
	Total Task 13								
TOTAL DIRECT LABOR HOURS		90	56	40	265	208	32	691	\$130,330.95
								OTHER DIRECT COSTS (see attached sheet)	
								\$250.00	
								TOTAL PROJECT COST	
								\$130,580.95	

Local Assistance Procedures Manual

EXHIBIT 10-H2
Cost Proposal**EXHIBIT 10-H2 COST PROPOSAL** FORM 2 OF 3SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant Kimley-Horn ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS**PRIME CONSULTANT**

DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Mileage	446.43	miles	\$0.56	\$250.00
Total ODC's				\$250.00

Note: Add Additional pages if necessary.

NOTES:

1. List other direct cost items with estimated costs. These costs should be competitive in their respective industries and supported with appropriate documentation.
2. Proposed ODC items should be consistently billed regardless of client and contract type.
3. Items when incurred for the same purpose, in like circumstance, should not be included in any indirect cost pool or in the overhead rate.
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8. If a consultant proposes rental costs for a vehicle, the company must demonstrate that this is its standard procedure for all of their contracts and that they do not own any vehicles that could be used for the same purpose.
9. The cost proposal format shall not be amended. All costs must comply with the Federal cost principles.
10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

**UNICO
Survey**

		Party Chief (PW), Tim Pringle	Rodman (PW), Tony Perez	Drafter, Todd Jordan	Sr. Land Surveyor, Ryan Thompson	Survey Manager, Rob Markes	TASK HOURS	TASK COSTS
		\$187.65	\$180.02	\$80.53	\$145.47	\$207.81		
Task #	Task Name							
1.0	Project Management & Coordination							
	Total Task 1							
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way							
2.1	Topographic Surveying and Mapping	80	40	80	80	8	288	\$41,955.16
2.2	Right of Way Support			80	80	10	170	\$20,157.76
	Total Task 2	80	40	160	160	18	458	\$62,112.93
3.0	Utility Coordination							
	Total Task 3							
4.0	Geotechnical Services							
	Total Task 4							
5.0	Public Outreach Program							
	Total Task 5							
6.0	Environmental Documentation							
	Total Task 6							
7.0	Drainage, Hydrology and Hydraulic Analysis							
	Total Task 7							
8.0	Preliminary Engineering							
	Total Task 8							
9.0	Plans, Specifications, and Estimates							
	Total Task 9							
10.0	Regulatory Agency Permits							
	Total Task 10							
11.0	Right of Way							
	Total Task 11							
12.0	Bidding Support							
	Total Task 12							
13.0	Construction Engineering Support							
	Total Task 13							
TOTAL DIRECT LABOR HOURS		80	40	160	160	18	458	\$62,112.93
OTHER DIRECT COSTS								\$25,900.00
TOTAL PROJECT COST								\$88,012.93

Local Assistance Procedures Manual

EXHIBIT 10-H2
Cost Proposal**EXHIBIT 10-H2 COST PROPOSAL** FORM 2 OF 3SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant UNICO ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS**PRIME CONSULTANT**

DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Aerial and Photogrammetric Mapping	1.00	EA	\$16,900.00	\$16,900.00
Titles Reports	12.00	EA	\$750.00	\$9,000.00
Total ODC's				\$25,900.00

Note: Add Additional pages if necessary.

NOTES:

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9. The cost proposal format shall not be amended. All costs must comply with the Federal cost principles.
10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

