

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, August 16, 2021

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

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

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 is following the state and local guidelines. This meeting will also be available to the public via video/teleconferencing.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/96360000886?pwd=Q3Z6MWtoNU4yTk1XbzVVNTF6Nm14QT09>

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: 963 6000 0886

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, August 16, 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, August 16, 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

Dr. Dan DeShong with River City Christian will give the invocation.

5. PRESENTATIONS

5.1. Utility Box Art Wrap Program Results.

5.2. Employee Milestone Anniversary Presentations.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, 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.

For items on the agenda, speakers will be called by the Mayor at the point on the agenda when the item will be heard.

Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence. 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 August 2, 2021.

Recommendation: Adopt the Minutes.

- 9.2. **Subject:** A Resolution Designating Voting Delegate and Alternates for the 2021 League of California Cities Annual Conference to Be Held September 22-24, 2021 in Sacramento, California.

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** Approval of the Annexation Boundary Map for the Sunrise Palm Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Council of the City of Rancho Cordova to Modify the Measure H/Community Enhancement Fund Citizen Oversight Board to Broaden their Duties to Include a Review of how Tax Revenues from both Measure H and Measure R are Spent by the City and Provide Feedback.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** Approval of the Annexation Boundary Map for the Falconer Commercial Building project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Sunrise Palms Project.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Falconer Commercial Building Project.

Recommendation: Adopt the Resolution.

- 9.8. **Subject:** A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Infinity Technologies in the Amount of \$1,019,400 to Provide Geographic Information System (GIS) Consulting Services.

Recommendation: Adopt the Resolution authorizing the City Manager to enter into a Contract with Infinity Technologies for GIS Services.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** An Ordinance Amending Title 23 Zoning Code, Article 1 Administration, Section 104 Approval Authority, Section 110 Application Processing and Add Section 141 Major Design Review; Article 7 Site Planning and Development Standards, Section 710 Housing Incentives and Add Section 707 Objective Design Standards; and Article 9 Specific Use Provisions, Repeal and Replace Section 901 Accessory Dwelling Units; and A Resolution Adopting Citywide Multifamily Housing Design Guidelines.
Recommendation: Waive the first reading and introduce the Ordinance and adopt the Resolution.

11. PUBLIC HEARING ITEMS

- 11.1. **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 Conditional Use Permit.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Presentation of Results from the 2021 Resident Satisfaction Survey.
Recommendation: Receive presentation of the results from the 2021 Resident Satisfaction Survey.
- 12.2. **Subject:** Manufactured Home Parks Local Control Discussion.
Recommendation: Receive presentation, provide feedback and discussion.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the 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 item:

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

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

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
October 4, 2021	4:00 PM Special Meeting/Regular Meeting
October 12, 2021	5:30 PM Special Meeting/Closed Session
October 18, 2021	5:30 PM Regular Meeting
October 26, 2021	5:30 PM Special Meeting/Closed 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 August 16, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for review on August 12, 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 August 12, 2021 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 5.1.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst
Daniel Leonardich, Management Technician
SUBJECT: UTILITY BOX ART WRAP PROGRAM RESULTS

RECOMMENDATION

Receive presentation on the results of the Utility Box Art Wrap program.

RESULT OF RECOMMENDED ACTION

It's anticipated that a call for artists will be released later this year following a future City Council meeting discussion on the public art focus for Fiscal Year 2021/2022.

BACKGROUND

The City Council has been a generous supporter of arts and culture in Rancho Cordova through the award of numerous Community Enhancement Fund grants. The City has sponsored events, funded programs, provided opportunities for public art projects, purchased instruments, and helped establish the Mills Station Arts and Culture Center (MACC).

The Arts Strategic Plan was developed based on direction from the City Council and input from stakeholder organizations and individuals. This document is an action-oriented strategic plan describing programs and projects to assist in achieving the vision. The formation of an arts stakeholder group was a near-term action identified within the Arts Strategic Plan. Following the adoption of the Arts Strategic Plan in December 2019, an informal arts stakeholder advisory group was formed in early 2020 made up of representatives from the community.

Through an annual Community Enhancement Fund allocation, funding for public art projects is made possible. Rather than receiving a few visual art projects submitted for consideration during the standard Community Enhancement Fund grant application process, a more targeted call for artists was released in August of 2020 with the goal of attracting artists working in different mediums and a wide variety of styles and themes that represent the diverse community of Rancho Cordova. Additionally, the utility box art wrap program was a mid-term action identified in the Arts Strategic Plan.

The arts stakeholder advisory group and City staff reviewed nearly 120 applications and identified some of the most visible utility and traffic signal boxes within the City to adorn with these local works of art. In the end, 26 art pieces featuring 20 local artists were selected to wrap 30 box locations during the pilot program year. The project provided economic benefits to the artists in the form of stipends and to a Rancho Cordova company who converted the artwork for production, fabricated the vinyl wraps, and then installed the art wraps at the select locations.

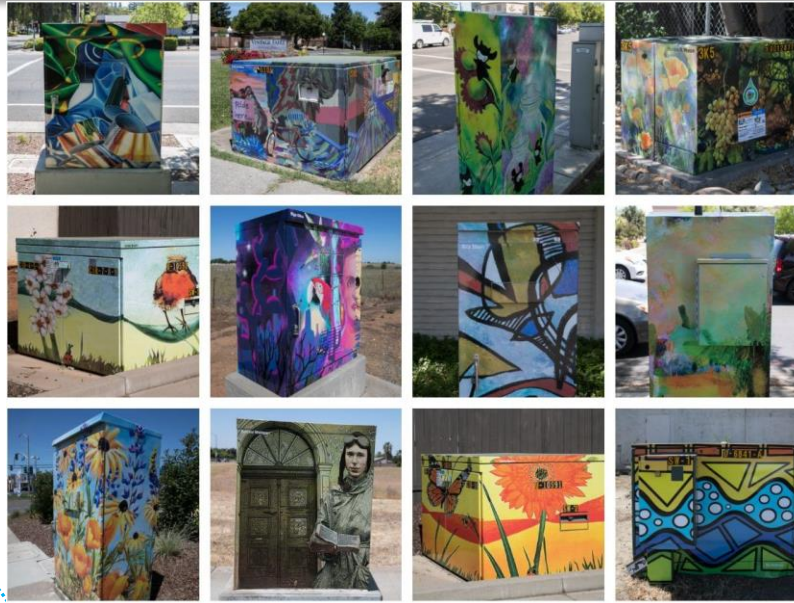
FISCAL IMPACT AND FUNDING SOURCE

The pilot year of the Utility Box Art Wrap program was funded by the Community Enhancement Fund through an allocation to arts in public places approved by City Council on June 15, 2020. Future public art projects in Fiscal Year 2021/2022 will be funded by the arts in public places program allocation approved by City Council on June 7, 2021.

ATTACHMENT(S)

1. Utility Box Art Wrap Program Update_Aug 16th

Utility Box Art Wrap Program Results



August 16, 2021



CityOfRanchoCordova.org

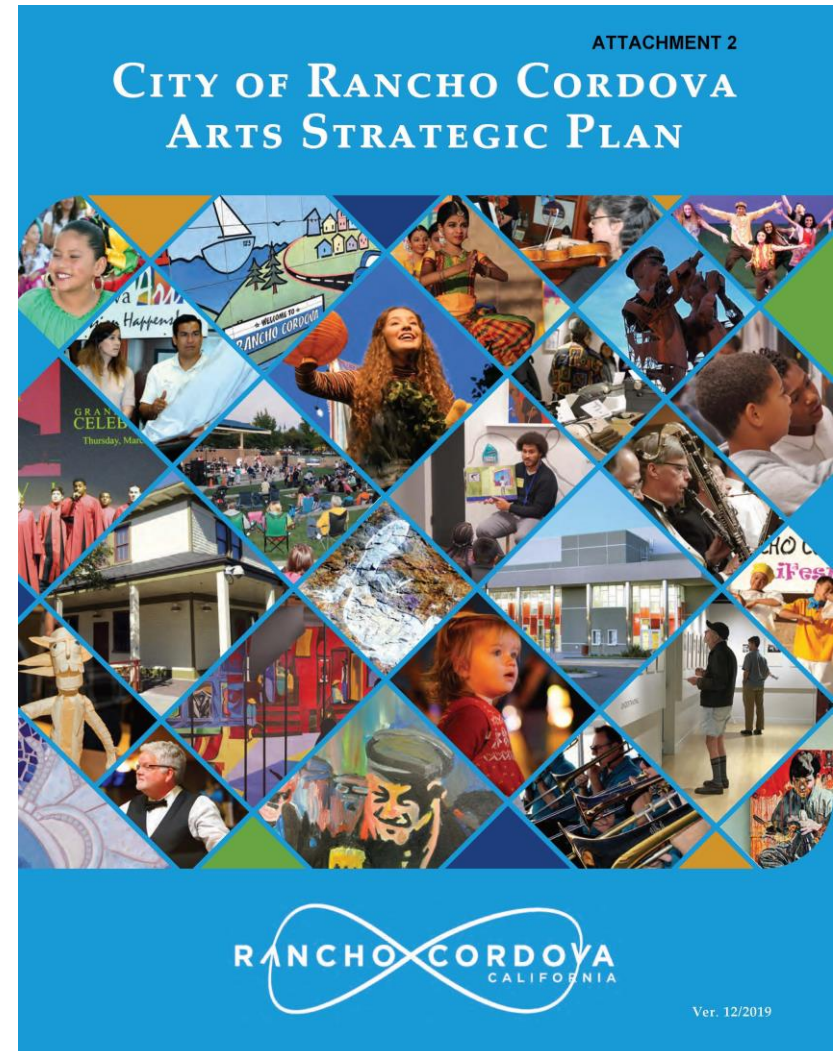
AGENDA



- Background
- Process
- Partners
- Locations
- Wrapped utility and traffic signal boxes
- Next steps

Background

- Arts Strategic Plan identified the implementation of a utility box art wrap program as a consideration
- Program funded by the Community Enhancement Fund through an allocation to Arts in Public Places



Process

- Formed informal Arts Stakeholder Advisory Group in early 2020 made up of representatives from the community
- Developed the criteria, program details, and selected potential box locations
- Released call for artists in August 2020 through September 2020
- Received 119 applications with original works of art
- Reviewed all eligible applications
- Selected 26 art pieces featuring 20 local artists to adorn 30 boxes
- Local Rancho Cordova company converted the works of art for production, then fabricated and installed the vinyl wraps
- Artists received a \$750 stipend per utility box art wrap design selected and artist recognition given on each utility box

Partners

SMUD

Arts
Stakeholder
Advisory Group

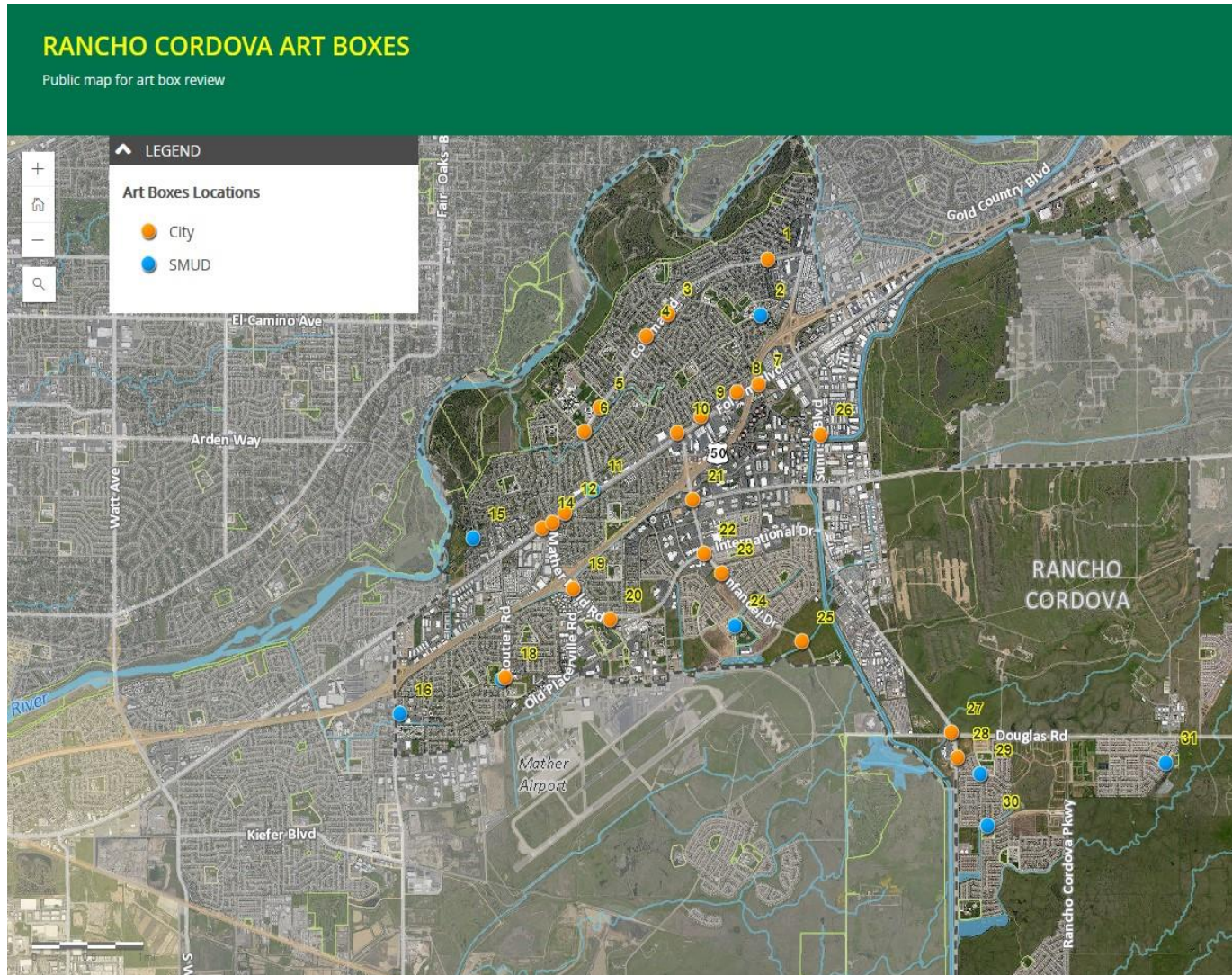
Cheryl Gleason,
Curator of the
MACC

Rancho
Cordova Arts

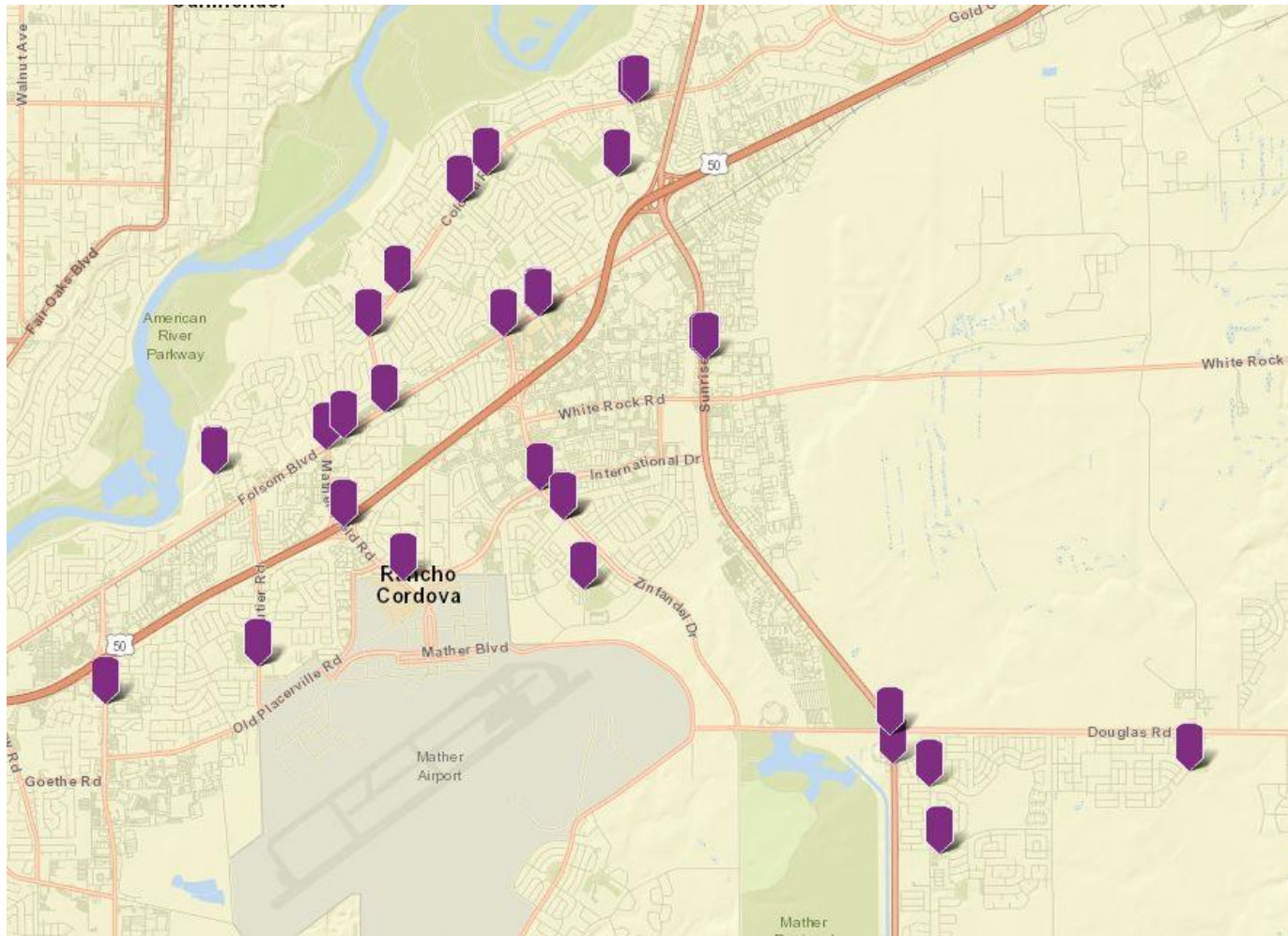
Paul Junker and
Interwest
Consulting

ProWraps

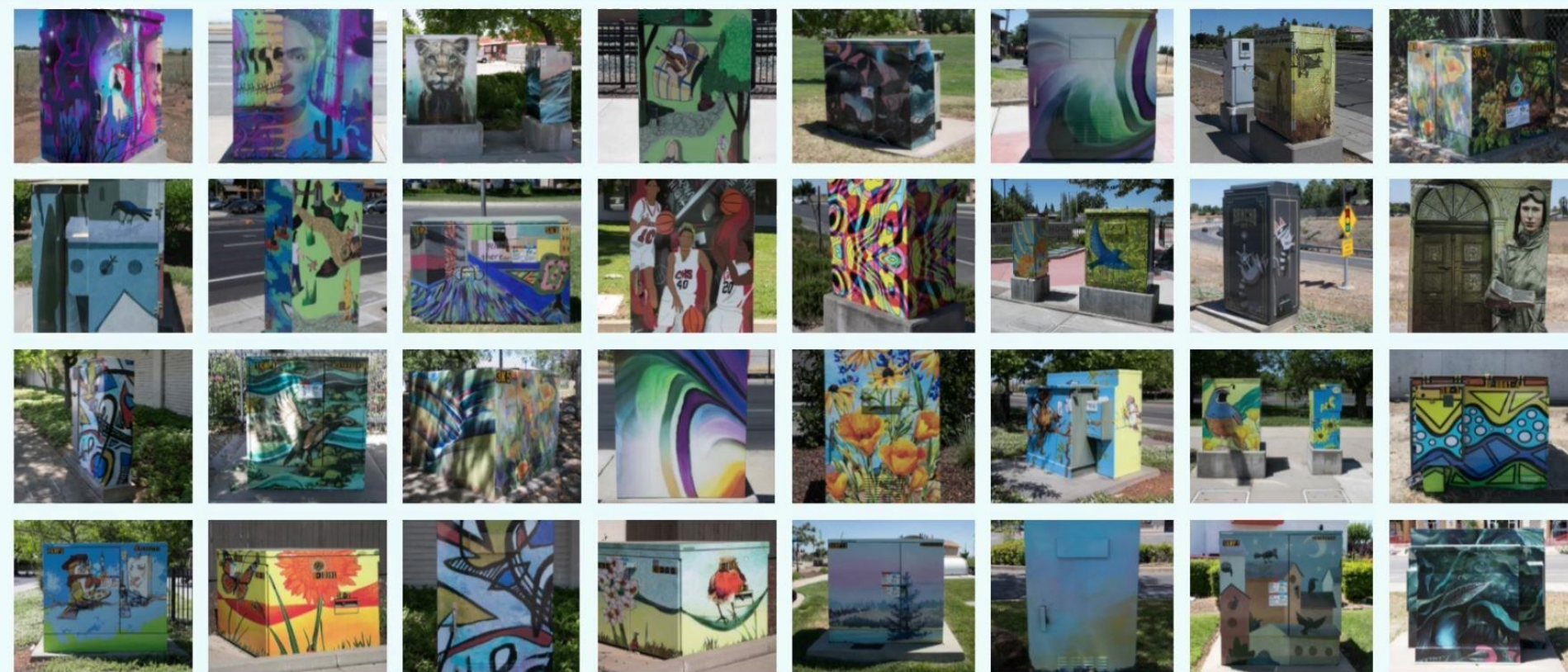
Potential Art Box Locations



Wrapped Utility Box Art Map Locations



Images of Utility Box Art Wraps



To learn more about the program and see more pictures, visit the City's website at:
<https://www.cityofranchocordova.org/what-s-new/community-enhancement-fund>

Artist: Erik Hosino

Mather Field Rd., next to Hwy 50



Artist: Michelle Scott

Coloma Rd. & McGregor Dr.