West Yost
Hydraulic

Task #	Task Name	Engineering / Scientist / Geologist	Principal / Manager	Engineer / Scientist / Geologist II	Principal / Manager	Engineer / Scientist / Geologist II	Associate / Scientist	Engineer / Scientist / Geologist II	Geologist II	Geologist I	Admin III	QC Review	TASK HOURS	TASK COSTS
		\$287.00	\$263.00	\$248.00	\$204.00	\$153.00	\$119.00	\$263.00						
1.0	Project Management & Coordination													
1.1	Project Management													
1.2	Project Meetings	12		12	12								36	\$8,868.00
1.3	3rd Party Coordination													
1.4	Reporting and Invoicing													
1.5	QA/QC													
1.6	Funding, Local Programs Compliance, and Grant Writing Support													
	Total Task 1	12		12	12								36	\$8,868.00
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way													
	Total Task 2													
3.0	Utility Coordination													
	Total Task 3													
4.0	Geotechnical Services													
	Total Task 4													
5.0	Public Outreach Program													
	Total Task 5													
6.0	Environmental Documentation													
	Total Task 6													
7.0	Drainage, Hydrology and Hydraulic Analysis													
7.1	Data Collection and Review & Develop Drainage Design Criteria	6	2	29	20			8					65	\$15,624.00
7.2	Drainage Approach Alternatives, Recommended Approach, Workshop	14	1	4	22	26	1	1					69	\$14,121.00
7.3	Laguna Creek Bridge Hydraulic Analysis, Workshop	16	1	28	19	66		4					134	\$26,825.00
7.4	Off-Site Drainage Cross-Culvert Sizing	13	1	5	2	60		3					84	\$15,611.00
7.5	Ultimate GAD													
7.5.1	Drainage Models for the Ultimate GAD	24	1	44	19	192		8					288	\$53,419.00
7.5.2	Technical Memorandum and Workshop for the Ultimate GAD	13	1	17	2	42	3	4					82	\$16,453.00
7.6	4-Lane GAD													
7.6.1	Drainage Modeling for the 4-Lane GAD	19	1	40		112		10					182	\$35,402.00
7.6.2	Drainage TM for the 4-Lane GAD	2		8		26	2	1					39	\$7,037.00
7.7	Location Hydraulic Study (Caltrans)	6	2	20		16	2	1					47	\$10,157.00
	Total Task 7	113	10	195	84	540	8	40					990	\$194,649.00
8.0	Preliminary Engineering													
	Total Task 8													
9.0	Plans, Specifications, and Estimates													
	Total Task 9													
10.0	Regulatory Agency Permits													
	Total Task 10													
11.0	Right of Way													
	Total Task 11													
12.0	Bidding Support													
	Total Task 12													
13.0	Construction Engineering Support													
	Total Task 13													
TOTAL DIRECT LABOR HOURS		125	10	207	96	540	8	40					1,026	\$203,517.00
		OTHER DIRECT COSTS (see attached sheet)												\$12,211.02
TOTAL PROJECT COST		\$215,728.02												

Local Assistance Procedures Manual

EXHIBIT 10-H2
Cost Proposal**EXHIBIT 10-H2 COST PROPOSAL** FORM 2 OF 3SPECIFIC RATE OF COMPENSATION (USE FOR ON-CALL OR AS-NEEDED CONTRACTS)
(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant West Yost ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

SCHEDULE OF OTHER DIRECT COST ITEMS**PRIME CONSULTANT**

DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Reimbursables 6% of Labor Costs	0.06	0.00	\$203,517.00	\$12,211.02
Total ODC's				\$12,211.02

Note: Add Additional pages if necessary.

NOTES:

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10. Add additional pages if necessary.
11. Subconsultants must provide their own cost proposals

January 2020

Sunrise Blvd Widening

City of Rancho Cordova

Y&C
Traffic/Signal

		Engr. XII	Engr. XI	Engr. VI	Engr. III	Engr. II	TASK HOURS	TASK COSTS
		\$220.00	\$210.00	\$135.00	\$95.00	\$85.00		
Task #	Task Name							
1.0	Project Management & Coordination							
1.1	Project Management							
1.2	Project Meetings		6	6			12	\$2,070.00
1.3	3rd Party Coordination							
1.4	Reporting and Invoicing							
1.5	QA/QC							
1.6	Funding, Local Programs Compliance, and Grant Writing Support							
	Total Task 1		6	6			12	\$2,070.00
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way							
	Total Task 2							
3.0	Utility Coordination							
	Total Task 3							
4.0	Geotechnical Services							
	Total Task 4							
5.0	Public Outreach Program							
	Total Task 5							
6.0	Environmental Documentation							
	Total Task 6							
7.0	Drainage, Hydrology and Hydraulic Analysis							
	Total Task 7							
8.0	Preliminary Engineering							
	Total Task 8							
9.0	Plans, Specifications, and Estimates							
9.1	Preliminary Plans (35% P&E)	5	12	17	26	16	76	\$9,745.00
9.2	Bridge Type Selection Report							
9.3	Final Design Engineering							
9.3.1	65% Bridge Design							
9.3.2	65% Bridge Plans							
9.3.3	65% Roadway Design and Plans	10	26	30	56	44	166	\$20,770.00
9.3.4	65% Plans and Estimate Submittal							
9.3.5	Independent Bridge Design Check							
9.3.6	95% Bridge Design and Plans							
9.3.7	95% Roadway Design and Plans	5	21	24	35	24	109	\$14,115.00
9.3.8	Technical Special Provisions							
9.3.9	Final Bridge Design and Plans							
9.3.10	Final Roadway Design and Plans	3	12	12	18	12	57	\$7,530.00
	Total Task 9	23	71	83	135	96	408	\$62,160.00
10.0	Regulatory Agency Permits							
	Total Task 10							
11.0	Right of Way							
	Total Task 11							
12.0	Bidding Support							
12.1	Bidding Support		2	4			6	\$960.00
	Total Task 12		2	4			6	\$960.00
13.0	Construction Engineering Support							
13.1	Response to RFI	4	8	12		8	32	\$4,860.00
13.2	Prepare As-Builts							
	Total Task 13	4	8	12		8	32	\$4,860.00
TOTAL DIRECT LABOR HOURS		27	87	105	135	104	458	\$60,050.00
TOTAL PROJECT COST								\$60,050.00