MUD

Artist: Linda Nunes

Loisdale Way & Anatolia Dr.



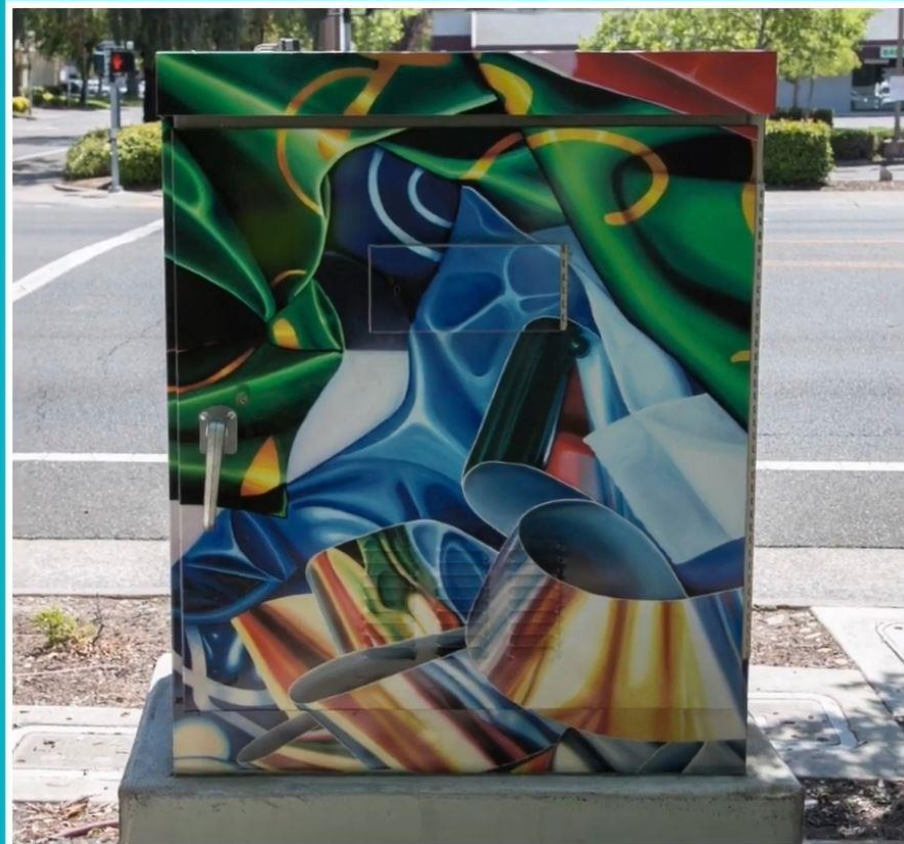
Artist: Linda Nunes

Loisdale Way & Anatolia Dr.



Artist: Sabrina Abbott

Coloma Rd. & Vehicle Dr.



Artist: Michael Mikolon

Chrysanthy Blvd. & Anatolia Dr.



Artist: Michael Mikolon

Canyonlands Dr. & Preserve Way



Artist: Tabitha Jensen

International Dr. & Zinfandel Dr.



Artist: Tiana Uding

Coloma Rd. & Chase Dr.



Artist: Donine Wellman

Bear Hollow Dr. & Zinfandel Dr.



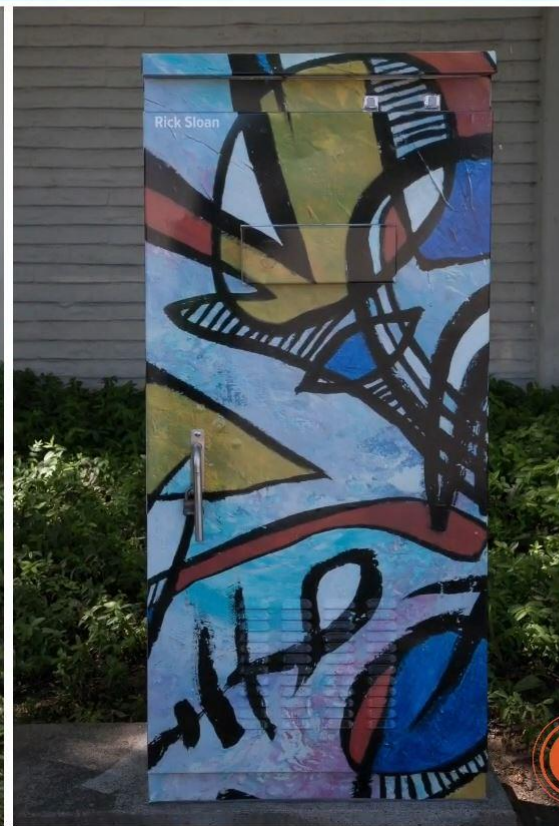
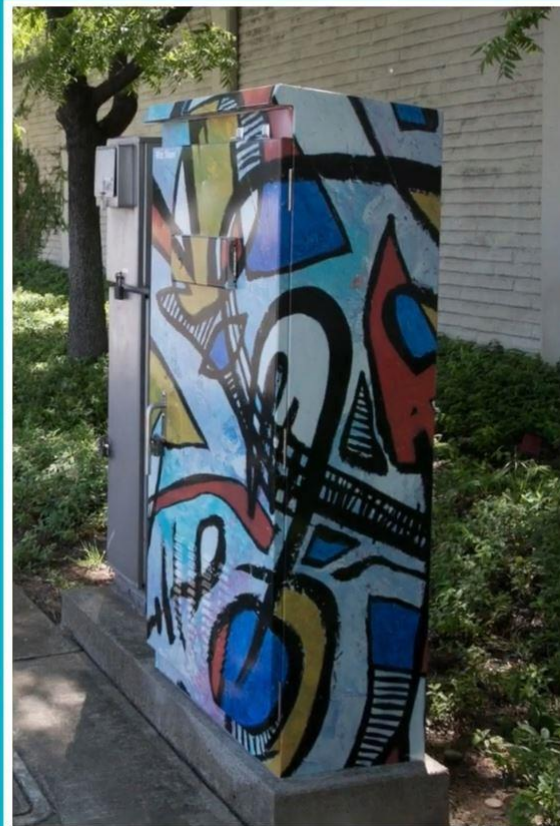
Artist: Stephen Williams

Spoto Dr., north of Stone Creek Park



Artist: Rick Sloan

Mather Field Rd. & International Dr.



Artist: Lily Kassis

Folsom Blvd. & Dawes St.



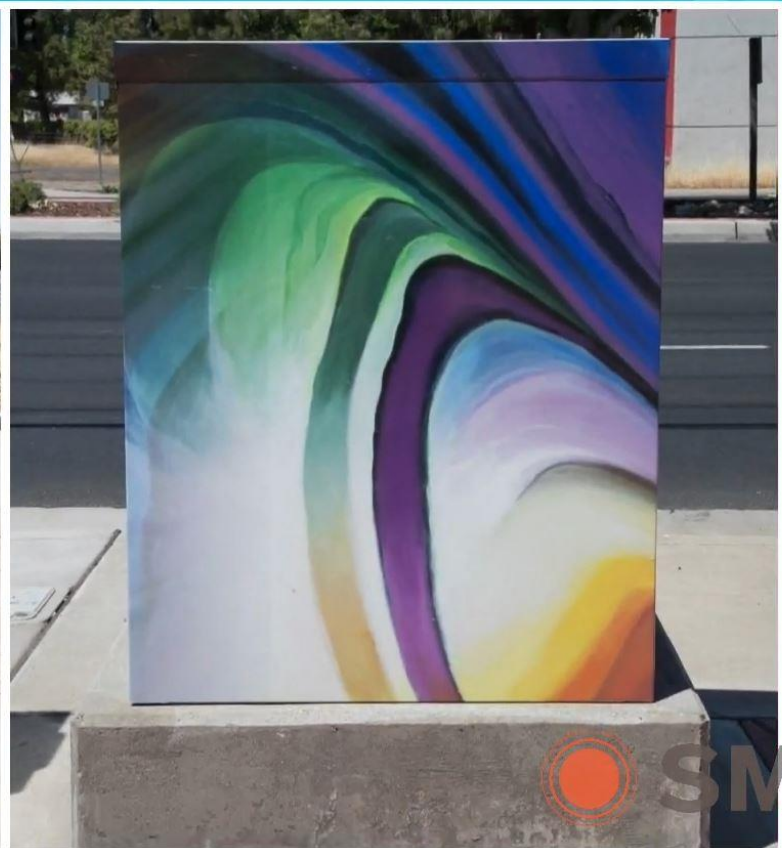
Artist: Rigo Oliva

Sunrise Blvd. & Douglas Rd.



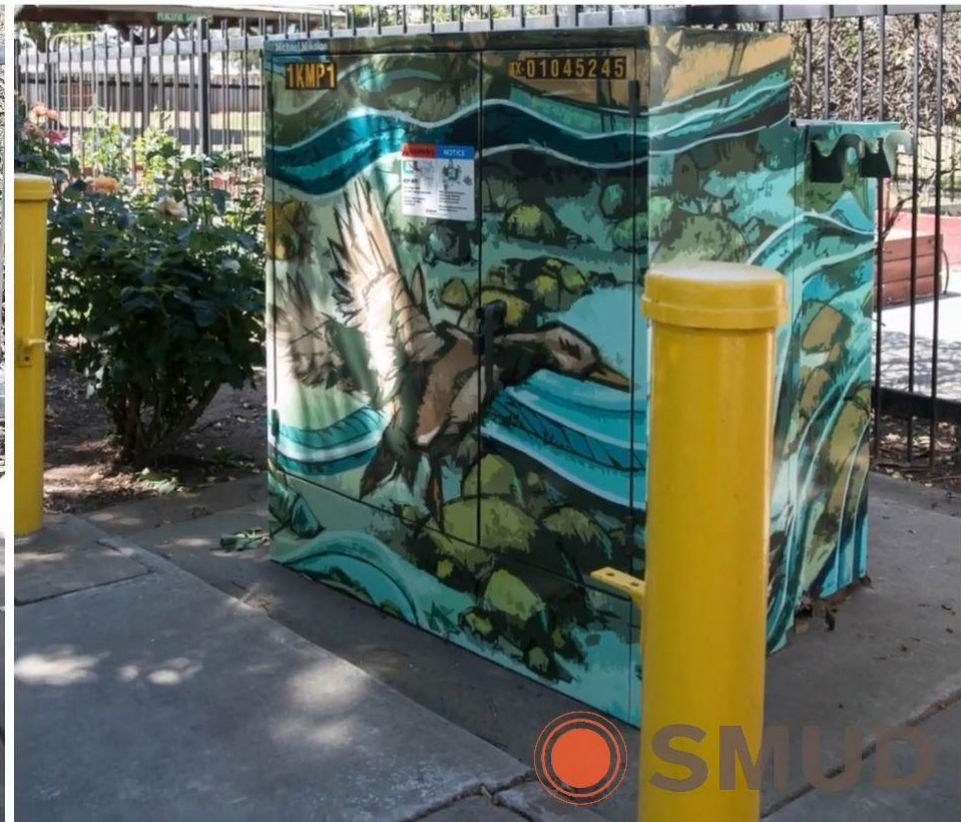
Artist: Deidre Trudeau

Sunrise Blvd. & Sunrise Gold Circle/Sunrise Park Dr.



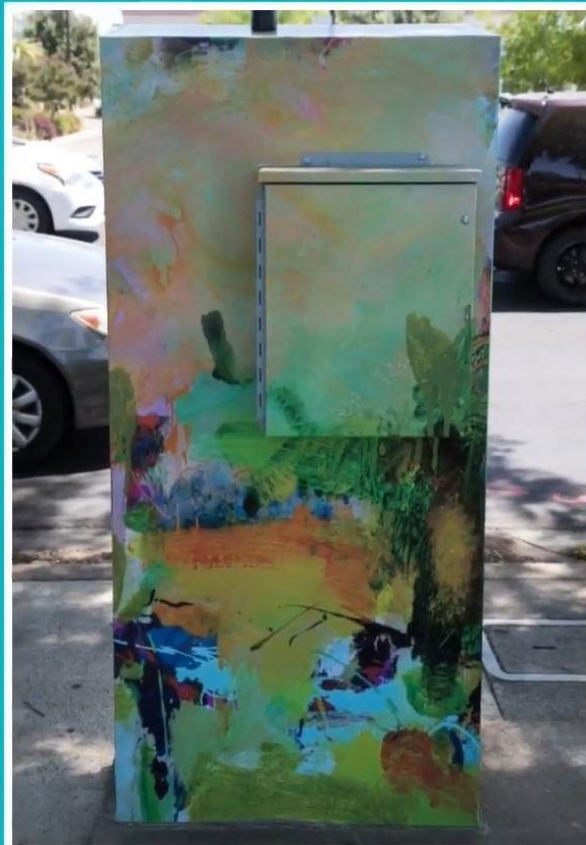
Artist: Michael Mikolon

Routier Rd. & Lincoln Village Park



Artist: John Smith

Folsom Blvd. & Zinfandel Dr.



Artist: Emily Goldhahn

Zinfandel Dr. & Hirschfeld Way



Artist: Rosa Cruz

Sunrise Blvd. & Herodian Dr.



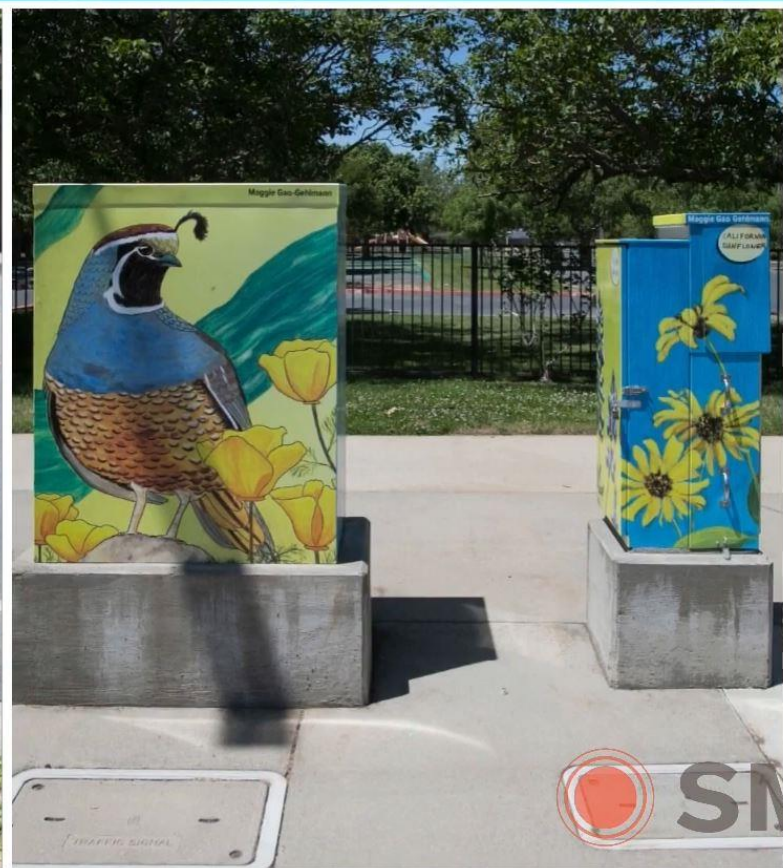
Artist: Sid Wellman

Lincoln Village Dr. & Bradshaw Road



Artist: Maggie Gao-Gehlmann

Coloma Rd. & Cordova Lane



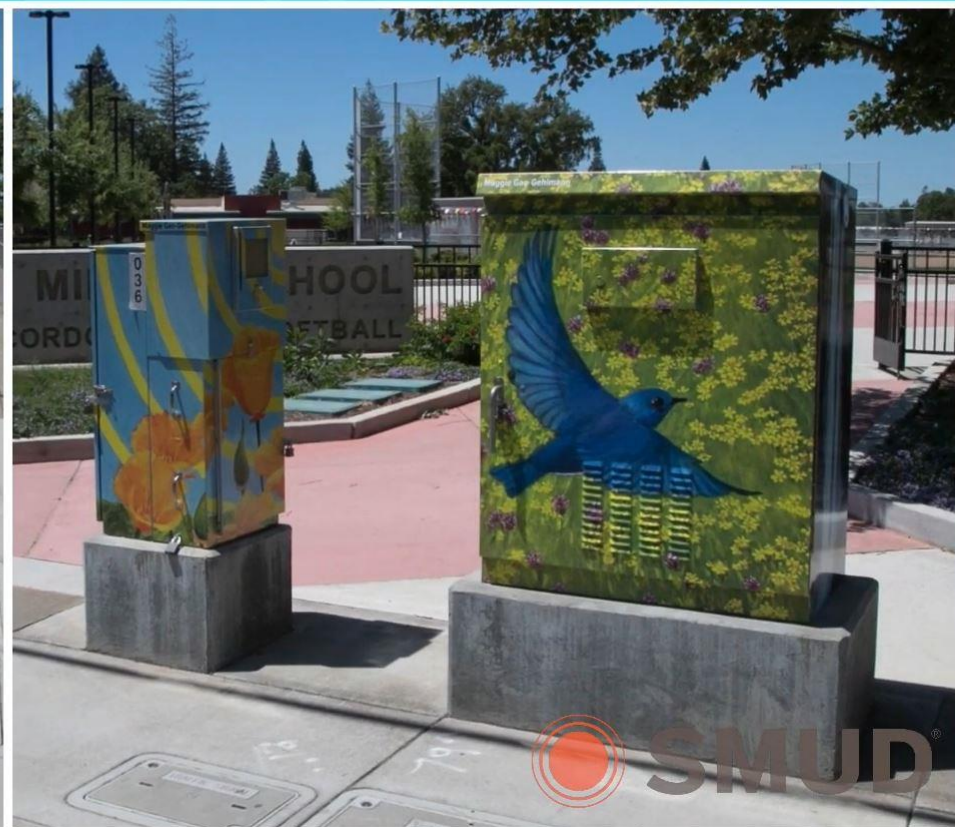
Artist: Cassandra Burgess

Folsom Blvd. & Don Juan Dr.



Artist: Maggie Gao-Gehlmann

Coloma Rd., at entrance of Mills Middle School



Artist: Marsha Mason

Sierra Glen Way & Rod Beaudry Dr.



Artist: Erik Hosino

Folsom Blvd. & Coloma Rd.



SMUD®

Artist: Cassandra Burgess

Folsom Blvd. & Mather Field Rd.



Next Steps

- A discussion to determine focus of the next round of public art initiatives
- Future call for artist proposals

ITEM 9.1.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, August 2, 2021

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

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 5:34 p.m.

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

Council Members Absent: David Sander

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

City Manager Cyrus Abhar led the pledge.

4. INVOCATION

Mayor Garrett Gatewood gave the invocation.

5. PRESENTATIONS

- 5.1. Introduction of New Employees: Ashley Kobe, Management Technician by Amanda Norton, Economic Development Manager and Jesse Yabes, Assistant Civil Engineer by Edgar Medina, Principal Civil Engineer.

6. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. The following individuals

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 2, 2021

addressed the Council or submitted public comment via email:

1. Anil Konkakrindi
2. Angel Ball
3. Bob Thurban
4. Bob McGarvey
5. Fayzah Mughal
6. Joseph Poppen

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 requested that Items 9.3 and 9.8 be pulled for separate discussion.

ACTION: Motion to approve item 9.1, 9.2, and item 9.4 through 9.7 by Budge second by Terry;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Mayor Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of July 19, 2021.

Recommendation: Adopt the Minutes.

9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 162-2019-2 with Bennett Engineering Services, Inc. to Increase the Contract Amount from \$203,629 to an Amount not to Exceed \$282,172 and Extend the Contract Term from December 31, 2020 to June 30, 2023 for the Mather Field Road Rehabilitation Project to Increase Safety and Promote Livability.

Recommendation: Adopt the Resolution.

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.

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 64-2009-4 to the Sacramento Regional Transit Operations and Maintenance Agreement to add Midday Service to Rancho Cordovan Route 177 as a Ten-Month Pilot Project Resulting in an Increase to the Contract Cost in the Estimated Amount of \$115,084 Billed to the City on a Time and Materials Basis.

Recommendation: Adopt the Resolution.

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

1. Donald Childs

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 2, 2021

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 9.3. by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Mayor Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Award Construction Contract No. 2021-263 in an Amount not to Exceed \$780,708.00 with Western Engineering for the Soil Born Farms Parking Lot and Access Driveway Improvements Project.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the Public Works Director to Execute Agreements with California Department of Transportation for a Fiscal Year 2021-22 Sustainable Transportation Planning Grant Program for the Citywide Roundabout Feasibility Study & Implementation Plan.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Authorizing the City Manager, or Designee, to Make Financial Adjustments to Community Enhancement Fund (Measure H) Grant Awards and Contracts.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** Second Reading of an Ordinance Approving a Second Amendment to the ARDA for the Elliott Portion of Rio Del Oro to Specify Developer Participation in Sunrise Drainage Improvements and Identify City and Elliott Responsibilities for Construction of White Rock Road Generally from Rancho Cordova Parkway to Collector A.

Recommendation: Waive the second reading and adopt the Ordinance.

- 9.8. **Subject:** An Ordinance Approving an Amendment to the General Plan and Certain Entitlements for the Rio Del Oro Specific Plan Area Regarding Parks in Rio Del Rio.

Recommendation: This item is being continued to a date uncertain.

Mayor Gatewood recused himself from this item due to a conflict related to a business interest.

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

1. Bob Thurbon

Seeing no additional speakers, Vice Mayor Terry closed the public comment period.

ACTION: Motion to continue item 9.8. by Budge second by Pulipati;
Motion passed with a 3:0 vote.

AYES: Budge, Pulipati, and Vice Mayor Terry

NOES: None

ABSENT: Sander

RECUSED: Mayor Gatewood

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 2, 2021

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 10.1 through 10.3 by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Mayor Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

- 10.1. **Subject:** Premier Homes at Montelena Village 7 Major Design Review and Special Development Permit Project No. DD10055.

Recommendation: Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan; and Adopt the Resolution for Premier Homes at Montelena Village 7 Special Development Permit and Major Design Review.

- 10.2. **Subject:** SF Supermarket Letter of Public Convenience and Necessity for Off-Site Consumption Alcohol Sales; Project No. 10068 - Located at 2738 Sunrise Boulevard.

Recommendation: Adopt the Resolution.

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

Recommendation: The applicant is requesting the proposed project be continued to an uncertain date. The project will be re-noticed.

11. PUBLIC HEARING ITEMS

- 11.1. **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 Conditional Use Permit.

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

ACTION: Motion to continue item 11.1 to August 16, 2021 by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Mayor Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Update and Direction on Workforce Recovery Program Notice of Funding Availability Proposals Received.

Recommendation: Staff to introduce and provide an update on the proposals received from the Workforce Recovery Program Notice of Funding Availability (NOFA), and funding recommendations for Council consideration.

Mayor Gatewood opened the public comment period. The following individuals

ITEM 9.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, August 2, 2021

addressed the Council or submitted public comment via email:

1. Surender Devarapalli
2. Krysta Molonson
3. Anil Kondakrindi

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Workforce Recovery Program Notice of Funding Availability Proposals Received.

12.2. **Subject:** American Rescue Plan Act Discussion.

Recommendation: Receive presentation on City of Rancho Cordova allocation of American Rescue Plan Act (ARPA) and begin discussion of council interests and priorities.

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.

ACTION: Input was received regarding the American Rescue Plan Act Discussion.

12.3. **Subject:** Discussion and Direction on Commercial Real Estate Signs

Recommendation: Receive a report on existing requirements related to Commercial Real Estate Signs while comparing in contrast to adjacent jurisdiction within the region. Council insight and/or direction to City staff on suggested code amendments related to Commercial Real Estate Signs.

ACTION: Motion to continue item 12.3 by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Terry, and Mayor Gatewood

NOES: None

ABSENT: Sander

ABSTAIN: None

13. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

None.

14. **ADJOURNMENT**

Mayor Gatewood adjourned the meeting at 8:25 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.2.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Stacy Leitner, City Clerk
SUBJECT: **A RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES FOR THE 2021 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE TO BE HELD SEPTEMBER 22-24, 2021 IN SACRAMENTO, CALIFORNIA**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will designate Council Member David Sander as Voting Delegate and Vice Mayor Donald Terry Voting Alternate for the 2021 League of California Cities Annual Conference Business Meeting.

BACKGROUND

The 2021 Annual League of California Cities Conference is scheduled for September 22-24, 2021 in Sacramento, California. An important part of the Annual Conference is the Annual Business Meeting. At this meeting, the League membership considers and takes action on Resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A VOTING DELEGATE AND VOTING
ALTERNATES FOR THE 2021 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE
AND BUSINESS MEETING**

WHEREAS, the 2021 Annual League of California Cities Conference will be held September 22-24, 2021, in Sacramento, California; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its Voting Delegate and Voting Delegate Alternates.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that Council Member David Sander is designated as the City's Voting Delegate and Vice Mayor Donald Terry as the Alternate Voting Delegate for the 2021 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED THAT the City Clerk will submit a certified copy of this resolution to the League of California Cities by September 15, 2021.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 9.3.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Community Enhancement Analyst
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO MODIFY THE MEASURE H/COMMUNITY ENHANCEMENT FUND CITIZEN OVERSIGHT BOARD TO BROADEN THEIR DUTIES TO INCLUDE A REVIEW OF HOW TAX REVENUES FROM BOTH MEASURE H AND MEASURE R ARE SPENT BY THE CITY AND PROVIDE FEEDBACK**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will broaden the Oversight Board's responsibilities to include a review of how tax revenues from both Measure H and Measure R are spent by the city and provide feedback.

BACKGROUND

With the passage of Measure H in 2014, the City Council expressed interest in establishing an oversight board that would review the way Community Enhancement Funds were spent. While not required by the voter approved sales tax measure, this oversight board would provide an additional layer of transparency to the community.

At the City Council meeting on August 21, 2017, Council provided direction to staff on the parameters for establishing an Oversight Board by early 2018.

On October 16, 2017, the City Council adopted Resolution number 129-2017 establishing a Community Enhancement Fund Citizen Oversight Board with the goal of having the Board members appointed in early 2018. In March of 2018, five Oversight Board members were appointed by City Council to provide a review of how tax revenues from Measure H are spent by the city. The appointed members took their oath of office in May 2018 and fulfilled their two-year terms.

Per City Council direction, City staff coordinated with Folsom Lake College and first Folsom Cordova Unified School District, and then Sacramento City Unified School District, to receive recommendations for student representation on the Community Enhancement Fund Citizen Oversight Board. The high school representative will rotate among the three primary school districts serving Rancho Cordova with Elk Grove Unified School District up next.

A second application period was opened in August of 2020 to accept new applications from interested full-time residents of Rancho Cordova who are registered voters in Rancho Cordova and are 18 years of age and older. Six applications were received during the application period and all candidates met the requirements to serve on the Oversight Board.

On October 5, 2020, City Council approved the appointment of all six applicants and recommended that the five-person Oversight Board shall be changed to a seven-person Oversight Board while continuing to have two additional at-large student appointees including high school and college students from the City.

At the October 5, 2020, City Council meeting, staff received a question about the possibility of staggering the terms of the Oversight Board members. On October 19, 2020, this idea was implemented and was part of Resolution number 118-2020 which staggered the terms of new Oversight Board members. Three of the six new Oversight Board members were randomly assigned a two-year term and three of the six new board members to a four-year term. The vacant position was assigned a two-year term. Thereafter, the terms of Board members would be on staggered four-year terms. Staggering and extending the adult Oversight Board member terms would improve the consistency of its decisions and the continuity of its service. The terms of at-large student appointees remain one-year terms in recognition of student graduations, and to allow appointees from the various school districts to serve.

With the passage of Measure R in 2020, citizen oversight was required, per the ballot language, and can be accomplished by expanding the duties of the existing Oversight Board to review how tax revenues from both Measure H and Measure R are spent by the City of Rancho Cordova.

FISCAL IMPACT AND FUNDING SOURCE

The only fiscal impact is the cost of staff time to prepare for and participate in Oversight Board meetings which is included as part of the Measure H/Community Enhancement Fund and Measure R administrative allocations that are made annually.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, TO BROADEN THE OVERSIGHT BOARD DUTIES TO INCLUDE A
REVIEW OF HOW TAX REVENUES FROM BOTH MEASURE H AND MEASURE R ARE
SPENT BY THE CITY AND PROVIDE FEEDBACK**

WHEREAS, in November 2014, Rancho Cordova voters approved Measure H, a 1/2-cent sales tax measure, which generates approximately \$10 million of annual revenue for the City's general fund; and

WHEREAS, the revenues from Measure H, now referred to as the "Community Enhancement Fund," are locally controlled by the City; and

WHEREAS, the ballot language measure approved by the voters allows for, but does not require, a citizen oversight board for Measure H revenues; and

WHEREAS, the City Council desired that a Community Enhancement Fund Citizen Oversight Board be established to provide a review of how tax revenues from Measure H are spent by the City and provide feedback; and

WHEREAS, in October of 2020, the City Council desired to increase the size of the Oversight Board from a five-person to a seven-person Measure H/Community Enhancement Fund Citizen Oversight Board with staggered terms implemented; and

WHEREAS, in October of 2020, the City Council further desired to retain having two additional at-large appointees, including high school and college students from the City, thereby, bringing the size of the Oversight Board to a nine-person Board when factoring in the seven Oversight Board members and two at-large student appointees; and

WHEREAS, in November of 2020, Rancho Cordova voters approved Measure R, a 1/2-cent sales tax measure, which generates approximately \$10 million of annual revenue for the City's general Fund and requires citizen oversight.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA establishes that:

1. A seven-person combined Measure R and Measure H/Community Enhancement Fund Citizen Oversight Board (Oversight Board) is hereby established.
2. The seven Oversight Board members shall be appointed by a majority vote of the full City Council. Oversight Board members may be removed by a majority vote of the full City Council.
3. Two additional at-large appointees shall be made by recommendation by school officials

through an application process coordinated by City staff. It is intended that the two additional at-large appointments be youth representatives, including high school and college students from the City.

4. Except for the two additional at-large appointees, Oversight Board members shall be at least 18 years old and a full-time resident of Rancho Cordova. Except for the two additional at-large appointees, Oversight Board members shall not be a direct recipient of Community Enhancement Fund monies.

5. City staff shall develop a simple application process and provide the City Council will all complete applications received for Oversight Board members.

6. Terms of new Oversight Board members shall be staggered. The staggering of terms was initially accomplished by randomly assigning three of the six Oversight Board members to a two-year term and three of the six Oversight Board members to a four-year term. The vacant Oversight Board position was assigned a two-year term. Thereafter, the terms of the Oversight Board members would be on staggered four-year terms. The two additional at-large student appointees shall remain one-year terms. Oversight Board members may apply for additional terms.

7. The Oversight Board's roles and responsibilities shall be as follows:

a. Review the accomplishments achieved with Measure H/Community Enhancement Fund dollars and Measure R dollars for each fiscal year to be highlighted in the annual Citizen Report and provide feedback to staff.

b. Confirm the amount of revenues received in the prior fiscal year in comparison to the budget.

c. Review actual expenditures to ensure that they were in alignment with the Measure H/Community Enhancement Fund grant awards and budget allocation for both Measure H and Measure R approved by the City Council.

d. Review each Community Enhancement Fund grantee's compliance with the City's reporting requirements and make recommendations to exclude noncomplying organizations from future award cycles to the City Council for consideration.

e. Any amended or additional responsibilities as determined by a majority vote of the full City Council.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

AYES:

NOES:

ABSENT:

ITEM 9.4.

ATTACHMENT 1

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

Garrett Gatewood, Mayor

MEMORANDUM



ITEM 9.4.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **APPROVAL OF THE ANNEXATION BOUNDARY MAP FOR THE SUNRISE PALM PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 33 for the Sunrise Palms project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the Resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"). The Resolution of Intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The Sunrise Palms project was conditioned to annex to CFD No. 2008-1 to provide funding for

maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. The property owner signed a Petition (with waivers) of the annexation to CFD No. 2008 1. Adoption of the attached Resolution approves Annexation Boundary Map No. 33 for the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution

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 ANNEXATION BOUNDARY MAP FOR THE
SUNRISE PALMS PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD
MAINTENANCE)**

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129 2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, in June 2021, the property owner of the subject property signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of Apportionment of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 33 for the property known as the Sunrise Palms project, Exhibit A attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 33 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 33 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of

ITEM 9.3.

ATTACHMENT 1

this resolution;

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 33.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

ATTEST:

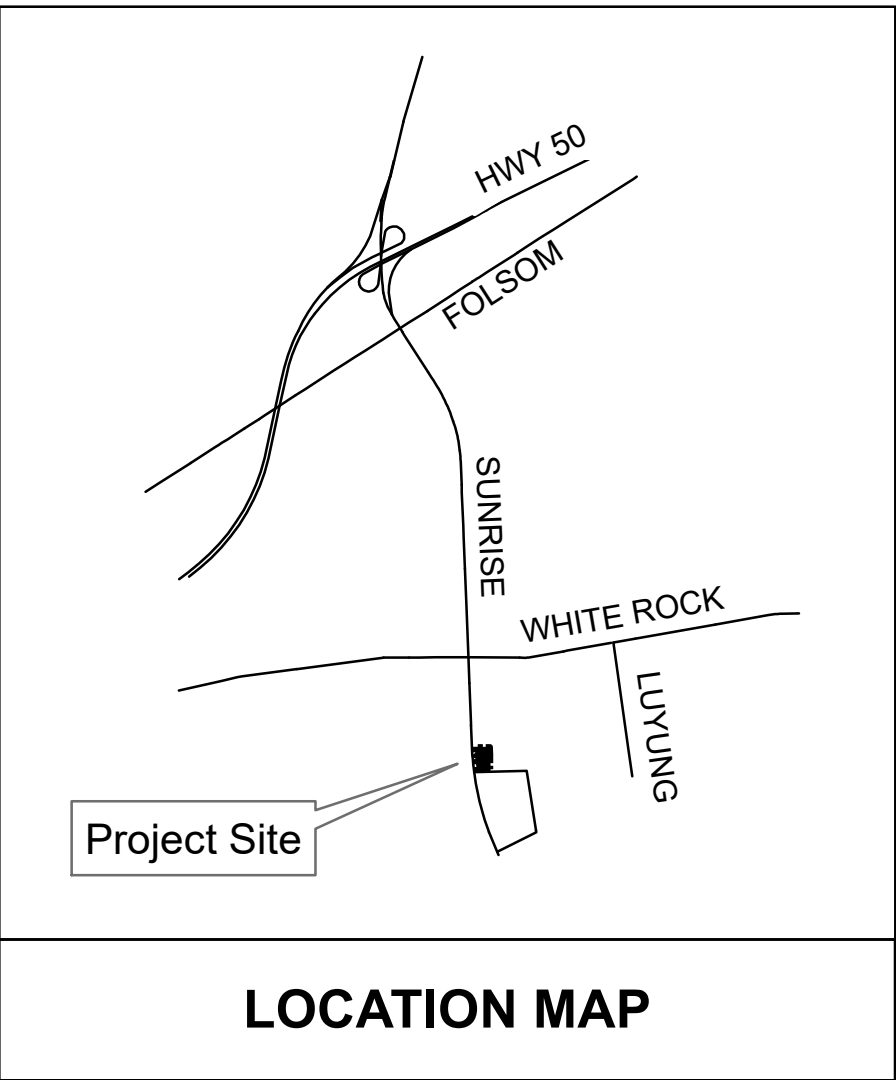
Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

ANNEXATION MAP NO. 33
SUNRISE PALMS PROJECT

COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS ____ DAY OF _____ 2021.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 33 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2021. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2021. AT THE HOUR OF ____ O'CLOCK ____ .M. IN BOOK ____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. ____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____



HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
Annexation 33 (Sunrise Palms Project)
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 33 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California (the "Original Boundary Map"), and the map of the Annexed Territory recorded at Book 134, Page 0003, Document No. 202104160318 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Date: _____

By: _____

Stacy Leitner, CMC, City Clerk
City of Rancho Cordova

EXHIBIT A

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

“Square Foot,” “Square Footage,” or “Square Feet” means the building square footage reflected on the original building permit issued for construction of a building.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Tax Zone” means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

*b. Residential Alley Parcels*MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. *Decorative Lighting Parcels*MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

*d. Additional Load Parcels*MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT

Assessor's
Parcel Nos.

072-0410-094
072-0410-095

Names of Property Owners

SHEM RanchoC, LLC

MEMORANDUM



ITEM 9.5.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **APPROVAL OF THE ANNEXATION BOUNDARY MAP FOR THE FALCONER COMMERCIAL BUILDING PROJECT AND ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 34 for the Falconer Commercial Building project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.

BACKGROUND

On October 6, 2008, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street lighting and road maintenance services. On November 17, 2008, the City adopted the Resolution forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"). The Resolution of Intention provided that parcels in the Future Annexation Area for the District shall be annexed into the District without the need for additional noticing and public hearings as long as the owners of the annexed parcels unanimously approved the annexation. Thus, the annexation process for projects within the Future Annexation Area consists of receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The Falconer Commercial Building project was conditioned to annex to CFD No. 2008-1 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets and roads and appurtenant facilities in the public right of way. The property owner signed a Petition (with waivers) of the annexation to CFD No. 2008 1. Adoption of the attached Resolution approves Annexation Boundary Map No. 34 for the project, approves the annexation of the Property into the CFD, and directs the Clerk to execute and record the Map and Notice of Special Tax Lien for the Property.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution

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 ANNEXATION BOUNDARY MAP FOR THE
FALCONER COMMERCIAL BUILDING PROJECT AND ANNEXATION TO THE CITY OF
RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING
AND ROAD MAINTENANCE)**

WHEREAS, on October 6, 2008, the City adopted Resolution No. 108-2008 declaring its intention to establish Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "District") and Future Annexation Area for maintenance of street lighting and road maintenance services. On November 17, 2008, the City adopted Resolution No. 129 2008 forming CFD No. 2008-1 pursuant to the Mello-Roos Community Facilities Act of 1982 per State of California Government Code Section 5311 et seq. (the "Act"); and

WHEREAS, the resolution of intention to form the District provided for a more efficient process for the annexation of property into the District when the property owners have provided for their unanimous consent of said annexation process by submitting a petition, consent and waiver from the property owner(s); and

WHEREAS, in June 2021, the property owner of the subject property signed a Petition with Waivers form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of Apportionment of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 34 for the property known as the Falconer Commercial Building project, Exhibit A attached hereto, for the annexation of the property CFD No. 2008-1 (Street Lighting and Road Maintenance).

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

1. The above recitals are true and correct, and the Council so finds and determines.
2. Council approves Annexation Boundary Map No. 34 and finds and determines that the territory shown in the Boundary Map is hereby added to and made a part of the District with full legal effect;
3. The City Clerk is directed to execute and record Annexation Boundary Map No. 34 in the office of the County Recorder of Sacramento County no later than 15 days after the adoption of

ITEM 9.5.

ATTACHMENT 1

this resolution;

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B, attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 34.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

AYES:

NOES:

ABSENT:

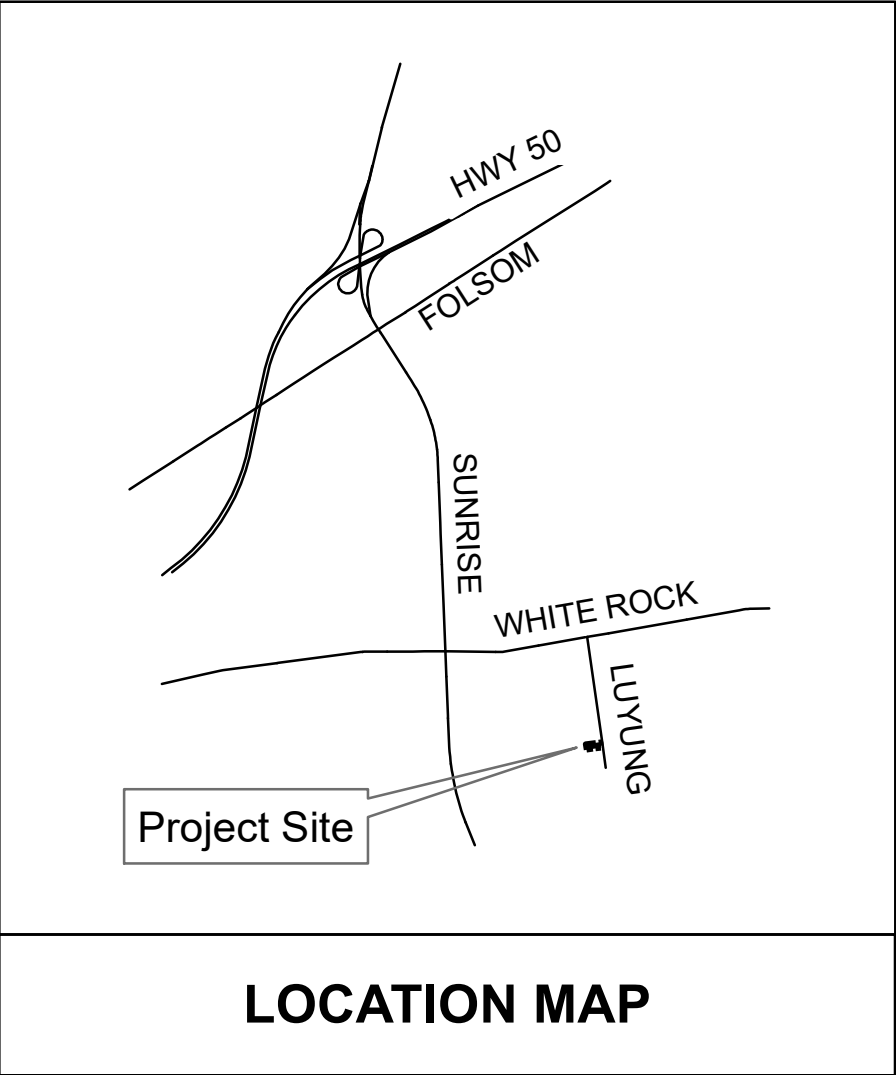
ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

ANNEXATION MAP NO. 34
FALCONER COMMERCIAL BUILDING PROJECT
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2021.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 34 TO COMMUNITY FACILITIES DISTRICT NO. 2008-1, (STREET LIGHTING AND ROAD MAINTENANCE), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2021. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

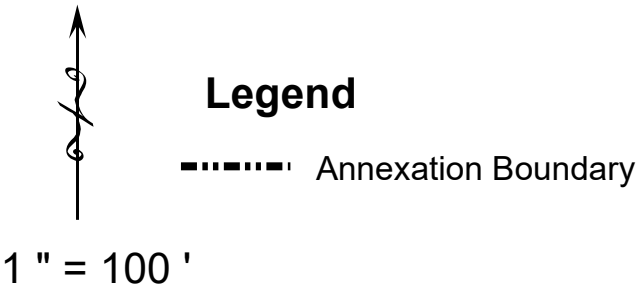
COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2021. AT THE HOUR OF _____ O'CLOCK _____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____



HARRIS & ASSOCIATES
22 EXECUTIVE PARK SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

REFERENCE IS MADE TO THE ORIGINAL BOUNDARY MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED BOUNDARIES OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

REFERENCE IS MADE TO THE FUTURE ANNEXATION AREA MAP OF THE DISTRICT, ENTITLED AND RECORDED AS FOLLOWS:

"PROPOSED FUTURE ANNEXATION AREA OF THE COUNTY OF SACRAMENTO COMMUNITY FACILITIES DISTRICT NO. 2008-1 (STREET LIGHTING AND ROAD MAINTENANCE) AND FUTURE ANNEXATION AREA, RECORDED ON OCTOBER 14, 2008 IN BOOK 110 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA."