Sunrise Blvd Widening

City of Rancho Cordova

InContext
Cultural Resources

		Principal Investigator III, Fernandez	Administrative Assistant IV, Lopez	Technician III, Torres	Principal Investigator I, Brumfiel	Technician II, Mora	Document Specialist, Poston	TASK HOURS	TASK COSTS
		\$138.60	\$80.85	\$66.71	\$118.06	\$55.44	\$74.94		
Task #	Task Name								
1.0	Project Management & Coordination								
	Total Task 1								
2.0	Project and Surveying, Mapping and Control, and Initial Right of Way								
	Total Task 2								
3.0	Utility Coordination								
	Total Task 3								
4.0	Geotechnical Services								
	Total Task 4								
5.0	Public Outreach Program								
	Total Task 5								
6.0	Environmental Documentation								
6.1	Environmental Project Management								
6.2	Purpose and Need and Project Description								
6.3	Technical Studies								
6.3.1	Scoping Document								
6.3.2	Hazardous Waste Initial Site Assessment (ISA)								
6.3.3	Biological Resources								
6.3.4	Air Quality/Greenhouse Gas Report								
6.3.5	Area of Potential Effect (APE) Map								
6.3.6	Cultural Resources	23	8	10	32	52	12	137	\$12,061.78
6.3.7	Noise Technical Memo								
6.3.8	Traffic Study								
6.3.9	Water Quality Memorandum								
6.4	Preparation of Initial Study and Mitigated Negative Declaration								
6.4.1	Administrative Draft IS/MND								
6.4.2	Screencheck Draft IS/MND								
6.4.3	Public Distribution and Review								
6.4.4	Prepare and Submit Final IS/MND and Mitigation Monitoring and Reporting Program								
6.5	FHWA NEPA Clearance								
	Total Task 6	23	8	10	32	52	12	137	\$12,061.78
7.0	Drainage, Hydrology and Hydraulic Analysis								
	Total Task 7								
8.0	Preliminary Engineering								
	Total Task 8								
9.0	Plans, Specifications, and Estimates								
	Total Task 9								
10.0	Regulatory Agency Permits								
	Total Task 10								
11.0	Right of Way								
	Total Task 11								
12.0	Bidding Support								
	Total Task 12								
13.0	Construction Engineering Support								
	Total Task 13								
TOTAL DIRECT LABOR HOURS		23	8	10	32	52	12	137	\$12,061.78
OTHER DIRECT COSTS								\$550.00	
TOTAL PROJECT COST								\$12,611.78	

Local Assistance Procedures Manual

EXHIBIT 10-H2
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(CONSTRUCTION ENGINEERING AND INSPECTION CONTRACTS)

Consultant **InContext** ☐ Prime Consultant ☒ Subconsultant
 Project No. 0 Contract No. TBD Date 5/20/2021