ANNEXATION MAP

City of Rancho Cordova
Community Facilities District No. 2008-1
Annexation 34 (Falconer Commercial Building
Project), County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53311 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special tax secured by this lien is authorized to be levied for the purpose providing certain public services described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Map No. 34 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (the "CFD"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on December 2, 2008, as Document No. 20081202, Page 0781 in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 110 of Maps of Assessment and Community Facilities Districts at Page 10 (Document No. 20081014-0822), in the office of the County Recorder for the County of Sacramento, State of California (the "Original Boundary Map"), and the map of the Annexed Territory recorded at Book 134, Page 0003, Document No. 202104160318 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Date: _____

By: _____

Stacy Leitner, CMC, City Clerk
City of Rancho Cordova

EXHIBIT A

**CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)**

DESCRIPTION OF DISTRICT SERVICES

Description of services:

Maintenance and lighting of public streets and roads

- Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements, the street-lighting network, dedicated easements, and appurtenant facilities, and administration and overhead of all aspects of the District.

Reserve Fund

- The Special Taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the District to fund future repairs to street lighting and roadway improvements and other services as determined by the District.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT No. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2008-1, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2008-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2008-1 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" or **"Acre"** means the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map or other parcel map recorded at the County Recorder's Office.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor designating parcels by Assessor’s Parcel number.

“Authorized Services” means the public services authorized to be funded by CFD No. 2008-1 as set forth in the documents adopted by the City Council when the CFD was formed.

“CFD” or **“CFD No. 2008-1”** means the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

“City” means the City of Rancho Cordova.

“City Council” means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2008-1.

“Commercial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, book stores, video rental stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronic stores, home supply stores, auto parts stores, and other businesses providing auto-related products and services. The City shall make the determination if a Parcel is Commercial Property.

“County” means the County of Sacramento.

“Decorative Lighting Parcel” means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

“Fiscal Year” means the period starting on July 1 and ending on the following June 30.

“Hotel Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

“Industrial Property” means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on an Assessor’s Parcel in any Fiscal Year determined in accordance with Section C below.

“Multi-Family Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five or more Units that share a single Assessor’s Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

“Non-Residential Property” means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

“Office Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

“Ordinary Use Parcel” means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

“Proportionately” means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

“Public Property” means any property within the boundaries of CFD No. 2008-1 that is owned by the federal government, State of California, County, City, or other public agency.

“Residential Alley and Decorative Lighting Parcel” means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

“Residential Alley Parcel” means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

“Residential Property” means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

“Single Family Attached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

“Single Family Detached Property” means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

“Special Tax Requirement” means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

“Special Tax” means a special tax levied in any Fiscal Year on property within CFD No. 2008-1 to pay the Special Tax Requirement.

“Square Foot,” “Square Footage,” or “Square Feet” means the building square footage reflected on the original building permit issued for construction of a building.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 2008-1 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Public Property” means, in any Fiscal Year, all Assessor’s Parcels in CFD No. 2008-1 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

“Tax Zone” means one of the three mutually exclusive tax zones identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

“Tax Zone 1” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 1 and any property annexed into Tax Zone 1 after formation of the CFD.

“Tax Zone 2” means the geographic area that is identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 2 and any property annexed into Tax Zone 2 after formation of the CFD.

“Tax Zone 3” means the geographic areas that are identified by Assessor’s Parcel number in Attachment 1 of this Rate and Method of Apportionment of Special Tax as Tax Zone 3 and any property annexed into Tax Zone 3 after formation of the CFD.

“Unit” means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a single room or unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor’s Parcel number for all Parcels of Taxable Property within CFD No. 2008-1 and shall determine within which Tax Zone each Assessor’s Parcel is located. Upon each annexation of property into CFD No. 2008-1, the Administrator shall update Attachment 1 to include the new Assessor’s Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the

Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2008-1 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. Tax Zone 1

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 1 for Fiscal Year 2008-09 shall be \$0.0771 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

2. Tax Zone 2

The Maximum Special Tax for a Parcel of Developed Property in Tax Zone 2 for Fiscal Year 2008-09 shall be \$0.0211 per Square Foot. On each January 1, commencing January 1, 2009, this Maximum Special Tax shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

3. Tax Zone 3

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 3 of CFD No. 2008-1:

a. Ordinary Use Parcels

**MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$335.81 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$295.51 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$235.06 per Unit
Multi-Family Property	N/A	\$235.06 per Unit
Commercial Property	N/A	The greater of \$973.30 per Acre or \$0.0944 per Square Foot
Hotel Property	N/A	The greater of \$2,688.49 per Acre or \$56.98 per Unit
Industrial Property	N/A	The greater of \$222.20 per Acre or \$0.0351 per Square Foot
Office Property	N/A	The greater of \$851.74 per Acre or \$0.0827 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

*b. Residential Alley Parcels*MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$463.41 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$407.80 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$324.39 per Unit
Multi-Family Property	N/A	\$324.39 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

c. *Decorative Lighting Parcels*MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$360.99 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$317.67 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$252.69 per Unit
Multi-Family Property	N/A	\$252.69 per Unit
Commercial Property	N/A	The greater of \$1,046.30 per Acre or \$0.1015 per Square Foot
Hotel Property	N/A	The greater of \$2,890.13 per Acre or \$61.25 per Unit
Industrial Property	N/A	The greater of \$238.87 per Acre or \$0.0377 per Square Foot
Office Property	N/A	The greater of \$915.62 per Acre or \$0.0889 per Square Foot

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

*d. Additional Load Parcels*MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2008-09)

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,216.63 per Acre or \$0.1180 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$277.75 per Acre or \$0.0439 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

e. Additional Load and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	N/A
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	N/A
Single Family Attached Property	Units greater than 1,200 Square Feet	N/A
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	N/A
Multi-Family Property	N/A	N/A
Commercial Property	N/A	The greater of \$1,289.63 per Acre or \$0.1251 per Square Foot
Hotel Property	N/A	N/A
Industrial Property	N/A	The greater of \$294.42 per Acre or \$0.0465 per Square Foot
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

f. Residential Alley and Decorative Lighting Parcels

**MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2008-09)**

Land Use Class	Square Footage	Maximum Special Tax
Single Family Detached Property	Units greater than 1,200 Square Feet	\$488.60 per Unit
Single Family Detached Property	Units less than or equal to 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units greater than 1,200 Square Feet	\$429.97 per Unit
Single Family Attached Property	Units less than or equal to 1,200 Square Feet	\$342.02 per Unit
Multi-Family Property	N/A	\$342.02 per Unit
Commercial Property	N/A	N/A
Hotel Property	N/A	N/A
Industrial Property	N/A	N/A
Office Property	N/A	N/A

On each January 1, commencing January 1, 2009, the Maximum Special Taxes shown above shall be increased by an amount equal to the percentage increase, if any, in the construction cost index for the San Francisco region for the prior 12-month period (December to December) as published in the Engineering News Record or other comparable source.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have

applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2008-1 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2008-1 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2008-1 that is not Developed Property.

F. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

IDENTIFICATION OF TAX ZONES

Tax Zone	Assessor's Parcels Included in Tax Zone *	Fiscal Year In Which Property Was Added to CFD No. 2008-1
1	077-0050-085	2008-09
2	067-0010-060	2008-09
3	067-0990-001	2008-09
	067-1000-001	2008-09
	072-0500-040	2008-09
	072-0500-041	2008-09

** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs.*

EXHIBIT C

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2008-1
(STREET LIGHTING AND ROAD MAINTENANCE)

ASSESSOR'S PARCEL NUMBERS AND OWNERS OF LAND WITHIN COMMUNITY
FACILITIES DISTRICT

Assessor's
Parcel Nos.

072-0450-062

Names of Property Owners :

Falconer Investment Properties, LLC

MEMORANDUM



ITEM 9.6.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **A RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE SUNRISE PALMS PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Sunrise Palms project and sets a public hearing for September 7, 2021 in the matter.

BACKGROUND

The Council previously approved the Sunrise Palms project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Sunrise Palms project parcel is being annexed into the Stormwater Utility Fee ([Attachment 3](#)). The maintenance services to be funded include the

furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014 by Resolution No. 103 2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2021-2022 are summarized in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on September 7, 2021 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution -Procedures for the Conduct of a Protest Hearing
3. Annexation Map
4. Stormwater Utility Fee- Rate Sheet FY21-22

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS
IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FOR THE SUNRISE PALMS
PROJECT**

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2022-2023, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures"); and

WHEREAS, this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Tuesday, September 7, 2021 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho

ITEM 9.6.

ATTACHMENT 1

Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee. At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in the second paragraph hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A
PROTEST HEARING AND VOTE RELATING TO A PROPOSED
STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee (the "Proposed Stormwater Utility Fee").

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A. Written Report	Page 1
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F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2020-2021.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2021-2022.
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

ITEM 9.6.

ATTACHMENT 2

Exhibit A to the Resolution

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing: Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:
 - (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;
 - (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and
 - (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.
2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:
 - (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;
 - (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;
 - (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote: Determination of a Majority Consent

Pursuant to Government Code Section 53755.S(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

- On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIALBALLOT ENCLOSED."

- The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punch card or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

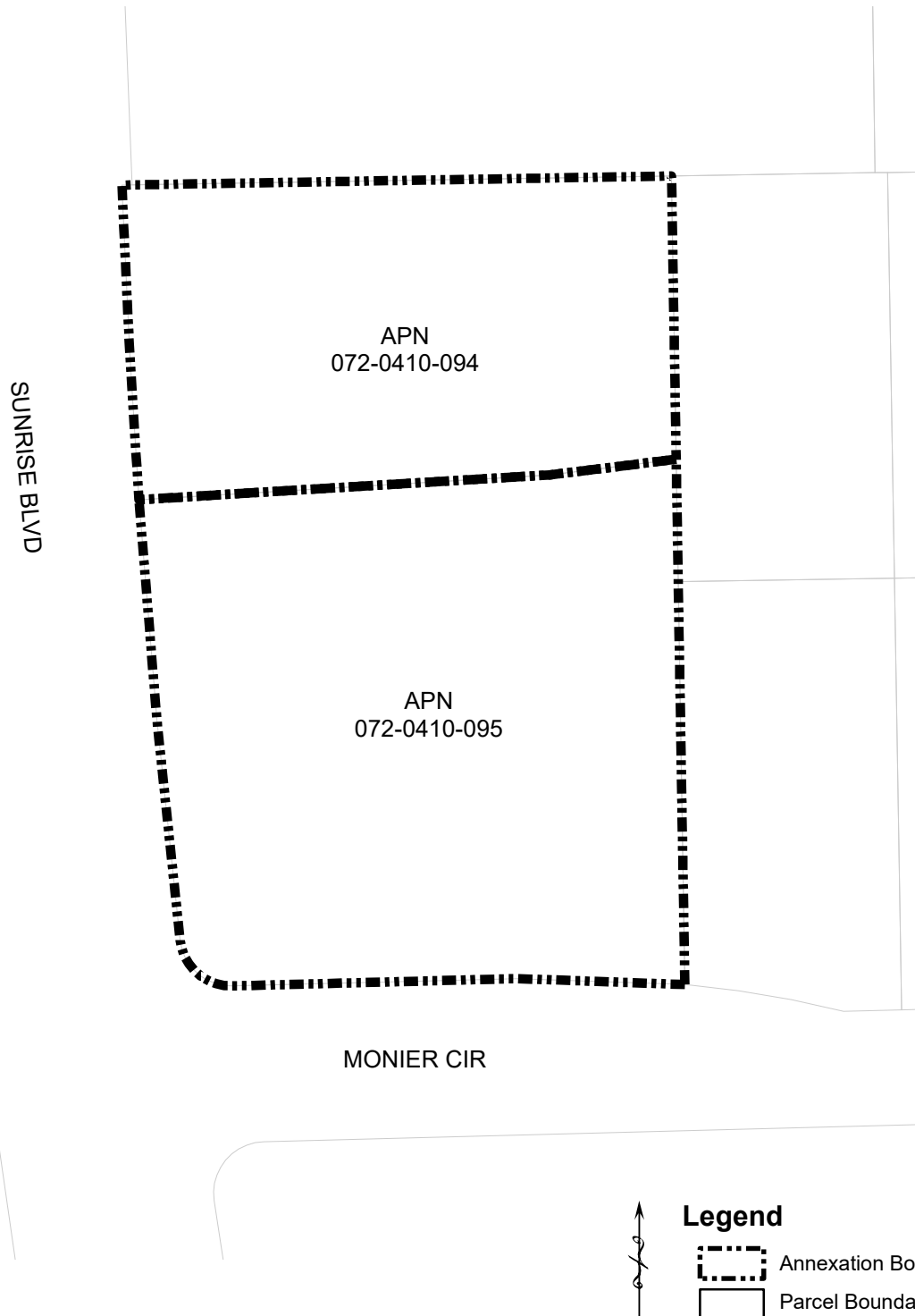
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 27
(SUNRISE PALMS PROJECT)



Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2021-2022:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$137.62
Single Family Residential (SFR2)	0.22	\$151.38
Single Family Residential (SFR3)	0.30	\$161.72
Single Family Residential (SFR4)	0.40	\$172.02
Single Family Residential (SFR5)	1.00	\$172.02
Multi-Family Residential (MFR1)	5.00	\$1,204.35
Commercial	1.00	\$1,290.39
Industrial	1.00	\$1,376.43
Schools	5.00	\$860.26
Private Recreation	1.00	\$430.11
Parks/Greenbelts	2.00	\$172.02
Public Property (with structures)	2.00	\$516.14

MEMORANDUM



ITEM 9.7.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **A RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR THE FALCONER COMMERCIAL BUILDING PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Falconer Commercial Building project and sets a public hearing for September 7, 2021 in the matter.

BACKGROUND

The Council previously approved the Falconer Commercial Building project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owner has submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. The Falconer Commercial Building project parcel is being

annexed into the Stormwater Utility Fee (Attachment 3). The maintenance services to be funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014 by Resolution No. 103 2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2021-2022 are summarized in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on September 7, 2021 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution -Procedures for the Conduct of a Protest Hearing
3. Annexation Map
4. Stormwater Utility Fee- Rate Sheet FY21-22

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS
IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR THE FALCONER
COMMERCIAL BUILDING PROJECT**

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2022-2023, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures"); and

WHEREAS, this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee.

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

1. The foregoing recitals are true and correct and incorporated herein.
2. Notice is hereby given that the City Council designates Tuesday, September 7, 2021 at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho

Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee. At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in the second paragraph hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A
PROTEST HEARING AND VOTE RELATING TO A PROPOSED
STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee (the "Proposed Stormwater Utility Fee").

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A. Written Report	Page 1
B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee	Page 1
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E. Conduct of the Public Hearing; Determination of A Majority Protest	Page 3
F. Conduct Property Owner Vote; Determination of a Majority Protest	Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2020-2021.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

ITEM 9.7.

ATTACHMENT 2 Exhibit A to the Resolution

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last Sacramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

- A reference to filing of the Written Report;
- A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;
- The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;
- The reason for the Proposed Stormwater Utility Fee;
- A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2021-2022.
- The effect of a majority protest; and
- The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

ITEM 9.7.

ATTACHMENT 2 Exhibit A to the Resolution

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing: Determination of a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:
 - (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;
 - (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and
 - (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.
2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:
 - (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;
 - (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;
 - (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote: Determination of a Majority Consent

Pursuant to Government Code Section 53755.S(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

- On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIAL BALLOT ENCLOSED."

- The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

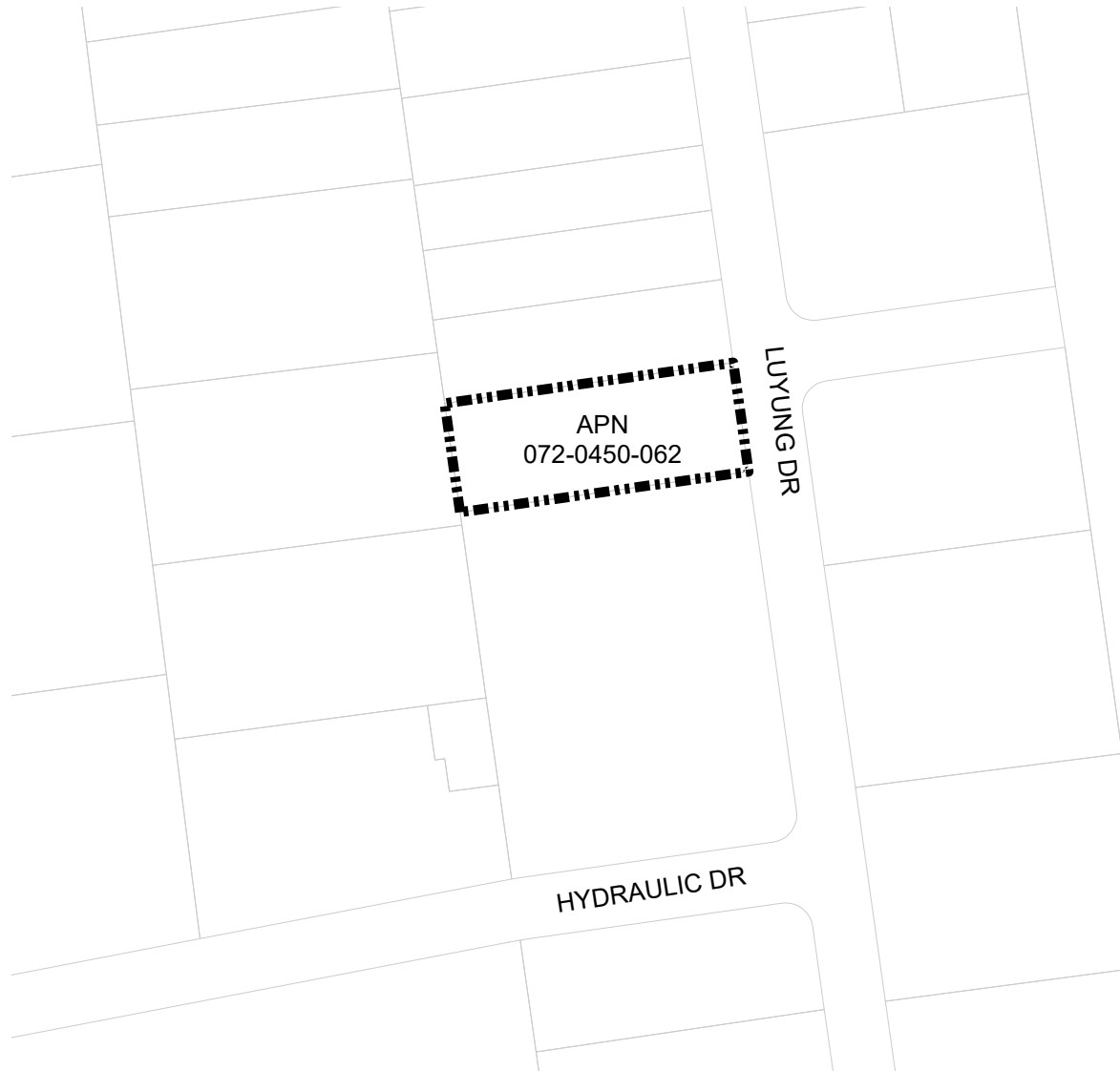
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 28
(FALCONER COMMERCIAL BUILDING PROJECT)

**Legend**

Annexation Boundary

Parcel Boundary

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2021-2022:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$137.62
Single Family Residential (SFR2)	0.22	\$151.38
Single Family Residential (SFR3)	0.30	\$161.72
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Single Family Residential (SFR5)	1.00	\$172.02
Multi-Family Residential (MFR1)	5.00	\$1,204.35
Commercial	1.00	\$1,290.39
Industrial	1.00	\$1,376.43
Schools	5.00	\$860.26
Private Recreation	1.00	\$430.11
Parks/Greenbelts	2.00	\$172.02
Public Property (with structures)	2.00	\$516.14

MEMORANDUM



ITEM 9.8.

DATE: August 16, 2021
TO: Honorable Mayor and Council Members
FROM: Kim Juran, Administrative Services Director
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH INFINITY TECHNOLOGIES IN THE AMOUNT OF \$1,019,400 TO PROVIDE GEOGRAPHIC INFORMATION SYSTEM (GIS) CONSULTING SERVICES**

RECOMMENDATION

Adopt the Resolution authorizing the City Manager to enter into a Contract with Infinity Technologies for GIS Services.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute a professional services agreement with Infinity Technologies to provide GIS consulting services in an amount not to exceed \$1,019,400 through September 30, 2024.

BACKGROUND

The City has been contracting for Geographic Information Services (GIS) since 2013. Contracting for GIS services enables the City to work with a seasoned team of GIS professionals with a variety of skill levels to provide GIS support services to staff and information to the community through the City's GIS web portal. While the City has historically contracted with Interwest Consulting for these services, the company's long standing GIS team is in the process of transitioning to Infinity Technologies. Due to this transition, the City is interested in entering into a contract with Infinity Technologies for the ongoing provision of GIS support services. The new contract with Infinity Technologies combines two previously separate agreements for City GIS services and Public Works GIS services into one and maintains the same hourly rates and annual hours as the previous contract with Interwest.

This contract for GIS support encompasses gathering data for analysis, support for the Growing Strong Neighborhoods program, and GIS integration with the City's land management system. In addition, the City of Rancho Cordova owns many thousands of roadway and storm drain

assets that form the foundation of safety and transportation in our City. GIS services provided to the City and Public Works Department enables staff to visually track the location and condition of our assets contributing to increased safety and beauty in the City. The contract provides for support from a combination of skill levels as needed including a GIS Manager, GIS analysts, and GIS technicians depending on the scope and complexity of the assignment. The term of the contract is through September 30, 2024.