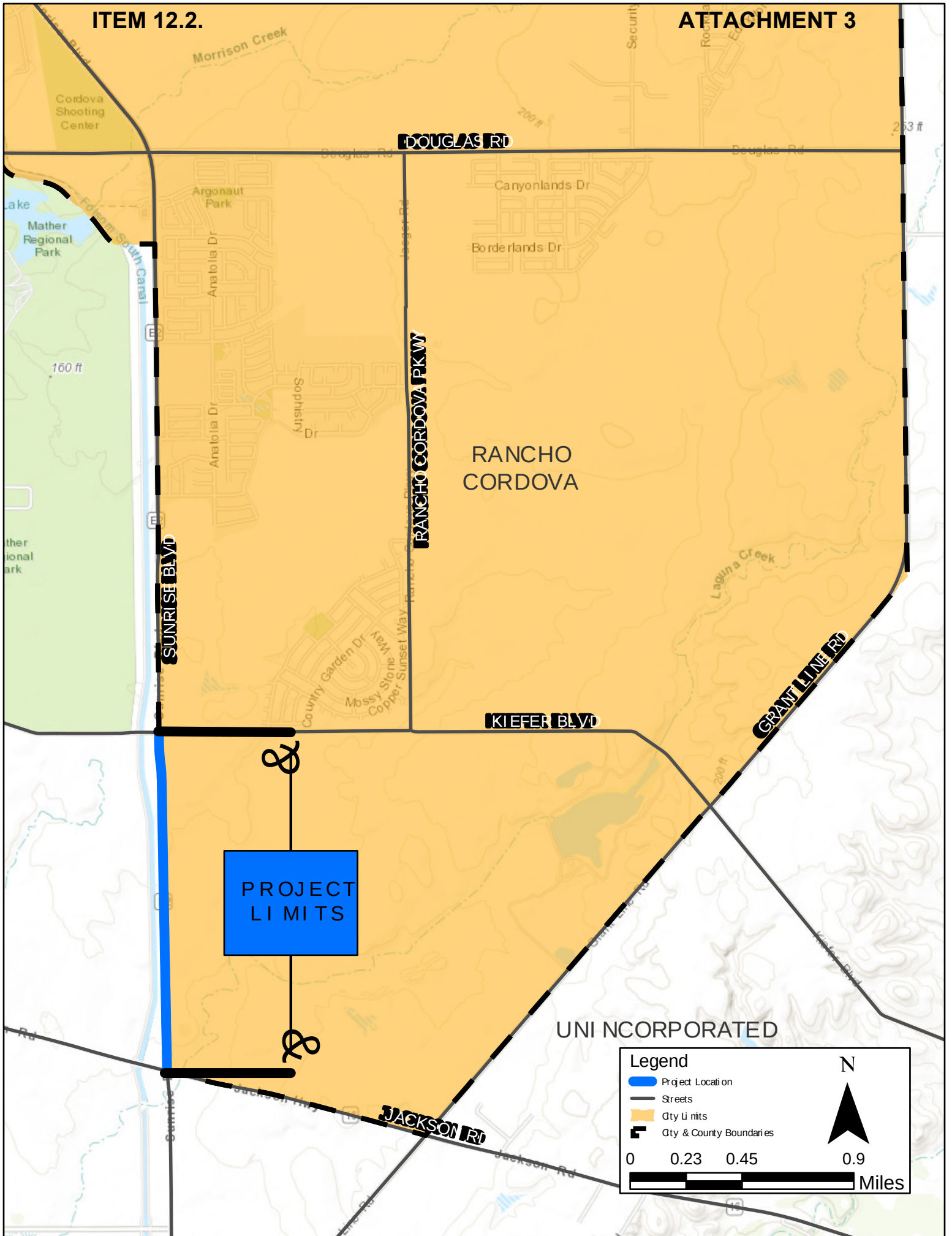
SCHEDULE OF OTHER DIRECT COST ITEMS				
PRIME CONSULTANT				
DESCRIPTION OF ITEMS	Quantity	Unit	Unit Cost	Total
Misc. (printing, postage)	4.00	0.00	\$25.00	\$100.00
Records search fees	3.00	0.00	\$150.00	\$450.00
Total ODC's				\$550.00

Note: Add Additional pages if necessary.

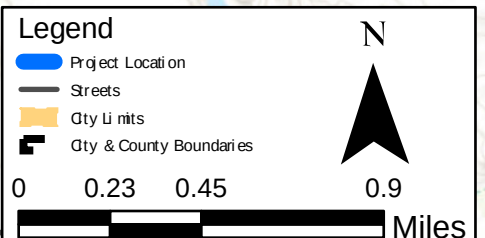
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January 2020



UNI NCORPORATED



Sunrise Improvement Project: Kiefer Blvd to Jackson Hwy

June 21, 2021



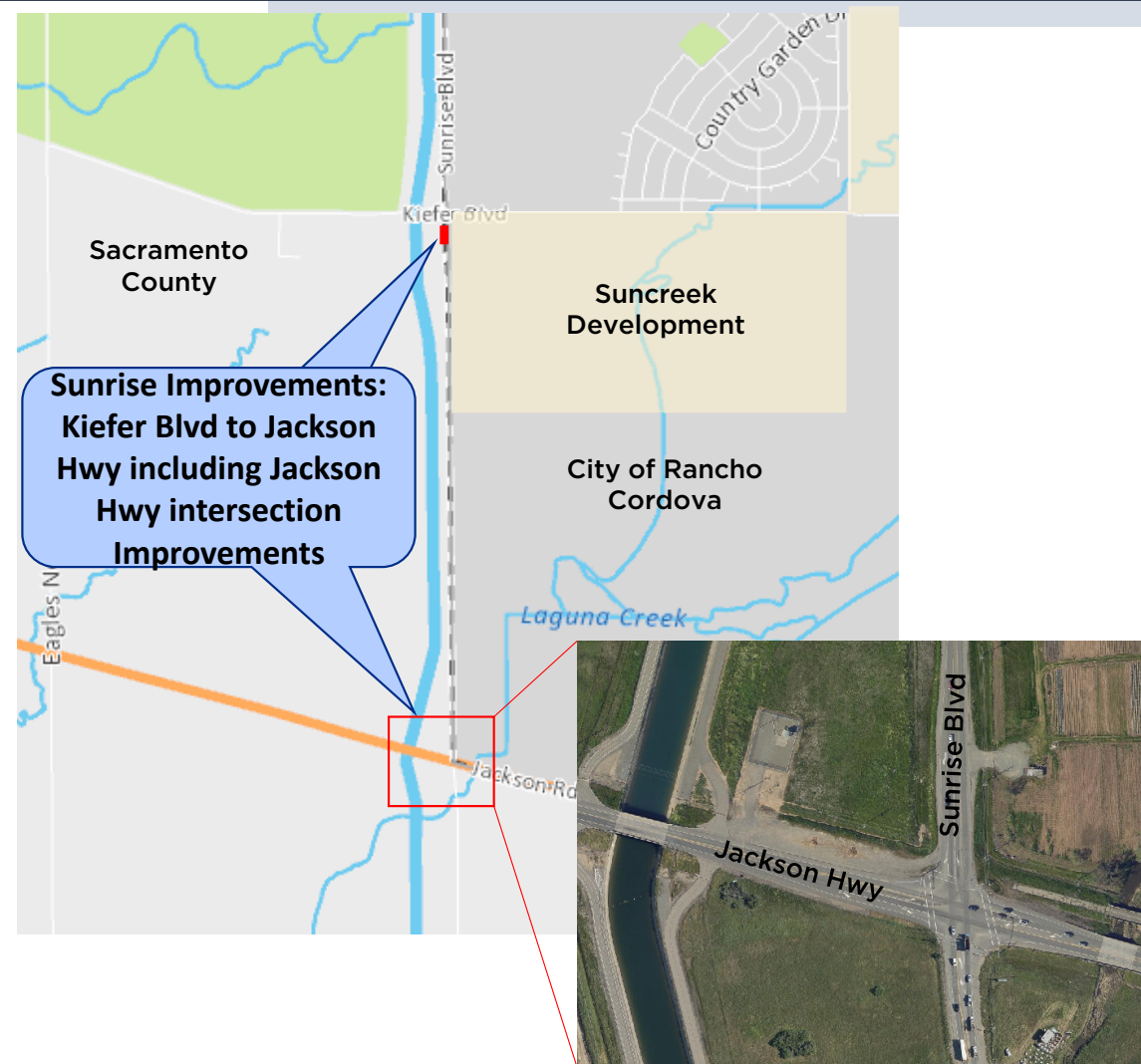
CityOfRanchoCordova.org

MEETING GOALS

- Inform City Council and Receive Input
- Recommend Approval of Design Contract



Sunrise Improvement: Kiefer Blvd to Jackson Hwy



- Project includes pavement rehabilitation, roadway widening from two to four travel lanes, utility relocations, median landscaping, bike lanes, bridge structures, intelligent transportation systems, and drainage facilities.
- Total Project Cost Estimate: \$36M
- Shared jurisdiction between City and County.
- This project improves safety, creates regional connections, alleviate regional congestion, supports the City's development, promotes livability, and contributes towards economic development.
- Beautifies the Sunrise Blvd corridor.

Sacramento County Funds:	\$2,400,000
<u>Traffic Mitigation Impact Fees:</u>	<u>\$1,094,525</u>
TOTAL DESIGN:	\$3,494,525

Sunrise Improvement: Kiefer Blvd to Jackson Hwy



EXISTING: 2 Travel Lanes



PROPOSED: 4 Travel Lanes, Median and Bike Lane

STAFF RECOMMENDATION

- Recommended Action:
 - Approve the Resolution Authorizing the City Manager to Execute Contract No. 2021-81 with Dewberry Engineers, Inc. for the Project Civil Engineering Design and Environmental Services in an amount not to exceed \$3,494,524.16
- Next Steps:
 - Initiate Project Environmental, Right of Way Services and Civil Engineering Design
 - Finalize Reimbursement Agreement with Sacramento County



MEMORANDUM



ITEM 12.3.

DATE: June 21, 2021

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney

SUBJECT: AN URGENCY ORDINANCE AMENDING RANCHO CORDOVA MUNICIPAL CODE RELATING TO FIREWORKS

RECOMMENDATION

Waive the reading and adopt the Urgency Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the Urgency Ordinance establishing social host liability for illegal fireworks. Approval of this Ordinance would add Section 4.54.305 "Host Liability" to the Rancho Cordova Municipal Code relating to Fireworks.

BACKGROUND

Recently, Council requested that an urgency ordinance be brought forth to provide additional enforcement tools for the City to respond to illegal fireworks.