FISCAL IMPACT AND FUNDING SOURCE

The agreement is established in an amount not to exceed \$1,019,400 over the course of the next three years and will be funded by the City's General Fund. The annual amount of these services, \$339,800, is included in the adopted budget.

ATTACHMENT(S)

1. Resolution
2. 279-2021 GIS Professional Services Agreement Infinty Tech

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 A
PROFESSIONAL SERVICES AGREEMENT WITH INFINITY TECHNOLOGIES IN THE
AMOUNT OF \$1,019,400 TO PROVIDE GEOGRAPHIC INFORMATION SYSTEM (GIS)
CONSULTING SERVICES**

WHEREAS, the City has been contracting for GIS consulting services since 2013; and

WHEREAS, the City wishes to execute a new agreement for the continuation of GIS consulting services; and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the agreement.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to Execute a Professional Services Agreement with Infinity Technologies in the Amount of \$1,019,400 to Provide Geographic Information System (GIS) consulting services through September 30, 2024 in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
INFINITY TECHNOLOGIES**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Infinity Technologies, a Geographic Information System contractor ("Professional") as of September 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 September 30, 2024 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 \$1,019,400, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional

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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

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.** No reimbursable expenses are allowed through this contract. 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

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 90 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.

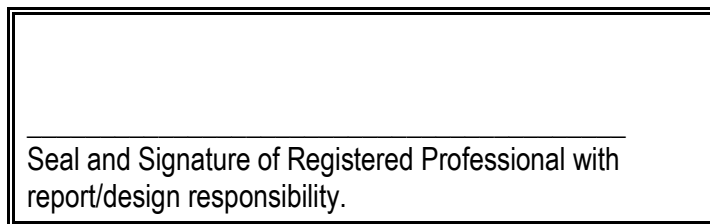
- 10.8 **Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 **Contract Administration.** This Agreement shall be administered by the City's Administrative Services Director ("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:
Infinity Technologies
Attn: Mohammad Ahmed, President
PO Box 582404
Elk Grove, CA 95758

Email Address (for Insurance Update Requests)
mdumford@inftechnologies.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Administrative Services Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

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



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

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

Mohammad Ahmed, President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

EXHIBIT A
SCOPE OF SERVICES



INFINITY TECHNOLOGIES

You need IT, we got IT



EXHIBIT A

Scope of Work For: Enterprise GIS Support

Introduction

The City of Rancho Cordova is interested in partnering with Infinity Technologies to provide GIS services to support their Enterprise GIS system. This would provide a continuity of services as past GIS support was provided by Interwest staff which are now employed with Infinity Technologies.

Work will be performed through tasks that will be billed for hourly work. These are noted in the scope of work below.

Scope of Work

The scope of work is divided into (2) sections. One for all GIS Support not including Public Works. The second for all GIS support focused on Public Works. Organizing the sections in this way helps to delineate the specific more focused work on GIS requirements within Public Works.

All Departments (not including Public Works)

	GIS TASK DESCRIPTIONS	PERCENTAGE OF TIME
1	GIS support of general requests that come from working units such as Economic Development, Finance, City Manager Office, Council Office, Planning, Building, and Code Enforcement. Work includes creating new data layers, making maps, analysis, reports, etc ...	25%
2	Currently there are 3 internal staff only mapping applications (Planning, Public Works, Finance) and 6 external public mapping applications. This task will focus on maintaining and improving the internal and external GIS mapping applications. Creating new applications, adding new content, and new functionality are examples of tasks that will be performed.	15%

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3	Task will focus on maintaining various GIS map layers. Layers include addresses, street centerlines, subdivisions, finance layers, zoning, etc.....	10%
4	This task will focus on GIS mapping and data integration efforts with the new EnerGov system. As new modules rollout, tasks will include meeting with EnerGov technical team to explore additional map/data integration with GIS, functional integration between the two systems, testing, and improved cartographic look and feel.	10%
5	Assist Public Works with GIS asset management integration with Tyler Enterprise Asset Management, EAM - 2022	10%
6	GIS support and engagement with Growing Strong Neighborhoods initiatives. Support will include meeting attendance, data dashboard enhancements/maintenance, and special projects.	10%
7	Sacramento County has recently completed spatial upgrades to the parcel base map. Rancho Cordova GIS staff have completed adjustments to city specific priority 1 map layers to match the new parcel base map. This task will focus on additional work that needs to be done on priority 2 and 3 map layers.	5%
8	Training with City staff on use of GIS tools and technology	5%
9	Maintain an Open Data portal that allows local agencies to share GIS data with the public and businesses. The data can be shared via downloads and web services that could integrate with other web products.	5%
10	Continue to attend Regional GIS Meetings as a representative of Rancho Cordova interests. Work will include the procurement and evaluation of updated high resolution aerial imagery.	5%

Public Works Department

BILLING CATEGORY	GIS TASK DESCRIPTIONS	PERCENTAGE OF TIME
CIP Projects	Maps for CIP book, project maps, updates upon project completion, record drawings	10%
Development Support	Record drawings, easements, addresses , subdivisions, base updates	20%



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Maintenance Support/Assets	Capture and maintenance of street light infrastructure, including streetlights, signals, landscaping, etc. May include work with Asset Management GIS integration.	25%
Water Resources Support/Drainage Assets	Maps and analysis, drainage asset capture to support water resources and Stormwater program. May include work with CCTV pipe inspection integration with GIS	20%
General PW Support	Maps, data analysis, and reports. WebGIS application maintenance and upgrades for Public Works	20%
General City Support	admin, GIS request from other departments, supplies management, All Hands and City event planning, support, and participation, General GIS for city needs	5%

EXHIBIT B
COMPENSATION SCHEDULE



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EXHIBIT B

Compensation Schedule: Enterprise GIS Support

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

Resource	Location	Annual Resource Hours	Hourly Rate	Annual Resource Costs
GIS Manager	Information Technology	800	\$135.00	\$108,000
GIS Analyst	Information Technology	600	\$95	\$57,000
GIS Analyst	Public Works	800	\$95	\$76,000
GIS Technician	Public Works	1,400	\$65	\$91,000
Sr. GIS Analyst	IT/Public Works	60	\$130.00	\$7,800
TOTALS		Annual Total		\$339,800

- An Interwest **GIS Manager** working with IT will be on-site for a scheduled minimum of 16 hours.
- An Interwest **GIS Analyst** working with IT will be on-site for a schedule minimum of 12 hours.
- A combination of a **GIS Analyst** and **GIS Technician** working with Public Works will be on-site for a scheduled average of 44 hours per week.
- Other Interwest GIS staff may be requested to work on select GIS work tasks. This type of work will be an on on-call basis.

Form (Rev. September 2007) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification	Give form to the requester. Do not send to the IRS.			
Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)				
	Business name, if different from above				
	Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership ☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ ----- ☐ Exempt payee ☐ Other (see instructions) ▶				
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)			
	City, state, and ZIP code				
List account number(s) here (optional)					
Part I Taxpayer Identification Number (TIN)					
Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3. Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Social security number</td> </tr> <tr> <td style="text-align: center;">or</td> </tr> <tr> <td style="text-align: center;">Employer identification number</td> </tr> </table>			Social security number	or	Employer identification number
Social security number					
or					
Employer identification number					
Part II Certification					
Under penalties of perjury, I certify that:					
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and 3. I am a U.S. citizen or other U.S. person (defined below).					
Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; vertical-align: top;"> Sign Here </td> <td style="width: 60%;"> Signature of U.S. person ▶ </td> <td style="width: 25%;"> Date ▶ </td> </tr> </table>			Sign Here	Signature of U.S. person ▶	Date ▶
Sign Here	Signature of U.S. person ▶	Date ▶			
General Instructions					
Section references are to the Internal Revenue Code unless otherwise noted.					
Purpose of Form					
A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.					
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:					
1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued), 2. Certify that you are not subject to backup withholding, or 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.					
Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.					
Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:					
• An individual who is a U.S. citizen or U.S. resident alien, • A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, • An estate (other than a foreign estate), or • A domestic trust (as defined in Regulations section 301.7701-7).					
Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.					
The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:					
• The U.S. owner of a disregarded entity and not the entity,					

- The U.S. grantor or other owner of a grantor trust and not the trust, and
- The U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person, do not use Form W-9. Instead, use the appropriate Form W-8 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the recipient has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity not subject to backup withholding, give the requester the appropriate completed Form W-8.

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),
3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the instructions below and the separate Instructions for the Requester of Form W-9.

Also see *Special rules for partnerships* on page 1.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Name

If you are an individual, you must generally enter the name shown on your income tax return. However, if you have changed your last name, for instance, due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

If the account is in joint names, list first, and then circle, the name of the person or entity whose number you entered in Part I of the form.

Sole proprietor. Enter your individual name as shown on your income tax return on the "Name" line. You may enter your business, trade, or "doing business as (DBA)" name on the "Business name" line.

Limited liability company (LLC). Check the "Limited liability company" box only and enter the appropriate code for the tax classification ("D" for disregarded entity, "C" for corporation, "P" for partnership) in the space provided.

For a single-member LLC (including a foreign LLC with a domestic owner) that is disregarded as an entity separate from its owner under Regulations section 301.7701-3, enter the owner's name on the "Name" line. Enter the LLC's name on the "Business name" line.

For an LLC classified as a partnership or a corporation, enter the LLC's name on the "Name" line and any business, trade, or DBA name on the "Business name" line.

Other entities. Enter your business name as shown on required federal tax documents on the "Name" line. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on the "Business name" line.

Note. You are requested to check the appropriate box for your status (individual/sole proprietor, corporation, etc.).

Exempt From Backup Withholding

If you are exempt, enter your name as described above and check the appropriate box for your status, then check the "Exempt from backup withholding" box in the line following the business name, sign and date the form.

Generally, individuals (including sole proprietors) are not exempt from backup withholding. Corporations are exempt from backup withholding for certain payments, such as interest and dividends.

Note. If you are exempt from backup withholding, you should still complete this form to avoid possible erroneous backup withholding.

Exempt payees. Backup withholding is not required on any payments made to the following payees:

1. An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2),
 2. The United States or any of its agencies or instrumentalities,
 3. A state, the District of Columbia, a possession of the United States, or any of their political subdivisions or instrumentalities,
 4. A foreign government or any of its political subdivisions, agencies, or instrumentalities, or
 5. An international organization or any of its agencies or instrumentalities.
- Other payees that may be exempt from backup withholding include:
6. A corporation,
 7. A foreign central bank of issue,
 8. A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States,
 9. A futures commission merchant registered with the Commodity Futures Trading Commission,
 10. A real estate investment trust,
 11. An entity registered at all times during the tax year under the Investment Company Act of 1940,
 12. A common trust fund operated by a bank under section 584(a),
 13. A financial institution,
 14. A middleman known in the investment community as a nominee or custodian, or
 15. A trust exempt from tax under section 664 or described in section 4947.

The chart below shows types of payments that may be exempt from backup withholding. The chart applies to the exempt recipients listed above, 1 through 15.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt recipients except for 9
Broker transactions	Exempt recipients 1 through 13. Also, a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker
Barter exchange transactions and patronage dividends	Exempt recipients 1 through 5
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt recipients 1 through 7

¹See Form 1099-MISC, Miscellaneous Income, and its instructions.

²However, the following payments made to a corporation (including gross proceeds paid to an attorney under section 6045(f), even if the attorney is a corporation) and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, and payments for services paid by a federal executive agency.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited liability company (LLC)* on page 2), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local Social Security Administration office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting www.irs.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded domestic entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, and 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). Exempt recipients, see *Exempt From Backup Withholding* on page 2.

Signature requirements. Complete the certification as indicated in 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ³
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ⁴
5. Sole proprietorship or disregarded entity owned by an individual	The owner ⁴
For this type of account:	Give name and EIN of:
6. Disregarded entity not owned by an individual	The owner
7. A valid trust, estate, or pension trust	Legal entity ⁴
8. Corporate or LLC electing corporate status on Form 8832	The corporation
9. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
10. Partnership or multi-member LLC	The partnership
11. A broker or registered nominee	The broker or nominee
12. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or "DBA" name on the second name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see Special rules for partnerships on page 1.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons who must file information returns with the IRS to report interest, dividends, and certain other income paid to you, mortgage interest you paid, the acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA, or Archer MSA or HSA. The IRS uses the numbers for identification purposes and to help verify the accuracy of your tax return. The IRS may also provide this information to the Department of Justice for civil and criminal litigation, and to cities, states, the District of Columbia, and U.S. possessions to carry out their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You must provide your TIN whether or not you are required to file a tax return. Payers must generally withhold 28% of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to a payer. Certain penalties may also apply.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, social security number (SSN), or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

Call the IRS at 1-800-829-1040 if you think your identity has been used inappropriately for tax purposes.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS personal property to the Treasury Inspector General for Tax Administration at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.consumer.gov/idtheft or 1-877-IDTHEFT(438-4338).

Visit the IRS website at www.irs.gov to learn more about identity theft and how to reduce your risk.

YEAR	Withholding Exemption Certificate	CALIFORNIA FORM
2010	(This form can only be used to certify exemption from nonresident withholding under California R&TC Section 18662. Do not use this form for exemption from wage withholding.)	590
File this form with your withholding agent. (Please type or print)		
Withholding agent's name _____		
Vendor/Payee's name _____		Vendor/Payee's ☐ SSN or ITIN ☐ SOS file no. ☐ CA corp. no. ☐ FEIN
Address (number and street, PO Box, or PMB no.) _____		Apt. no./ Ste. no. _____
City _____	State _____	ZIP Code _____

Read the following carefully and check the box that applies to the vendor/payee.

I certify that for the reasons checked below, the entity or individual named on this form is exempt from the California income tax withholding requirement on payment(s) made to the entity or individual.

☐ **Individuals — Certification of Residency:**
I am a resident of California and I reside at the address shown above. If I become a nonresident at any time, I will promptly notify the withholding agent. See instructions for General Information D, Who is a Resident, for the definition of a resident.

☐ **Corporations:**
The above-named corporation has a permanent place of business in California at the address shown above or is qualified through the California Secretary of State (SOS) to do business in California. The corporation will file a California tax return and withhold on payments of California source income to nonresidents when required. If this corporation ceases to have a permanent place of business in California or ceases to do any of the above, I will promptly notify the withholding agent. See instructions for General Information F, What is a Permanent Place of Business, for the definition of permanent place of business.

☐ **Partnerships or Limited Liability Companies (LLC):**
The above-named partnership or LLC has a permanent place of business in California at the address shown above or is registered with the California SOS, and is subject to the laws of California. The partnership or LLC will file a California tax return and will withhold on foreign and domestic nonresident partners or members when required. If the partnership or LLC ceases to do any of the above, I will promptly inform the withholding agent. For withholding purposes, a Limited Liability Partnership (LLP) is treated like any other partnership.

☐ **Tax-Exempt Entities:**
The above-named entity is exempt from tax under California R&TC Section 23701 _____ (insert letter) or Internal Revenue Code Section 501(c) _____ (insert number). The tax-exempt entity will withhold on payments of California source income to nonresidents when required. If this entity ceases to be exempt from tax, I will promptly notify the withholding agent. Individuals cannot be tax-exempt entities.

☐ **Insurance Companies, IRAs, or Qualified Pension/Profit Sharing Plans:**
The above-named entity is an insurance company, IRA, or a federally qualified pension or profit-sharing plan.

☐ **California Trusts:**
At least one trustee and one noncontingent beneficiary of the above-named trust is a California resident. The trust will file a California fiduciary tax return and will withhold on foreign and domestic nonresident beneficiaries when required. If the trustee becomes a nonresident at any time, I will promptly notify the withholding agent.

☐ **Estates — Certification of Residency of Deceased Person:**
I am the executor of the above-named person's estate. The decedent was a California resident at the time of death. The estate will file a California fiduciary tax return and will withhold on foreign and domestic nonresident beneficiaries when required.

☐ **Nonmilitary Spouse of a Military Servicemember:**
I am a nonmilitary spouse of a military servicemember and I meet the Military Spouse Residency Relief Act (MSRRA) requirements. See instructions for General Information E, MSRRA.

CERTIFICATE: Please complete and sign below.

Under penalties of perjury, I hereby certify that the information provided in this document is, to the best of my knowledge, true and correct. If conditions change, I will promptly notify the withholding agent.

Vendor/Payee's name and title (type or print) _____ Daytime telephone no. _____

Vendor/Payee's signature ► _____ Date _____

- A spouse shall not be deemed to have acquired a residence or domicile in any other state solely by reason of being there to be with the servicemember serving in compliance with military orders

Domicile is defined as the one place:

- Where you maintain a true, fixed and permanent home
- To which you intend to return whenever you are absent

A military servicemember's nonmilitary spouse is considered a nonresident for tax purposes if the servicemember and spouse have the same domicile outside of California and the spouse is in California solely to be with the servicemember who is serving in compliance with Permanent Change of Station orders (Note: California may require nonmilitary spouses of military servicemembers to provide proof that they meet the criteria for California personal income tax exemption as set forth in the MSRRRA).

For assistance in determining whether the applicant meets the MSRRRA requirements, get FTB Pub. 1032, Tax Information for Military Personnel.

F What Is a Permanent Place of Business

A corporation has a permanent place of business in California if it is organized and existing under the laws of California or if it is a foreign corporation qualified to transact intrastate business by the California SOS. A corporation that has not qualified to transact intrastate business (e.g., a corporation engaged exclusively in interstate commerce) will be considered as having a permanent place of business in California only if it maintains a permanent office in California that is permanently staffed by its employees.

G Withholding Agent

Keep Form 590 for your records. Do not send this form to the FTB unless it has been specifically requested.

For more information, contact Withholding Services and Compliance, see General Information H.

The vendor/payee must notify the withholding agent if any of the following situations occur:

- The individual vendor/payee becomes a nonresident.
- The corporation ceases to have a permanent place of business in California or ceases to be qualified to do business in California.
- The partnership ceases to have a permanent place of business in California.
- The LLC ceases to have a permanent place of business in California.
- The tax-exempt entity loses its tax-exempt status.

The withholding agent must then withhold and report the withholding using Form 592, Resident and Nonresident Withholding Statement, and remit the withholding using Form 592-A, Payment Voucher for Foreign Partner or Member Withholding. Form 592-B, Resident and Nonresident Withholding Tax Statement, is retained by the withholding agent and a copy is given to the payee.

H Publications, Forms, and Additional Information

You can download, view, and print California tax forms and publications at ftb.ca.gov.

To have publications or forms mailed to you or to get additional nonresident withholding information, contact the Withholding Services and Compliance.

WITHHOLDING SERVICES AND
COMPLIANCE MS F182
FRANCHISE TAX BOARD
PO BOX 942867
SACRAMENTO CA 94267-0651

Telephone: 888.792.4900

916.845.4900

Fax: 916.845.9512

For all other questions unrelated to withholding or to access the TTY/TDD numbers, see the information below.

Internet and Telephone Assistance

Website: ftb.ca.gov

Telephone: 800.852.5711 from within the United States
916.845.6500 from outside the United States

TTY/TDD: 800.822.6268 for persons with hearing or speech impairments

Asistencia Por Internet y Teléfono

Sitio web: ftb.ca.gov

Teléfono: 800.852.5711 dentro de los Estados Unidos
916.845.6500 fuera de los Estados Unidos

TTY/TDD: 800.822.6268 personas con discapacidades auditivas y del habla

ITEM 9.8.

ATTACHMENT 2

841.1001 3081732.1

841.1001 1751412.3

MEMORANDUM



ITEM 10.1.

DATE: August 16, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager
Darcy Goulart, Planning Manager

SUBJECT: AN ORDINANCE AMENDING TITLE 23 ZONING CODE, ARTICLE 1 ADMINISTRATION, SECTION 104 APPROVAL AUTHORITY, SECTION 110 APPLICATION PROCESSING AND ADD SECTION 141 MAJOR DESIGN REVIEW; ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, SECTION 710 HOUSING INCENTIVES AND ADD SECTION 707 OBJECTIVE DESIGN STANDARDS; AND ARTICLE 9, SPECIFIC USE PROVISIONS, REPEAL AND REPLACE SECTION 901 ACCESSORY DWELLING UNITS; AND A RESOLUTION ADOPTING CITYWIDE MULTIFAMILY HOUSING DESIGN GUIDELINES

RECOMMENDATION

Waive the first reading and introduce the Ordinance and adopt the Resolution.

RESULT OF RECOMMENDED ACTION

The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend several sections of Title 23 Zoning, repeal and replace Section 901 Accessory Dwelling Units to comply with new State laws and add two new sections. The amended sections of Title 23 would be: Section 710 Housing Incentives, Section 104 Approval Authority, Section 110 Application Processing, Section 141 Major Design Review to comply with new housing legislation. The two sections being added are Chapter 23.707 Objective Design Standards to establish objective design criteria for qualifying housing projects, and Chapter 23.137 Multifamily Streamlined Design Review to create a new process for streamlined projects under Chapter 23.707 and the Multifamily Design Guidelines.

Adopting the Resolution will amend the City's Design Guidelines to incorporate the Multifamily Design Guidelines document produced by Torti Gallas and Partners (TG+P) for eligible multifamily family housing projects into the City's Design Guidelines and will supersede the City's existing Design Guidelines for multifamily housing projects.

BACKGROUND AND ANALYSIS

In Fall 2020, the City of Rancho Cordova began updating the City's Zoning Code, working under an SB-2 grant from the State of California Department of Housing and Community Development. Staff and the City's consultants, Interwest Consulting Group (Interwest) and TG+P, have

completed the final drafts of the updates, which are the subject of this item for first reading or adoption.

The majority of the amendments are related to recent changes in State housing law that require the City to amend its Zoning Code. Below are discussions of major changes that staff presented to the Council for preliminary review on June 29, 2021. Council provided final comments and directed staff to return these items for formal consideration. Attachment 3 of this report includes the proposed amendments in a track change format.

Accessory Dwelling Unit (ADU) Ordinance Update

Changes to ADU laws over the past few years reduce barriers to homeowners constructing ADU's. This includes streamlining the approval process and expanding the capacity to accommodate the development of ADUs and junior accessory dwelling units (JADU's). The City's current ADU regulations were reviewed for consistency with recent ADU legislation. An updated Section 23.901.060 Accessory Dwelling Units and Section 23.901.065 Junior Accessory Dwelling Units has been prepared to ensure the regulations meet new State ADU requirements.

Housing Density Bonus Update

California's Density Bonus Law provides housing developers with tools to encourage the development of much needed affordable and senior housing. New legislation that took effect on January 1, 2021 provides for up to a 50% density bonus to be granted to housing projects consisting of a mix of affordable and market-rate homes, up from the previous maximum 35% density bonus for mixed income developments.

The new legislation, Assembly Bill 2345, lowers some thresholds for obtaining incentives and concessions from local jurisdictions. It also reduces parking requirements for affordable housing projects. Furthermore, AB 2345 amends the Density Bonus Law to provide local governments discretion to grant additional waivers or reductions in development standards for projects located within a one-half mile radius of a major transit stop. Chapter 23.710 Housing Incentives/Density Bonus Provisions has been amended to comply with the new State law changes.

Streamlined Review and Processing of Housing under SB 330

Senate Bill 330 (SB 330), the Housing Crisis Act, requires that cities modify their practices related to the review of housing projects. Cities are required to compile a preliminary application checklist that specifies what is required to complete a development application. Jurisdictions cannot require an applicant to provide additional items not already on the checklist.

SB 330 also shortens the decision timeframe for housing projects to 90 days following Council certification of an Environmental Impact Report, and to 60 days for low-income projects seeking tax credits or public funding. SB 330 also limits the number of public hearings for a multi-family project (five total).

Revisions are proposed to the following Zoning Code chapters to comply with the requirements of SB 330 and SB 35:

Chapter 23.104: Approval Authority

Chapter 23.110: Application Processing

Chapter 23.137: Multifamily Streamlined Design Review Permit establishes procedures for review
Chapter 23.141 Major Design Review

SB 35 Objective Design Standards

Senate Bill 35 (SB 35) established that certain qualifying residential projects must be reviewed in an expedited manner, cannot be subject to a discretionary review, and can only be required to comply with objective design standards.

Currently, the City relies on its adopted Design Guidelines as the standard of review for development applications. Many of the multi-family residential provisions of the Design Guidelines are not presented as objective design standards and therefore the City lacks the regulatory standards for ensuring high quality development for projects that qualify for review under SB 35.

A new chapter of the Zoning Code (Chapter 23.707) has been prepared with objective design standards for eligible multifamily projects. The subjective design guidance of the City's existing multi-family Design Guidelines was reviewed and incorporated into the new objective design standards, where feasible. Additional objective design standards were prepared relying in part on the recent work of TG+P and also in part on best practices developed in response to SB 35. The proposed objective design and development standards address the following:

- Site design and compatibility with existing context
- Building design and materials
- Building massing
- Open space and landscaping
- Accessory building elements such as walls, fencing, and refuse screening

Streamlined Review for Non-SB 35 Projects

For multi-family projects that are not eligible for review under SB 35, a separate option for a streamlined review is proposed as part of the new Chapter 23.137. Housing projects that do not qualify for review under SB 35 would be reviewed for consistency with the updated Multi-family Design Guidelines prepared by TG+P. Under this new review procedure, a multi-family residential project that is found to be substantially consistent with the City's Multi-family Design Guidelines would be processed administratively, at a staff level only. This review process would be completed following the procedures of the new Multi-Family Streamlined Design Review Permit similar to an SB 35 review.

Projects that are found to not be substantially consistent with the Multi-family Design Guidelines would be subject to the Major Design Review process and would be presented to the City Council for consideration. These projects would still be reviewed using the TG+P Multi-family Design Guidelines but would have the more flexible findings provided in the City's existing Major Design Review process.

Multi-Family Design Guidelines

Since June of 2020 staff and consultant TG+P have been working to create a new set of design guidelines for multi-family housing projects (from duplexes to high density housing) that would have the ability for an administrative approval process as described above and in Attachment 5.

Additional benefits of this project are to increase certainty of project approval, accelerate the project approval timeline and serve as architectural inspiration to, directly or indirectly, elevate the architectural variety and quality in the City of Rancho Cordova.

Staff and TG+P presented this project to City Council at various meetings to receive direction on the architectural styles, building types, and guidelines. This final draft incorporates this direction and is being presented for final for adoption.

FISCAL IMPACT

This planning and architectural effort for the Zoning Code Update is funded by the City's SB-2 planning grant. There is no direct fiscal impact to the City.

ATTACHMENT

1. Ordinance
2. Exhibit A to the Ordinance
3. Amendments in Track Changes
4. Resolution
5. Exhibit A to the Resolution - Multi-Family Design Guidelines

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

AN ORDINANCE AMENDING TITLE 23 ZONING CODE, ARTICLE 1 ADMINISTRATION, SECTION 104 APPROVAL AUTHORITY, SECTION 110 APPLICATION PROCESSING AND ADD SECTION 141 MAJOR DESIGN REVIEW; ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, SECTION 710 HOUSING INCENTIVES AND ADD SECTION 707 OBJECTIVE DESIGN STANDARDS; AND ARTICLE 9, SPECIFIC USE PROVISIONS, REPEAL AND REPLACE SECTION 901 ACCESSORY DWELLING UNITS; AND A RESOLUTION ADOPTING CITYWIDE MULTIFAMILY HOUSING DESIGN GUIDELINES THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, certain amendments to Title 23 (Zoning Code), Article 1, Administration, Article 7 Site Planning and Development Standards and Article 9 Specific Use Provisions which provide clarification of approval authority, processing and permit procedures for the multifamily housing streamlined design review permit process and updated accessory dwelling unit provisions that are consistent with State law; and

WHEREAS, on August 16, 2021 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of approval authority, processing and permit procedures for the multifamily housing streamlined design review permit process and updated accessory dwelling unit provisions that are consistent with State law. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. The proposed amendment is consistent with the General Plan. The attached Municipal Code Amendments (“Amendment”) are consistent with the General Plan. The amendments would provide clarification of approval authority, processing and permit procedures for the multifamily housing streamlined design review permit process and updated accessory dwelling unit provisions that are consistent with State law. Additionally, modifications to the permit requirement would provide a mechanism to streamline the construction of multifamily projects, consistent with the Housing Elements goals and policies to facilitate this type of construction, as well as provide consistency with State law.

C. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The attached amendments would provide clarification of approval authority, processing and permit procedures for the multifamily housing streamlined design review permit process and updated accessory dwelling unit provisions that are consistent with State law. Additionally, modifications to the permit requirement would provide a mechanism to streamline the construction of multifamily projects, consistent with the Housing Elements goals and policies to facilitate this type of construction, as well as provide consistency with State law. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. The proposed amendments are internally consistent with other applicable provisions of this zoning code. The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 23 Zoning Code

The City Council hereby adopts the amendments to Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in Exhibit A to this ordinance.

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

ITEM 10.1.

ATTACHMENT 1

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Rancho Cordova

Municipal Code Amendments

Title 23, Zoning Code

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.104**APPROVAL AUTHORITY**

Sections:

- 23.104.010 Purpose.
- 23.104.020 Planning agency.
- 23.104.030 Recommending and approval authority.
- 23.104.040 Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.
2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.
3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council for final decisions with specific findings. A public hearing is required. Decisions of the council are not subject to appeal.
4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director

ITEM 10.1.**ATTACHMENT 2
Exhibit A to the Ordinance**

makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority "F" = Final Approval Authority "A" = Appeal Body "R" = Recommendation	
			Director	Council
Zoning Certification	Nondiscretionary	No	F ⁽²⁾	
Temporary Use Permit	Nondiscretionary	No	F	
Similar Use Determination	Limited Discretion	No	F	A
Unified Sign Program	Limited Discretion	No ⁽¹⁾	F	A
Administrative Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Reasonable Accommodation	Limited Discretion	No ⁽¹⁾	F	A
Adjustment	Limited Discretion	No ⁽¹⁾	F	A
Nonconforming Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Minor Design Review	Limited Discretion	No ⁽¹⁾	F	A
Multifamily Housing Streamlined Design Review Permit	Limited Discretion	No ⁽¹⁾	F	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	Council	R	F
Major Design Review	Discretionary (Quasi-Judicial)	Council	R	F
Variance	Discretionary (Quasi-Judicial)	Council	R	F
Special Planning Areas	Discretionary (Legislative)	Council	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	F
Specific Plans	Discretionary (Legislative)	Council	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	F
Development Agreements	Discretionary (Legislative)	Council	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).

(2) See RCMC 23.113.090.

[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the council for action.

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

A. Referral. The director may refer any item to council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Council Review. The council shall review the referred item at a noticed meeting and take one of the following actions:

1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.
2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).
2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)]

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.110**APPLICATION PROCESSING**

Sections:

- 23.110.010 Purpose and applicability.
- 23.110.020 Consolidated review.
- 23.110.030 Initiation of application.
- 23.110.040 Application requirements.
- 23.110.050 Determination of completeness.
- 23.110.060 Withdrawal of land use application.
- 23.110.070 Extension of land use entitlement.
- 23.110.080 Environmental assessment.
- 23.110.090 Pre-application conference.
- 23.110.100 Neighborhood meeting.
- 23.110.110 Notice of pending director determination and opportunity to request hearing.
- 23.110.120 Notice of public hearing.
- 23.110.130 Public hearing procedures.
- 23.110.140 Notice of decision.
- 23.110.150 Transfer of approval rights.
- 23.110.160 Appeals.
- 23.110.170 Council call-ups.
- 23.110.180 Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or
2. Council action passed by a simple majority of the entire council.

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;
2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;
3. The director; or
4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

E. Application Requirements for Multi-Family Housing Development Projects. A Multi-Family Housing application form provided by the City shall be submitted for the review of multi-family housing development projects (as defined in Government Code Section 65589).

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

F. The City has 30 days to consider the completeness of a application for a housing development project (as defined in Government Code Section 65589). If the City determines that the application for the housing development project

ITEM 10.1.

ATTACHMENT 2 Exhibit A to the Ordinance

is still not complete (pursuant to Government Code section 65943), the applicant must submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. Once the applicant has provided the required information to complete an application, the application shall be determined to be complete.

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

For multi-family housing or mixed-use projects (with two-thirds of the development as residential) that require an EIR, the City must approve or deny the project within 90 days after the project is EIR certified. If the project includes affordable housing with public financing, the City must approve or deny a project within 60 days after the project is EIR certified.

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.

2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

- a. Map depicting the location of subject property.
- b. Visual description of the project including a site plan and elevation drawings of any structure.
- c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.
- d. The expected or anticipated impacts from development.
- e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.
- f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within

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proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;
2. The planned date of determination to be taken by the director;
3. A brief statement explaining the criteria and standards to be considered relevant to the decision;
4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and
5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.
2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.
5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.
6. By mailing or delivering to any person who has filed a written request with the department.
7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.
8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

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23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and
2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.
2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.
3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

D. Public Hearing Limits for a Qualifying Development Projects

1. Limit on Number of Public Hearings. No more than five hearings shall be held to consider and approve or disapprove a qualifying housing development project that complies with all applicable general plan, zoning, and objective design standards in effect at the time an application is deemed complete.

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;
2. The action taken by the director;
3. A brief statement explaining the criteria and standards considered relevant to the decision;
4. A statement of the standards relied upon in rendering the decision;
5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and
6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and
2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.

Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.

A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and
3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or
2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the city clerk shall schedule the matter for a council hearing within 45 days of receipt of the appeal.
2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.
4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the appeal hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the council on an appeal is effective as of the date of the decision.

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7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited discretion decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by any member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal; but the council member shall not state their opinion on the matter or give any indication of how they intend to vote.

D. Processing.

1. Scheduling of Hearing. After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.
2. Public Hearing Notice. Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of a Request. A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.
4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the council on any item called up for review and action is effective as of the date of the decision.
7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. Substantial Conformance. The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. Minor Amendment. Minor amendments to a previously approved permit shall be processed as follows:

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1. Applicability. A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:

- a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
- b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.
- c. Building placements which do not change the general location of the building or layout of the site.
- d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.
- e. Architectural changes which do not change the basic form and theme of the project.
- f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.
- g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.
- h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

- a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
- b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.
- c. Building placements which change the general location of the building or layout of the site.
- d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.
- e. Architectural changes which change the basic form and theme of the project.
- f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.
- g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.
- h. All amendments to an approved development agreement.
- i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

Chapter 23.137**MULTIFAMILY HOUSING STREAMLINED DESIGN REVIEW PERMIT**

Sections:

- 23.137.010 Purpose
- 23.137.020 Applicability
- 23.137.030 Application Review Process
- 23.137.040 Environmental Review
- 23.137.050 Withdrawal of Application
- 23.137.060 Expiration of Approvals
- 23.137.070 Amendments
- 23.137.080 Findings

23.137.010 Purpose.

The purpose of this section is to provide a streamlined review of multifamily developments that are determined to substantially comply with the City's Multi-Family Design Guidelines or meet the eligibility requirements of Chapter 23.707 Objective Design Standards for Multifamily Development. The intent of this streamlined review is to facilitate construction of multi-family housing to meet the needs of residents and enhance the quality of the community.

23.137.020 Applicability.

The review procedures of this Chapter shall be applied to eligible multi-family housing projects as described herein.

A. Eligibility. A multi-family housing project is eligible for a streamlined, ministerial approval process described in this Chapter if the development satisfies the eligibility criteria specific below:

1. Multifamily Residential Development. The project must involve the development of two or more attached residential units.
2. Designated for Residential Uses. The project complies with the zoning and general plan designations of the project site.
3. Mixed Use. If a mixed-use project, at least 2/3 of the square footage of the development shall be residential.
4. Substantially conforms with City's Multi-Family Design Guidelines (see Multi-Family Design Guidelines for determining substantial conformity); or meets the eligibility requirements of the City's Objective Design Standards for Multifamily Development in Chapter 23.707.
5. Lack of substantial conformity. If a project application does not substantially conform with the City's Multi-Family Design Guidelines, the project will be subject to the City's Major Design Review process as established by Zoning Code Chapter 23.141.

B. Verification of eligibility. Applicants for a multi-family streamlined design review permit must provide supporting documentation to demonstrate eligibility and substantial conformance with the City's Multi-Family Design Guidelines.

23.137.030 Application review process.

A. Application Required. An application for a multi-family streamlined design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). Additionally, all such applications shall be

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accompanied by materials as required by the Community Development Director to verify compliance with the requirements of this section.

B. Timing. Within 30 days (if the project consists of 150 or fewer units) or 60 days (if the project consists of more than 150 units), the City will issue a written determination of consistency with the development standards and design guidelines in place at the time the project application was submitted.

C. Approval authority. Applications for multi-family streamlined design review permits shall be reviewed by the Community Development Director.

D. Approval required for conforming projects and required findings. The Community Development Director shall approve an application for multi-family streamlined design review permit if the proposal:

1. Meets the eligibility criteria for Streamlined Review of Multi-Family Housing; and
2. Substantially conforms with the City's Multi-Family Design Guidelines and multi-family design standards contained in the Rancho Cordova Zoning Code.

E. No public hearing. No public hearing shall be required for the review of a multi-family streamlined design review permit.

F. Notification of Decision. The Community Development Director shall transmit notice of his/her decision to approve or deny an application for a multi-family streamlined design review permit to the project applicant within one calendar day of the date of decision.

1. If the Community Development Director determines the project meets the findings in Chapter 23.137.80, then they shall approve the project and no further review of the project entitlement shall be required.
2. If the Community Development Director determines the project application does not meet the findings in Chapter 23.137.080, then the applicant shall be notified in writing of the determination and the basis of the determination.

G. Subsequent review of denied project. An applicant for a multi-family streamlined design review permit that is determined to not substantially conform to the City's Multi-Family Design Guidelines may either:

1. Amend the project design and resubmit the application, with additional fees as specified by the City, for a subsequent review.
2. Submit a subsequent application for major design review as provided under RCMC Chapter 23.141 (Major Design Review).

H. Appeals. The decision of the Community Development Director to approve or deny an application for multi-family streamlined design review permit may be appealed by the applicant per the provisions of this Code. The City Council's review of an appeal shall be limited to determining whether the project substantially conforms with the Multi-Family Design Guidelines. Appeals of a multi-family streamlined design review permit may be filed in accordance with RCMC 23.110.160 (Appeals).

23.137.040 Environmental Review.

Environmental review in accordance with California Environmental Quality Act (CEQA) is required. No action may be taken on a multi-family streamlined design review permit until the requirements of CEQA have been addressed.

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23.137.050 Withdrawal of Application

The withdrawal of an application shall follow the procedures set forth in Section 23.110.060 of the RCMC.

23.137.060 Expiration of Approvals

An approval for Streamlined Review of Multi-Family Housing pursuant to this Chapter shall expire pursuant to Government Code Section 65913. A one-year time extension may be granted pursuant to state law if the applicant provides reasonable documentation to prove there has been significant progress toward getting the project construction-ready, such as filing a building permit application.

23.137.070 Amendments

An applicant may request an amendment to an approved multi-family streamlined design review permit, subject to the provisions of Section 23.110.180 Amendments in the RCMC.

23.137.080 Findings

A. Determination of Findings for a Multi-Family Housing Project. The Community Development Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Design Guidelines:

1. The project substantially conforms with the standards of the Multi-Family Design Guidelines.
2. The project architectural style is either consistent with one of the type-specific architectural styles as established by the City or presents a cohesive architectural style and design with identifiable design features consistent with the chosen style.
3. The project presents to fronting streets in a positive manner and provides frontage improvements that will support and encourage pedestrian circulation.
4. The development is harmonious with existing and anticipated development of the area.
5. The project consists of high-quality design and materials, with architectural variety and appropriate articulation of facades.

B. Determination of Findings for an Affordable Multi-Family Housing Project. The Planning Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Objective Design Standards:

1. The project conforms with the eligibility requirements and meets all of the objective design standards in the Multi-Family Objective Design Standards in Chapter 23.707 of the RCMC.

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.141**MAJOR DESIGN REVIEW**

Sections:

- 23.141.010 Purpose.
- 23.141.020 Applicability.
- 23.141.030 Application required.
- 23.141.040 Approval authority.
- 23.141.050 Public hearing notice and procedure.
- 23.141.060 Notice of decision.
- 23.141.070 Approval findings.
- 23.141.075 Additional approval findings for single-family residential subdivisions.
- 23.141.080 Conditions of approval.
- 23.141.090 Appeals.
- 23.141.100 Permit expiration.
- 23.141.110 Amendments.

Prior legislation: Ord. 13-2013.

23.141.010 Purpose.

The purpose of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the zoning code. The intent of design review is to promote orderly and harmonious growth within the city. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.010). Formerly 23.140.010].

23.141.020 Applicability.

A. Permit Required. Major design review is required for the following:

1. Single-family residential subdivisions.
2. Master home plans for single-family residential subdivisions.
3. New construction of or expansions of multifamily residential development not eligible for a streamlined review process.
4. Integrated developments.
5. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 5,000 square feet in all zoning districts, except industrial zoning districts LIBP, OIMU, M-1, and M-2.
6. Nonresidential facade renovations that involve 200 linear feet or more of facade frontage of an existing building.
7. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 10,000 square feet in industrial zoning districts LIBP, OIMU, M-1, and M-2.
8. Public/quasi-public developments (e.g., public safety facilities, library, city facilities).

B. Exemptions. The following structures and improvements are exempt from major design review. However, such projects may require additional permits, such as a use permit or building permit, to ensure compliance with adopted building code standards and applicable zoning code provisions.

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1. Projects subject to minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).
2. Projects exempt from minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).
3. Projects subject to Chapter 23.137 RCMC (Multi-Family Streamlined Design Review Permit).

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.020). Formerly 23.140.020].

23.141.030 Application required.

An application for a major design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). [Ord. 4-2017 § 3 (Exh. B)].

23.141.040 Approval authority.

Major design review permits are a discretionary decision by the council pursuant to RCMC 23.104.030 (Recommending and approval authority). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.040). Formerly 23.140.040].

23.141.050 Public hearing notice and procedure.

A public hearing and hearing notice shall be required for review and processing of a major design review permit in accordance with the following:

A. Public Hearing Notice. A notice for public hearing shall be provided in accordance with RCMC 23.110.120 (Notice of public hearing).

B. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

23.141.060 Notice of decision.

The notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision). [Ord. 4-2017 § 3 (Exh. B)].

23.141.070 Approval findings.

The council may approve or approve with conditions an application for major design review after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

B. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

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

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.050). Formerly 23.141.050].

23.141.075 Additional approval findings for single-family residential subdivisions.

The council may approve or approve with conditions an application for a major design review of single-family residential subdivision maps after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The residential subdivision is well integrated with the city's street network.

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B. Unique neighborhood environments are created.

C. Traditional or modern architectural styles are consistently applied.

D. Pedestrian-friendly environments are created. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.060). Formerly 23.141.060].

23.141.080 Conditions of approval.

The council may require modifications to plans in whole or in part and may condition the major design review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.070). Formerly 23.141.070].

23.141.090 Appeals.

Appeals of a major design review permit may be filed in accordance with RCMC 23.110.160 (Appeals). [Ord. 4-2017 § 3 (Exh. B)].