In recent years, Rancho Cordova has seen an increase in the amount of illegal fireworks activity during the summer months and specifically during the 4th of July period. Rancho Cordova Police Department has a Fireworks Task Force to respond to illegal fireworks. Many of the fires during this period are a result of illegal "aerial" fireworks. Sacramento Metro Fire experienced a 61% increase of fire incidents from illegal fireworks from 2019 to 2020 during the July 4th timeframe. Illegal fireworks threaten neighboring properties, increase 911 response times for all emergencies, and create an increased risk of fire-related property damage and personal injury. The State of California recently declared that the majority of the State, including Rancho Cordova is in extreme drought conditions which present greatly increased wildfire activity and diminished water access capabilities.

California approved "Safe and Sane" fireworks are currently allowed in nearly 300 communities across the state, including all communities in Sacramento County. Safe and Sane fireworks emit noise, smoke, sparks, and flames, but they are not explosive, not aerially launched and are tested, and approved by the Office of the State Fire Marshall. Safe and Sane Fireworks sales/usage is currently limited to June 28th through July 4th.

The discharge of all fireworks with the City's jurisdiction is not permitted except for the use of Safe and Sane fireworks as allowed by Rancho Cordova Municipal Code 4.54.320.

Currently, State law generally requires that a law enforcement officer personally observe the person discharging illegal fireworks prior to issuing a citation.

The proposed urgency ordinance would provide social host liability shifting and broadening the focus of enforcement from the person actually engaging in a prohibited activity to include the person providing them a place to commit the crime. The proposed urgency ordinance defines “host” or “social host” as a person who permits or allows a gathering or person at his or her place of residence or other private property or any place under his or her control.

Host:

1. The person in charge of private property, including but not limited to, an owner, tenant, landlord, or property manager of the property; or
2. The person who organizes, supervises, officiates, conducts, controls, or is otherwise in charge of the activity on the property.

Rancho Cordova already uses the tool of social host liability in Chapter 9.91 of the Municipal Code, which makes it illegal for social hosts to permit gatherings where minors consume alcohol.

Educational and enforcement campaigns against setting off illegal fireworks through a social host ordinance have been successfully implemented in many jurisdictions in California such as, for example, Kern County, Redwood City, Pacifica, Rohnert Park, Cloverdale, Arroyo Grande, Lemoore, and Hanford. The City of Folsom and City of Sacramento recently adopted a social host ordinance for fireworks in the Sacramento region.

The proposed update to the Rancho Cordova Municipal Code could improve enforcement capabilities in several ways. Typically, it is not difficult for enforcement officers to identify the specific location an aerial firework originates. The challenge lies in identifying the specific individual user or possessor of the firework. The “Social Host Liability” ordinance greatly simplifies this difficulty and allows an officer to focus on a particular person (or multiple persons) responsible for the property or event. Violation of the ordinance will be punishable as a misdemeanor subject to a fine of up to \$1,000 or jail time of up to six (6) months, and other remedies.

The ordinance is crafted in a manner to avoid narrow application to property owners only. It is designed to apply to any person who the right to use, possess or occupy a public or private property under a lease, permit, licenses, rental agreement, or contract. Additionally, the ordinance could be applied to any person who hosts, organizes, supervises, officiates, conducts, or accepts responsibility for a gathering on public or private property. The ordinance does not apply to responsible parties who immediately seek the City’s assistance in removing noncompliant individuals.

The proposed ordinance amendments allow law enforcement and code enforcement personnel to hold the owner or person in possession of real property, or the host of a gathering on public or private property, responsible for the discharge of illegal fireworks. Persons cited under the proposed social host ordinance will have the rights afforded to the public under Chapter 16.18, Article XIV “Neighborhood Nuisance Code” of the Rancho Cordova Municipal Code.

If adopted by a 4/5 vote of the City Council, the proposed urgency ordinance will go into effect immediately.

The Fireworks Task Force which includes Rancho Cordova Police Department, Code Enforcement and Sacramento Metropolitan District will utilize this approach during the Fourth of July weekend if adopted. The adoption of this new ordinance accompanied with social media outreach to inform the public of its existence and potential penalties are likely to have a significant impact on reducing fireworks.

FISCAL IMPACT

Adoption of the Ordinance will have no direct fiscal impact. Implementation and education about the new ordinance may require additional city resources.

ATTACHMENT(S)

1. Urgency Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA ADDING
SECTION 4.54.305 TO THE RANCHO CORDOVA MUNICIPAL CODE PERTAINING
TO HOST LIABILITY FOR FIREWORKS ORDINANCE VIOLATION**

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

SECTION 1. Findings. This urgency ordinance is adopted pursuant to the following findings:

WHEREAS, the State of California has received historically low amounts of rain and snow over the past year; and

WHEREAS, Governor Newsom has issued a drought emergency proclamation declaring a state of emergency, in among others, Sacramento County, to address historically low and unanticipated shortages in the amount of water available; and

WHEREAS, according to the National Integrated Drought Information System (“NIDIS”), 2021 has been the 10th driest year in the 127 years of historical data. Additionally, NDIS has deemed the Sacramento County region to be in a state of “Extreme Drought,” the second highest category of drought designation by NDIS, meaning that water supply is inadequate for agriculture, wildlife, and urban needs, reservoirs are extremely low, and that fire season will last year-round and fires have a higher propensity to occur in normally saturated parts of the County; and

WHEREAS, the last measurable precipitation in the Sacramento area, according to the National Oceanic and Atmospheric Administration, California Nevada River Forecast Center, was in the month of March, and the area received no precipitation for the months of April and May; and

WHEREAS, given the historically dry conditions in the City of Rancho Cordova and the extreme water shortage due to the ongoing drought conditions in the region and statewide, there is an exceptionally high risk of fires occurring in the City; and

WHEREAS, the use of illegal fireworks, generally, pose significant public health, safety, and welfare risks to those that discharge the illegal fireworks as well as members of the public in the surrounding areas; and

WHEREAS, those risks are now particularly high because of the current drought; and

WHEREAS, illegal fireworks have a high propensity to cause significant damage to properties and serious injuries, including death, to members of the public, including innocent bystanders; and

WHEREAS, this inherent danger that illegal fireworks pose, coupled with the current extreme drought, and fire conditions in the City, necessitate immediate action by the City; and

WHEREAS, the City finds and determines that holding property owners, property managers, residents, and social hosts individually liable for the use of illegal fireworks is necessary to protect the safety, health, and welfare of the public.