23.141.100 Permit expiration.

Major design review permits shall expire three years from the date of approval, unless:

A. Substantial construction of the permitted use has commenced and is diligently pursued to completion; clear documentation is provided to establish that the permit holder has made a good faith effort to commence work upon the use; the permitted use has clearly been established; actual occupancy of an existing building or land occurs under the terms of the permitted use.

B. An extension is filed for and approved in accordance with RCMC 23.110.070 (Extension of land use entitlement).

Notice of expiration of a major design review permit shall be issued to permit holder in writing at least 10 days prior to the expiration becoming final. The permit holder may make a written request for a hearing before the director to challenge the expiration. Such hearing must be held prior to the final expiration date, unless an extension is granted by the director. Director decisions following the hearing are final. [Ord. 4-2017 § 3 (Exh. B)].

23.141.110 Amendments.

An applicant may request an amendment to a major design review permit after the final written decision is issued. Amendments shall be processed in accordance with RCMC 23.110.180 (Amendments). [Ord. 4-2017 § 3 (Exh. B)].

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.707

OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

Sections:

- 23.707.010 Purpose.
- 23.707.020 Applicability.
- 23.707.030 Approval Authority
- 23.707.040 Site Planning
- 23.707.050 Landscaping and Lighting
- 23.707.060 Architectural Design
- 23.707.070 Accessory Features

23.707.010 Purpose.

The objective design standards set forth in this Chapter supplement the development standards in the Zoning Ordinance (the “Code”) and serve as minimum requirements for multifamily residential development and mixed-use development that contains residential uses. The objective design standards also further the goals, policies, and actions of the General Plan, which encourage high quality design in the City of Rancho Cordova.

An objective design standard is one that involves no personal or subjective judgment by a public official and is verifiable by reference to an external and uniform benchmark, including criteria available and known to both an applicant and the public official.

23.719.020 Applicability.

For a multifamily residential development or mixed-use residential development to be eligible for a streamlined ministerial approval process using objective design standards, the development must meet the specific eligibility criteria set forth in Government Code section 65913.4. If the eligibility requirements are met, an applicant may obtain a Multi-Family Housing Streamlined Design Review Permit per Chapter 23.137 of the Rancho Cordova Municipal Code.

The discretionary design review process described in Chapter 23.141 Major Design Review of this Code shall be used for all multifamily residential developments that are not eligible for streamlined review. Applicants requesting exceptions and/or modifications to these standards will be reviewed under the discretionary review process described in Chapter 23.141.

23.719.030 Approval Authority

The Planning Director shall use the objective design standards set forth in this Chapter to approve developments that meet all of the criteria set forth in Government Code Section 65913.4.

The Planning Director’s approval can be appealed pursuant to Section 23.110.160 of this Code.

23.719.040 Site Planning

The following design and development standards apply to the location of buildings and site features within a multi-family development:

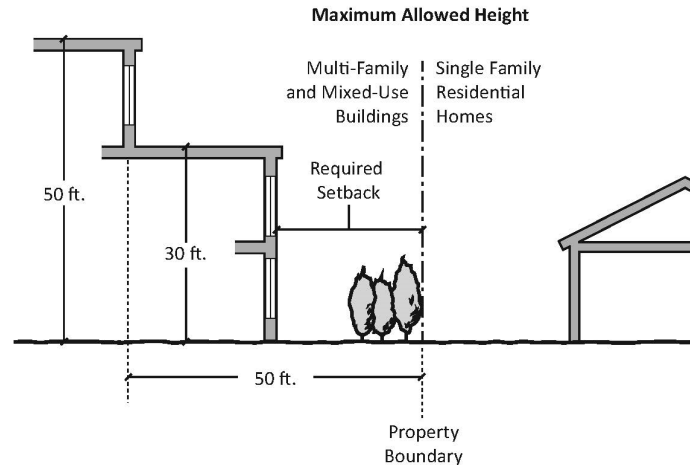
A. Neighborhood Compatibility

1. Residential developments located across the street from single-family neighborhoods shall orient the following features toward the street: individual entries, patio areas and landscaping.
 - a. Multifamily units abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).

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- b. Parking lot areas and carports shall not be located on street frontages in single-family neighborhoods.
2. When located adjacent to one- or two-story single-family detached homes, the design of multi-unit structures along the development edge shall be designed to transition in scale. New multi-family residential development directly adjacent to existing single-family homes shall be limited to 30 feet in height within 50 feet of the shared property line. The height of the multi-family building may be increased to a maximum of 50 feet beyond 50 feet of the shared property line.



B. Pedestrian Access and Open Space

The following standards apply to the design of pedestrian and open space features within a multifamily development.

1. On-site pedestrian circulation and access shall be provided according to the following standards:
 - a. Pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. An on-site walkway shall connect the primary building entry or entries to a public sidewalk along each street right-of-way.
 - c. Walkways shall be a minimum of four feet wide and paved with concrete.
2. Common open space is required for all multifamily developments with more than 10 units and shall be provided according to the following standards:
 - a. Common open space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces of land used as open space. The open space shall be centrally located and positioned within the viewshed of the nearest units, such that the residents can watch over the area.
 - b. Common open space shall be provided at a rate of 50 square feet of open space per dwelling unit. Required front, side, and rear setbacks shall not be counted toward meeting open space requirements.
 - c. Common open space is open space used commonly by residents of a building, having a minimum dimension of fifteen feet in any direction and a minimum area of three hundred square feet.
 - d. Common open space may be comprised of the following: patios with picnic tables and BBQ area with shade structure(s), community gardens, swimming pools, tot-lots/play structures, and sports courts (e.g. tennis, basketball, volleyball), and other active/passive recreation areas accessible to building residents and their visitors.
 - e. Common open space shall not include driveways, pedestrian access to units from common pedestrian walkways, parking areas or required front, side or rear setback areas.

- f. Accent elements shall be used to demarcate pedestrian entrances to a multifamily development and common open space areas on the interior of a development site. Accent elements shall include the following: wood trellises, arches, arbors, columns, or low monument features.
- 3. Private open space is required for each dwelling in multifamily developments, either at ground level or above ground level, seeking approval through the subjective streamlined ministerial approval process. The following requirements shall apply:
 - a. Private open space areas at ground level, such as patios, shall have a minimum of 120 square feet of private outdoor space directly adjacent to the unit.
 - b. Private open space above ground level, such as balconies, shall have a minimum of 60 square feet of area with no dimension less than five feet.
 - c. Private outdoor space shall be delineated by a wall, fence, or hedge.
 - d. Private open space is useable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. Examples include patios, screened decks, or balconies.

C. Parking and Garages

- 1. Parking shall be accommodated in an underground garage, surface lot behind the building, a tuck-under, or a combination thereof.
- 2. Surface parking lots shall be located behind the building where lot size permits and screened from adjacent streets with walls, fences, and hedges.
- 3. Where an alley is not present, parking entrances to garages and/or driveways shall be located as close to the side or rear property line as possible.
- 4. To facilitate development of attached housing forms (such as townhouses), rear alleys must be used for accessing garages, off street parking, utilities and trash facilities.
- 5. Carports, detached garages, and accessory structures shall use similar or complementary materials, colors, and details equivalent to the principal buildings of a development.

23.719.050 Landscaping and Lighting

The following standards apply to the design of landscaping and lighting within the multifamily development.

A. Landscaping

- 1. Landscaping around the building perimeter is required.
- 2. Within the landscaped area between the right-of-way and buildings, trees shall be planted twenty-five feet on center in landscaped area. Trees shall be located between four (4) and ten (10) feet from the back of the sidewalk. The landscaped area shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments.
- 3. All planting areas, plant materials, and irrigation shall conform with the City's water-efficient landscaping regulations.
- 4. Parking lot landscaping.
 - a. Parking areas, covered and uncovered, must be screened from view from public roadways with landscaping. Landscaped screening is defined as a natural or man-made feature which separates land uses. Landscape screening may be accomplished through the following: landscaping (groundcover, plantings, and trees), a planted earth berm (no greater than two feet in height), hedge, wall, or some combination of the above.
 - b. A perimeter landscaped strip at least ten feet wide shall be provided for any parking area adjacent to a public street or to the side or rear property line. The perimeter landscaped strip may be located within a required setback area.
 - c. Trees shall be planted and maintained in all parking lots at a minimum ratio of one tree for every six parking spaces. Trees shall be evenly distributed throughout the entire parking area.
 - d. Surface parking areas that are covered by solar panels are allowed to reduce the tree planting requirements by 50%.
 - e. A well colored, varied, complementing pallet of native plantings shall be used within the site.

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- f. Provide a minimum ten foot width landscaped area between parking areas/drive aisles and residential units.

B. Lighting

1. All entryways, pathways, open spaces, and parking lots shall be illuminated pursuant to City standards.
2. Lighting on buildings shall be oriented toward pedestrians in terms of scale, design, and location.
3. Applicants shall use LED and other technologies to maximize energy efficiency. High pressure sodium lights are prohibited.
4. High-efficiency, warm white light shall be used.
5. Lighting shall be designed to direct light away from adjacent residential properties.
6. All exterior lighting shall use full-cutoff luminaries and be directed toward the areas to be lit to limit spill-over onto off-site uses.

23.719.060 Architectural Design

The following standards apply to the architectural design of the multifamily development.

A. Massing and Articulation

1. A minimum three-foot offset is required for any wall plane that exceeds 30 feet in length.
2. Buildings over two stories tall shall have massing breaks at least every 100 feet along any street frontage adjacent to a public park, publicly accessible outdoor space, or designated open space. Breaks in massing may be provided through the use of varying setbacks and/or building entries. Massing breaks, or modulation of building facades, shall be a minimum of two feet deep and four feet wide and extend the full height of the building. Building entrances and front porches may count toward meeting this requirement.
3. Variation of roof forms shall be used on buildings of over 50 feet in length along the street frontage and accomplished through the use of differences in roof height and/or form.
4. Varied roof form shall be used as appropriate to the architectural style, such as the following: hipped roofs, gabled roofs, varying pitches, and roof dormers.
5. Design of rooflines with changes in ridgeline direction and configuration shall be used to ensure variation in rooflines between structures.
6. Upper stories shall not project beyond the ground floor footprint, except for bay windows or balconies.
7. A minimum of two architectural features shall be incorporated into each building as appropriate to the architectural style of the building, including: dormers, bay windows, enhanced individualized entries, and accent materials.
8. Attached housing (such as townhouses) shall look like separate units by the use of clearly identified entries, style and design details, and differing roof forms.
9. All primary entrances into residential buildings or individual units shall provide weather protection extending a minimum of four feet from the building facade.

B. Façade Detailing and Materials

1. While diversity of architecture is encouraged, each multifamily dwelling or building shall be designed with a single architectural style.
2. Where placement within the site allows, the front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
3. Where the side façade at the end of a building is oriented to a street, driveway, paseo, or common open space area, massing and level of detailing of the side façade shall be consistent with the front façade. Articulation of the side façade may include windows, doors, and porches.
4. All building facades visible from the public right-of-way shall incorporate two or more of the following details as appropriate to the architectural style of the building: window recesses, cornices, changes in materials or other design elements.
5. Window trim shall be a minimum of four inches in width and one inch in depth. In lieu of exterior window trim, windows may be recessed from a wall plane by a minimum of four inches.
6. A unified palette (color, texture, sheen) of materials shall be used on all sides of buildings. Every building shall have at least two complementary colors.
7. At least two materials shall be used on any building frontage, in addition to glazing and railings. One material must comprise at least 20% of the building facade.

8. The facade shall be compatible with the surrounding residential architectural character and include the following materials: stone, brick, stucco, or painted wood clapboard. The following materials are prohibited: concrete block, T111 plywood, vinyl siding, and metal siding (architectural metal treatments may be considered).
9. Natural materials such as stone, river rock, and slate, which are intended to be seen in their natural state shall not be painted.
10. Roofing materials shall consist of the following: dimensional composite shingles, clay tile, concrete, and standing seam metal. Wood shingles shall be prohibited.
11. Front porches shall be functional with a minimum depth of six feet;
12. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
13. Doors shall complement the architectural style and be of high quality and include high-quality, durable hardware.
14. Window molding, shaped frames and sills and other techniques shall be used to enhance openings with additional architectural relief.

Section 23.707.070 Accessory Features

The following standards apply to the design of accessory features within the multi-family development.

A. Walls and Fences

1. Fences, walls, and hedges shall be compatible with the architectural design and materials of the building that they enclose.
2. Solid perimeter walls shall be constructed of high-quality enduring construction materials such as masonry or ornamental metal. Concrete block is prohibited when visible from the street.
3. Solid perimeter walls shall be constructed of high-quality enduring construction materials, such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) shall not be visible from the street.
4. Fences shall be constructed of wood or vinyl. Chain link fencing is prohibited.
5. Fences, walls, or hedges shall not exceed three feet in height in front yards and street facing side yards or six feet in height in rear yards.
6. Fences and walls located along the side or rear property lines that are not along street frontages shall be solid fences or walls. Open fences, which feature wrought iron/tubular steel, are permitted to capture scenic views offered by a property line that adjoins a permanent open space area, and where the yard does not require screening.
7. Fencing between private yards and common open spaces shall be a minimum of four feet in height.
8. Where screening is necessary as part of the site design, block walls may be constructed within the front yard setback and along the street frontage, but must be decorative masonry, have a decorative cap, and feature a landscape setback.
9. Exterior trash, refuse storage, utility boxes, and electric and gas meters shall be screened from the public right of way with landscaping, fences, or walls.
10. Service, utility, and mechanical functions shall be located in alleys whenever present. When alleys are not present, service, utility, and mechanical functions shall be placed behind buildings and provisions for access shall be made.

B. Refuse Containers

1. Developments with four or fewer units may be designed so that units are provided with individual refuse containers. Residents must be provided with a location to store refuse containers out of view from pedestrian walkways and internal and external roadways.
2. In developments with five units or more, shared refuse containers shall be provided, which shall be located within an enclosure or building. The applicant shall provide the City with information from the refuse pickup provider verifying the size and number of dumpsters required for the development.
3. Refuse enclosure walls shall be a minimum of seven feet tall and of an adequate size to accommodate the needed refuse and recycling containers.
4. Design of refuse enclosures shall incorporate design features of the associated residential structures.

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5. Refuse enclosures and gates shall be designed and made with durable materials to withstand heavy use. Wheel stops or curbs shall be installed to prevent dumpsters from banging into walls of enclosure.
6. Refuse enclosures shall include a door to allow resident access without opening large gates.
7. Lighting shall be provided at refuse enclosures for night-time security and use.
8. Refuse enclosures shall be located so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 100 feet from a residential unit.
9. The entrance of refuse enclosures shall not be visible, unless setback a minimum of 100 feet, from public rights of way.

C. Private Storage Space

1. Each unit shall have at least 25 square feet of enclosed, weather-proofed, and lockable private storage space outside of the unit. The storage unit shall have a minimum horizontal dimension of four feet.

D. Monument Signage

1. All monument signs shall be architecturally compatible with the building(s) on the site on which the monument sign is to be located.
Monument signs shall meet all additional size and locational requirements found in Section 23.

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

Chapter 23.710 HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Sections:

- 23.710.010 Purpose.
- 23.710.020 Eligibility for incentives and bonuses.
- 23.710.030 General provisions for incentives and bonuses.
- 23.710.040 Number and types of incentives and bonuses allowed.
- 23.710.050 Location of bonus units.
- 23.710.060 Continued availability.
- 23.710.070 Process for approval or denial.

23.710.010 Purpose.

The purpose of this chapter is to provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Sections 65915 through 65918. In enacting this chapter, it is the intent of the council to facilitate the development of affordable housing and to implement the goals and policies of the city's General Plan housing element. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.010)].

23.710.020 Eligibility for incentives and bonuses.

The city of Rancho Cordova shall grant one density bonus, with concessions or incentives, as specified in RCMC 23.710.040 (Number and types of incentives and bonuses allowed), or provide other incentives or concessions of equivalent financial value based upon the land cost per dwelling unit, when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

- A. Ten percent of the total units of a housing development for lower income households.
- B. Five percent of the total units of a housing development for very low income households.
- C. Housing for special needs populations.
- D. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the California [Civil Code](#) pursuant to 65915(b)(1)(C), or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- E. Ten percent of the total dwelling units in a common interest development as defined in Section 4100 of the California Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided, that all units in the development are offered to the public for purchase. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.030). Formerly 23.710.030].
- F. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability

level as very low income units. Twenty percent of the total units for lower income students in a student housing development shall meet the requirements of 65915(b).

G. One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

23.710.030 General provisions for incentives and bonuses.

The following general provisions apply to the application and determination of all incentives and bonuses:

- A. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- B. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, rezone, or other discretionary approval.
- C. The density bonus shall not be included when determining the number of housing units that is equal to five or 10 percent of the total.
- D. Upon request by the applicant, the city shall not require that a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) provide a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following:
 - 1. Zero (studio) to one bedrooms: one on-site parking space per unit.
 - 2. Two to three bedrooms: one and one-half on-site parking spaces per unit.
 - 3. Four and more bedrooms: two and one-half parking spaces per unit.
- E. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.
- F. The city shall not apply any development standard that would have the effect of precluding the construction of a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) at the densities or with the incentives permitted by this chapter. An applicant may submit to the city a proposal for the waiver or reduction of development standards. Nothing in this subsection, however, shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to prove that the waiver or modification is necessary to make the target units economically feasible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.040). Formerly 23.710.040].

23.710.040 Number and types of incentives and bonuses allowed.

A. General Project Density Bonus. A housing development that satisfies all applicable provisions of this chapter shall be entitled to the following density bonus:

- 1. For developments providing lower income target units, a 20 percent base density bonus plus a one-and-one-half percent supplemental increase over that base for every one percent increase in low income units from 10 to 20 percent. A 35 percent base density bonus plus an additional 3.75 density bonus shall be added with each

incremental increase starting from 20 to 24 percent of affordable units. The maximum density bonus allowed including supplemental increases is 50 percent.

2. For developments providing very low income target units, a 20 percent base density bonus plus a two-and-one-half percent supplemental increase over that base for every one percent increase in very low income units from five to ten percent. A 35 percent base density bonus plus an additional 3.75 density bonus shall be added with each incremental increase starting from 11 to 15 percent of affordable units. The maximum density bonus allowed including supplemental increases is 50 percent.

3. For developments providing moderate income target units, a 50 percent density bonus is eligible for when 44% of units are set aside (for-sale units only).

4. An applicant for a senior citizen housing development or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code Sections 798.76 or 799.5 is entitled to a density bonus of 20 percent of the number of senior citizen housing development units and up to a maximum of 50 percent (Government Code Section 65915(b)(1)(C) and 65915(f)(3)).

5. For common interest developments providing moderate income target units, a five percent base density bonus plus a one percent increase in moderate-income units above 10 percent. The maximum density bonus allowed including supplemental increases is 35 percent.

B. Number of Incentives or Concessions. In addition to the eligible density bonus percentage described in this section, an applicant may request one or more incentives or concessions in connection with its application for a density bonus as follows:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.
2. Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.
3. Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.
4. Four incentives or concessions for projects with one hundred percent of all units in the development (including total units and density bonus units) are for lower income households, or 20 percent of the units in the development is for moderate-income households, as defined in Section 50053 of the Health and Safety Code. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Table X: Affordable Housing Incentives/Concessions

Number of Incentives/Concessions	Very Low Income Percentage	Low Income Percentage	Moderate Income Percentage
1	5%	10%	10%
2	10%	17%	20%

3	15%	24%	30%
4	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)

C. Available Incentives and Concessions. The following incentives and concessions are available for compliance with this chapter:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5, Section 18907 of Division 13 of the Health and Safety Code, including but not limited to a reduction in setback and square footage requirements and in ratio of vehicle parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions.
2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development.
3. Other regulatory incentives or concessions proposed by the applicant or that the city determines will result in identifiable, financially sufficient, and actual cost reductions.
4. Priority processing of a housing development that provides income-restricted units.
5. The City may provide additional waivers or reductions in development standards for projects located within a one-half mile radius of a major transit stop. A major transit stop is defined as an existing rail or bus rapid transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
6. The City shall provide further reduced parking standards for eligible residential projects which provide the following: unobstructed access to a major transit stop; or units that are restricted to for-rent housing for individuals who are 62 years of age or older with paratransit service or unobstructed access to a fixed bus route that operates at least eight (8) times per day.
7. A floor area ratio density bonus may be granted to an eligible housing development, upon request of the developer, in lieu of a density bonus awarded based on dwelling units per acre.
 - a. In calculating the floor area ratio bonus pursuant to this section, the allowable gross residential area in square feet shall be the product of the following amounts:
 - i. The allowable residential base density in dwelling units per acre.
 - ii. The site area in square feet, divided by 43,560.
 - b. If an eligible housing development is zoned for mixed-use purposes, any floor area ratio requirement under a zoning ordinance or land use element of the General Plan applicable to the nonresidential portion of the eligible residential development, shall continue to apply notwithstanding the award of a floor area ratio bonus in accordance with this section.
 - c. An applicant for a floor area ratio bonus may also submit to the City a proposal for specific incentives or concessions pursuant to this Chapter.

8. An applicant seeking to develop an eligible residential development shall be allowed to calculate impact fees based on square feet, instead of on a per-unit basis.

D. Density bonus for housing developments with 100 percent affordable housing.

1. **Criteria.** For a density bonus to be granted under this subsection, 100 percent of the total units, exclusive of a manager's unit or units, are restricted to very low, low, and moderate income households (maximum 20% moderate).

2. **Density Bonus Allowance.** An applicant for a housing development with 100 percent affordable housing is entitled to:

- a. Except as otherwise provided, the density bonus shall be up to 80 percent of the number of units for very low and low income households.