SECTION 2. Urgency Findings. The City Council of the City of Rancho Cordova hereby finds that there is a current and immediate threat to the public health, safety and/or welfare and a need for immediate preservation of the public peace, health, safety, and welfare that warrants this urgency measure, which finding is based upon the facts stated herein, and in the staff report dated June 21, 2021, as well any oral and written testimony at the June 21, 2021 City Council meeting.

This Urgency Ordinance is declared by the City Council to be an urgency measure necessary for the immediate preservation of the public peace, health, safety, and welfare. The facts constituting such urgency are all of those certain facts set forth and referenced in this Urgency Ordinance and the entirety of the record before the City Council.

SECTION 3. Purpose. The purpose of this Ordinance is to add Section 4.54.305t o Chapter 4.54 “REGULATIONS AND PROHIBITIONS” of the Rancho Cordova Municipal Code to impose liability upon property owners, property managers, residents, and social hosts for violating the Rancho Cordova Fireworks Ordinance in order to protect the public’s health, life, and safety from the danger of fireworks.

SECTION 4. Addition to the Code Section 4.54.305 “Host Liability” is hereby added to the Rancho Cordova Municipal Code to read as follows:

4.54.305 Host Liability.

- A. The term “host” in this Section shall mean the person who:
 - 1. Is in charge of private property, including but not limited to, an owner, tenant, landlord, or property manager of the property; or
 - 2. Organizes, supervises, officiates, conducts, controls, or is otherwise in charge of the activity on the property.
- B. The term “strictly liable” in this Section shall mean liability for a wrongful act regardless of a person’s intent, knowledge, negligence, or lack thereof in committing the wrongful act.
- C. Any host shall be strictly liable for any unlawful ignition, explosion, discharge, use, or display of any fireworks in violation of this Section on their property or at their gathering, except that no person who has the right to use, possess, or

occupy a unit in a multifamily residential property under a lease, rental agreement, or contract shall be liable for a violation of this Section occurring in the common area of the property unless the person hosts, organizes, supervises, officiates, conducts, or accepts responsibility for a gathering at which the violation occurs.

- D. Any person having the care, custody, or control of a minor shall be strictly liable for any unlawful ignition, explosion, discharge, use, or display of fireworks by the minor in violation of this Section.
- E. Except as provided below in subsection F, no host shall permit or allow another person on private property or at a gathering on public property, where the host knows or reasonably should know that the person is engaged in a violation of this Section.
- F. The provisions of this Section shall not apply to:
 - 1. Conduct involving display, use, or discharge of fireworks as permitted under federal or state law;
 - 2. A host who initiates contact with law enforcement or fire officials to assist in removing any person from the property or terminating the activity in order to comply with this Section, if the request for assistance is made before any other person contacts law enforcement or fire officials to complain about the violation of this Section;
 - 3. No host shall aid or abet another person's violation of a provision of this Section in a public right of way adjacent to the host's private property. A host aids and abets another person's violation of a provision of this Section if he or she knows of the other person's unlawful purpose and the host specifically intends to, and does, in fact, aid, facilitate, promote, encourage, or instigate the other person's commission of that violation.
- G. A violation of this Section shall be charged as a misdemeanor punishable by a fine not exceeding \$1,000 or imprisonment in the county jail for not more than six months, or both. In addition to any other remedy allowed by law, any host who violates this section is subject to all remedies available pursuant to RCMC Section 1.01.190. Violations of this section are declared to be a public nuisance. Any host who violates this Section is liable for all the response costs relating to the violation. Any fines pursuant to this Section, if delinquent, may be recoverable by property lien or special assessment pursuant RCMC Section 1.01.200.

H. Unless otherwise noted, the provisions of RCMC Chapter 16.18, Article XIV shall also apply to this Section.

SECTION 5. Scope. Except as set forth in this Ordinance, all other provisions of the Rancho Cordova Municipal Code shall remain in full force and effect.

SECTION 6. No Mandatory Duty of Care. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards person and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed this section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 8. Effective Date. This Ordinance is an urgency measure and shall become effective immediately.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 21st day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC,
City Clerk