3. **Other Allowances.**

- a. If the project is located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code:
 - i. The applicant may also receive a height increase of up to three additional stories or 33 feet.
 - ii. The jurisdiction shall not impose any maximum controls on density. If no maximum controls on density are imposed on a project, then no other waivers or reductions of development standards would be allowed.

E. Additional Density Bonus and Incentives and Concessions for Donation of Land to the City.

1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city and agrees to include a minimum of 10 percent of the total units before the density bonus for very low-income households, as provided for in this subsection, the applicant shall be entitled to a 15 percent base density bonus plus a one percent supplemental increase for each additional percentage of very low income units, to a maximum density bonus of 35 percent.

2. The density bonus provided in this subsection shall be in addition to any other density bonus provided by this chapter to a maximum combined density bonus of 35 percent.

3. The applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:

- a. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
- b. The developable acreage and zoning designation of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
- c. The transferred land is at least one acre in size or is of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use and zoning designations, and is or will be served by all required public facilities and infrastructure.
- d. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with the requirements of this chapter.
- e. The land is transferred to the city or to a housing developer approved by the city.

f. The transferred land shall be within the boundary of the proposed development or, at the city's approval, within one-quarter mile of the boundary of the proposed development.

4. Nothing in this subsection shall be construed to enlarge or diminish the authority of the city to require a developer to donate land as a condition of development.

F. Additional Density Bonus and Incentives and Concessions for Development of Child Care Facility.

1. Housing developments meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) and including a child care facility that will be located on the premises of, as part of, or adjacent to the housing development shall receive either of the following:

- a. An additional density bonus that is an amount of square footage of residential space that is equal to or greater than the amount of square footage in the child care facility.
- b. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

2. The density bonus housing agreement for the housing development shall ensure that:

- a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable; and
- b. Of the children who attend the child care facility, the children of very low income households, lower income households, or persons or families of moderate income shall equal a percentage that is equal to or greater than the percentage of target units that are required pursuant to RCMC 23.710.020 (Eligibility for incentives and bonuses).

3. The city shall not be required to provide a density bonus or incentive or concession for a child care facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050). Formerly 23.710.050].

23.710.050 Location of bonus units.

As required by state law, the location of density bonus units in the housing development may be at the discretion of the developer. However, the inclusionary units shall be dispersed throughout the development (where feasible); shall contain, on average, the same number of bedrooms as the noninclusionary units in the development; and shall be compatible with the design or use of the remaining units in terms of appearance, materials, and quality finish. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.060). Formerly 23.710.060].

23.710.060 Continued availability.

A. If a housing development providing low or very low income target units receives only a density bonus, the target units must remain restricted to low or very low income households for a minimum of 30 years from the date of issuance of the certificate of occupancy.

B. If a housing development providing low or very low income target units receives both a density bonus and an additional incentive, the target units must remain restricted to low or very low income households for a minimum of 50 years from the date of issuance of the certificate of occupancy.

C. In the case of a common interest housing development providing moderate income target units, the initial occupant of the target unit must be a person or family of moderate income. Upon resale, the seller of the target units shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation, which shall be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership. The city's proportionate share shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of the initial sale. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.070). Formerly 23.710.070].

23.710.070 Process for approval or denial.

A. Process for Approval. The density bonus and incentive(s) and concession(s) request shall be considered in conjunction with any necessary development entitlements for the project. The designated approval authority for density bonuses shall be the council. In approving the density bonus and any related incentives or concessions, the city and applicant shall enter into a density bonus agreement. The form and content of the density bonus agreement shall be determined by the city.

B. Approval Required Unless Denial Findings Made. The city shall grant the density bonus, incentive(s), and concession(s) requested by the applicant unless the city makes a written finding, based upon substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents.
2. The incentive or concession would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or physical environment or any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.080). Formerly 23.710.080].

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

**CHAPTER 23.901
RESIDENTIAL USES**

23.901.060 Accessory Dwelling Units

A. Purpose and Intent. This section establishes regulations and a ministerial review process for Accessory Dwelling Units. Accessory Dwelling Units are intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the architectural character of the area.

B. Applicability. This section applies to all Accessory Dwelling Units, including Junior Accessory Dwelling Units, as defined.

C. Where Permitted. Accessory dwelling units are permitted by right in any zoning district which permits single-family or multi-family homes.

D. Relationship to General Plan and Zoning

A. Any Accessory Dwelling Unit which conforms with the requirements of this Chapter shall be deemed to be consistent with the General Plan designation and zoning for the parcel, regardless of any limitations on residential density imposed by the General Plan or zoning.

B. Accessory Dwelling Units shall not be counted when determining residential density for conformance with General Plan or Zoning.

E. Permits and Approval

1. Ministerial Action. Approval or denial of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is a ministerial action and subject to compliance with the standards in this Section.

2. Building Permit. All Accessory Dwelling Unit or Junior Accessory Dwelling Units shall require a building permit, subject to all the standard application and processing fees and procedures that apply to building permits generally. No other separate planning-related permit is required.

3. Issuance of Permit. The City shall issue a building permit for an Accessory Dwelling Unit within 60 calendar days from the date on which the City received a completed submittal package application, unless either:

- a. The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or
- b. The application to create an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is submitted with an application to create a new single-unit dwelling on the parcel. The City may delay acting on the permit application for the Accessory Dwelling Unit or Junior Accessory Dwelling Unit until the City acts on the permit application to create the new single-unit dwelling.

F. Definitions

The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. "Accessory Dwelling Unit or ADU." An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be

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constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section 17958.1 of the Health & Safety Code, and (b) a manufactured home, as defined in Section 18007 of the Health & Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2.

2. "Accessory Structure." A structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section 65852.2.

3. "Car Share." A program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.

4. "Efficiency Kitchen." A cooking facility that includes all of the following:

- a. A sink with a drain.
- b. An appliance for cooking.
- c. A food preparation counter.
- d. Food storage cabinets that are of reasonable size in relation to size of the unit.

5. "Efficiency Unit." As defined in Section 17958.1 of the Health and Safety Code.

6. Junior Accessory Dwelling Unit or JADU. A Junior Accessory Dwelling Unit means a unit that is contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section 65852.22.

7. "Living Area." The interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section 65852.2.

8. "Passageway." A pathway that is unobstructed clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section 65852.2.

9. "Primary Dwelling." An existing or proposed residential structure on a lot with an accessory dwelling unit.

10. "Public Transit." A location, including but not limited to a bus stop or train station, where the public may access buses, trains, subway, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

11. "Single-unit and multi-unit." Single-unit means the same as a single-family dwelling and multi-unit means multi-family dwellings with two or more units.

12. "Tandem Parking." Two or more automobiles parked on a driveway or in any other location on a parcel, lined up behind one another.

G. Types of Accessory Dwelling Units. The following are the types of Accessory Dwelling Units:

1. Accessory Dwelling Unit, Attached and Detached, as defined below.

- a. Attached. An Accessory Dwelling Unit that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor, or ceiling, including attached garages, storage areas or similar uses, or within an accessory structure. An attached Accessory Dwelling Unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling with an integral Accessory Dwelling Unit, or by constructing an addition to an existing primary dwelling.

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- b. Detached. An Accessory Dwelling Unit that is physically detached or separated from the primary dwelling. Detached includes a second-story addition above an existing detached structure. A detached Accessory Dwelling Unit can be new construction or the conversion or expansion of an existing structure.
2. Junior Accessory Dwelling Unit. An attached Accessory Dwelling Unit that is a unit that meets specific criteria as specified below.
- a. Maximum of 500 square feet in size.
 - b. Contained entirely within a single-unit primary dwelling.
 - c. Has a separate entrance from the main entrance to the primary dwelling.
 - d. Has a bathroom that is either in the Junior ADU or in the primary dwelling.
 - e. Includes an efficiency kitchen.

H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units Per Lot or Parcel in Zones Which Allow Single Family Homes. The following number of Accessory Dwelling Units apply in all zoning districts that allow single family homes as a permitted use:

- 1. One attached or detached Accessory Dwelling Unit shall be allowed on a parcel with a primary dwelling unit.
- 2. One Junior Accessory Dwelling Unit shall be allowed on a parcel with primary dwelling.
- 3. Up to one attached or detached Accessory Dwelling Unit and one Junior Accessory Dwelling Unit shall be allowed on a single parcel.

I. Type and Number of Accessory Dwelling Units Per Lot with an Existing Multi-Family Home. The following apply to Accessory Dwelling Units in all zoning districts that allow multi-family homes as a permitted use:

- 1. Attached Accessory Dwelling Units.
 - a. At least one ADU or up to 25 percent of the existing multi-family units shall be allowed within an existing multi-family dwelling.
 - b. Attached Accessory Dwelling Units in a multi-family development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.
- 2. Detached Accessory Dwelling Units. Up to two detached Accessory Dwelling Units shall be allowed on a parcel with existing multi-family structures, subject to compliance with the development standards for Detached Accessory Dwelling Units in this Chapter.

J. Development Standards for Attached and Detached Accessory Dwelling Units. The following standards apply to Accessory Dwelling Units.

- 1. Attached Accessory Dwelling Units
 - a. Location. Attached Accessory Dwelling Units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
 - b. Size. The total floor area of an Attached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached Accessory Dwelling Unit shall not exceed 50 percent of the existing primary dwelling. These limits do not

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include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the Accessory Dwelling Unit.

- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling
 - ii. Side yard: Four (4) feet
 - iii. Rear yard: Four (4) feet
 - iv. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- d. Height. Per the zoning district standard for the primary dwelling.
- e. Access. An attached Accessory Dwelling Unit shall have direct exterior access separate from the main entrance to the primary dwelling.
- f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- g. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- h. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
- i. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.
- j. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form pursuant to Government Code Section 65852.2.
- k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude an attached minimum 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

2. Detached Accessory Dwelling Unit Development Standards

- a. Location. Detached Accessory Dwelling Unit shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. A Detached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling
 - ii. Side yard: Four (4) feet
 - iii. Rear yard: Four (4) feet
- d. Height. The maximum height of an Accessory Dwelling Unit shall be 16 feet for new structures built specifically as an Accessory Dwelling Unit. Existing structures taller than 16 feet can be converted to an Accessory Dwelling Unit consistent with the requirements of this Chapter.
- e. Design. Detached accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

- g. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
- h. Landscape. All setback areas shall be landscaped as required by this code.
- i. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form pursuant to Government Code Section 65852.2.
- j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.
- k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude a detached minimum 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

3. Junior Accessory Dwelling Unit Development Standards

- a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and be within the walls of the single-family residence, including an attached garage, of the primary dwelling unit by at least one wall or by a ceiling. The Junior Accessory Dwelling Unit may be located above or below the primary dwelling unit.
- b. Size. Maximum of 500 square feet of living area.
- c. Setbacks. If the primary dwelling unit is expanded to create the Junior Accessory Dwelling Unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by Fire or Building codes on a case-by-case basis.
- d. Access. A Junior Accessory Dwelling Unit shall have a separate entrance separate from the main entrance to the primary dwelling.
- e. Kitchen. Each Junior Accessory Dwelling Unit shall include an efficiency kitchen which must include
 - a) a cooking facility with appliances and b) a food preparation counter and storage cabinets that are of reasonable size in relation to the side of the Junior Accessory Dwelling Unit.
- f. Utilities.
 - i. A Junior Accessory Dwelling Unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service, or impact fees.
 - ii. No new or separate utility connection between the Junior Accessory Dwelling Unit and the utility shall be required, although the property owner may voluntarily install a submeter for the Junior Accessory Dwelling Unit.
 - iii. Any utility charges or fees shall be consistent with state law.
- g. Parking. No additional off-street parking is required for the Junior Accessory Dwelling Unit.
- h. Owner Occupancy and Deed Restriction
 - i. A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or Junior Accessory Dwelling Unit as that person's legal domicile and permanent residence.
 - ii. The owner occupancy requirement does not apply if the property is entirely owned by a governmental agency, land trust, or non-profit housing organization.

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- iii. Prior to issuance of a Building Permit for a Junior Accessory Dwelling Unit, a deed restriction shall be recorded in the chain of title of the primary single-unit property. The form of the deed restriction shall be approved by the City Attorney pursuant to Government Code Section 65852.2.
- iv. The deed restriction shall run with the land and shall be enforced against future property owners.

K. Impact Fees

1. Impact Fee Requirements

- a. No City-imposed impact fees shall be charged for an Accessory Dwelling Unit that is less than 750 square feet in size.
- b. For Accessory Dwelling Units 750 square feet or larger, City-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.
- c. Impact fees do not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

L. Required Parking for Accessory Dwelling Units.

1. Number of Parking Spaces. Parking for Accessory Dwelling Units shall be provided per the following:

- a. One off-street parking space, covered or uncovered, is required for each Attached and Detached Accessory Dwelling Unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
- b. Notwithstanding any other section, no off-street parking is required for an Attached or Detached Accessory Dwelling Unit if one or more of the following applies:
 - i. The Accessory Dwelling Unit is located within one-half mile walking distance of public transit, including transit stations and bus stations.
 - ii. When on-street parking permits are required by the City, but not offered to the occupant of the Accessory Dwelling Unit.
 - iii. The Accessory Dwelling Unit is part of the proposed or existing primary residence.
 - iv. The Accessory Dwelling Unit is located within an architecturally and historically significant historic district.
 - v. When there is a car share vehicle located within one block of the Accessory Dwelling Unit.
- c. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

2. When a garage, carport, or covered parking structure is demolished to allow for the construction of an Accessory Dwelling Unit or for the conversion of a structure to an Accessory Dwelling Unit shall not be required to be replaced.

3. Guest parking spaces shall not be required for Accessory Dwelling Units under any circumstances.

Rancho Cordova

Municipal Code Amendments

Title 23, Zoning Code

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.104

APPROVAL AUTHORITY

Sections:

- 23.104.010 Purpose.
- 23.104.020 Planning agency.
- 23.104.030 Recommending and approval authority.
- 23.104.040 Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.
2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.
3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council for final decisions with specific findings. A public hearing is required. Decisions of the council are not subject to appeal.
4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director

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makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority “F” = Final Approval Authority “A” = Appeal Body “R” = Recommendation	
			Director	Council
Zoning Certification	Nondiscretionary	No	F ⁽²⁾	
Temporary Use Permit	Nondiscretionary	No	F	
Similar Use Determination	Limited Discretion	No	F	A
Unified Sign Program	Limited Discretion	No ⁽¹⁾	F	A
Administrative Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Reasonable Accommodation	Limited Discretion	No ⁽¹⁾	F	A
Adjustment	Limited Discretion	No ⁽¹⁾	F	A
Nonconforming Use Permit	Limited Discretion	No ⁽¹⁾	F	A
Minor Design Review	Limited Discretion	No ⁽¹⁾	F	A
Multifamily Housing Streamlined Design Review Permit	Limited Discretion	No ⁽¹⁾	F	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	Council	R	F
Major Design Review	Discretionary (Quasi-Judicial)	Council	R	F
Variance	Discretionary (Quasi-Judicial)	Council	R	F
Special Planning Areas	Discretionary (Legislative)	Council	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	F
Specific Plans	Discretionary (Legislative)	Council	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	F
Development Agreements	Discretionary (Legislative)	Council	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).

(2) See RCMC 23.113.090.

[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the council for action.

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A. Referral. The director may refer any item to council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Council Review. The council shall review the referred item at a noticed meeting and take one of the following actions:

1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.
2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).
2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)]

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.110

APPLICATION PROCESSING

Sections:

- 23.110.010 Purpose and applicability.
- 23.110.020 Consolidated review.
- 23.110.030 Initiation of application.
- 23.110.040 Application requirements.
- 23.110.050 Determination of completeness.
- 23.110.060 Withdrawal of land use application.
- 23.110.070 Extension of land use entitlement.
- 23.110.080 Environmental assessment.
- 23.110.090 Pre-application conference.
- 23.110.100 Neighborhood meeting.
- 23.110.110 Notice of pending director determination and opportunity to request hearing.
- 23.110.120 Notice of public hearing.
- 23.110.130 Public hearing procedures.
- 23.110.140 Notice of decision.
- 23.110.150 Transfer of approval rights.
- 23.110.160 Appeals.
- 23.110.170 Council call-ups.
- 23.110.180 Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or
2. Council action passed by a simple majority of the entire council.

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;
2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;
3. The director; or
4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

E. Application Requirements for Multi-Family Housing Development Projects. A Multi-Family Housing application form provided by the City shall be submitted for the review of multi-family housing development projects (as defined in Government Code Section 65589).

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

F. The City has 30 days to consider the completeness of a application for a housing development project (as defined in Government Code Section 65589). If the City determines that the application for the housing development project

is still not complete (pursuant to Government Code section 65943), the applicant must submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. Once the applicant has provided the required information to complete an application, the application shall be determined to be complete.

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

For multi-family housing or mixed-use projects (with two-thirds of the development as residential) that require an EIR, the City must approve or deny the project within 90 days after the project is EIR certified. If the project includes affordable housing with public financing, the City must approve or deny a project within 60 days after the project is EIR certified.

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.

2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

- a. Map depicting the location of subject property.
- b. Visual description of the project including a site plan and elevation drawings of any structure.
- c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.
- d. The expected or anticipated impacts from development.
- e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.
- f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within

proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;
2. The planned date of determination to be taken by the director;
3. A brief statement explaining the criteria and standards to be considered relevant to the decision;
4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and
5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.
2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.
5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.
6. By mailing or delivering to any person who has filed a written request with the department.
7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.
8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and
2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.
2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.
3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

D. Public Hearing Limits for a Qualifying Development Projects

1. Limit on Number of Public Hearings. No more than five hearings shall be held to consider and approve or disapprove a qualifying housing development project that complies with all applicable general plan, zoning, and objective design standards in effect at the time an application is deemed complete.

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;
2. The action taken by the director;
3. A brief statement explaining the criteria and standards considered relevant to the decision;
4. A statement of the standards relied upon in rendering the decision;
5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and
6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and
2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.

Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.

A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and
3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or
2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the city clerk shall schedule the matter for a council hearing within 45 days of receipt of the appeal.
2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.
4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the appeal hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the council on an appeal is effective as of the date of the decision.

7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited discretion decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by any member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal; but the council member shall not state their opinion on the matter or give any indication of how they intend to vote.

D. Processing.

1. Scheduling of Hearing. After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.
2. Public Hearing Notice. Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of a Request. A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.
4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the council on any item called up for review and action is effective as of the date of the decision.
7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. Substantial Conformance. The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. Minor Amendment. Minor amendments to a previously approved permit shall be processed as follows:

1. Applicability. A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:

- a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
- b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.
- c. Building placements which do not change the general location of the building or layout of the site.
- d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.
- e. Architectural changes which do not change the basic form and theme of the project.
- f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.
- g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.
- h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

- a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
- b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.
- c. Building placements which change the general location of the building or layout of the site.
- d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.
- e. Architectural changes which change the basic form and theme of the project.
- f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.
- g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.
- h. All amendments to an approved development agreement.
- i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.137

MULTIFAMILY HOUSING STREAMLINED DESIGN REVIEW PERMIT

Sections:

23.137.010 Purpose

23.137.020 Applicability

23.137.030 Application Review Process

23.137.040 Environmental Review

23.137.050 Withdrawal of Application

23.137.060 Expiration of Approvals

23.137.070 Amendments

23.137.080 Findings

23.137.010 Purpose.

The purpose of this section is to provide a streamlined review of multifamily developments that are determined to substantially comply with the City's Multi-Family Design Guidelines or meet the eligibility requirements of Chapter 23.707 Objective Design Standards for Multifamily Development. The intent of this streamlined review is to facilitate construction of multi-family housing to meet the needs of residents and enhance the quality of the community.

23.137.020 Applicability.

The review procedures of this Chapter shall be applied to eligible multi-family housing projects as described herein.

A. Eligibility. A multi-family housing project is eligible for a streamlined, ministerial approval process described in this Chapter if the development satisfies the eligibility criteria specific below:

1. Multifamily Residential Development. The project must involve the development of two or more attached residential units.
2. Designated for Residential Uses. The project complies with the zoning and general plan designations of the project site.
3. Mixed Use. If a mixed-use project, at least 2/3 of the square footage of the development shall be residential.
4. Substantially conforms with City's Multi-Family Design Guidelines (see Multi-Family Design Guidelines for determining substantial conformity); or meets the eligibility requirements of the City's Objective Design Standards for Multifamily Development in Chapter 23.707.
5. Lack of substantial conformity. If a project application does not substantially conform with the City's Multi-Family Design Guidelines, the project will be subject to the City's Major Design Review process as established by Zoning Code Chapter 23.141.

B. Verification of eligibility. Applicants for a multi-family streamlined design review permit must provide supporting documentation to demonstrate eligibility and substantial conformance with the City's Multi-Family Design Guidelines.

23.137.030 Application review process.

A. Application Required. An application for a multi-family streamlined design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). Additionally, all such applications shall be

accompanied by materials as required by the Community Development Director to verify compliance with the requirements of this section.

B. Timing. Within 30 days (if the project consists of 150 or fewer units) or 60 days (if the project consists of more than 150 units), the City will issue a written determination of consistency with the development standards and design guidelines in place at the time the project application was submitted.

C. Approval authority. Applications for multi-family streamlined design review permits shall be reviewed by the Community Development Director.

D. Approval required for conforming projects and required findings. The Community Development Director shall approve an application for multi-family streamlined design review permit if the proposal:

1. Meets the eligibility criteria for Streamlined Review of Multi-Family Housing; and
2. Substantially conforms with the City's Multi-Family Design Guidelines and multi-family design standards contained in the Rancho Cordova Zoning Code.

E. No public hearing. No public hearing shall be required for the review of a multi-family streamlined design review permit.

F. Notification of Decision. The Community Development Director shall transmit notice of his/her decision to approve or deny an application for a multi-family streamlined design review permit to the project applicant within one calendar day of the date of decision.

1. If the Community Development Director determines the project meets the findings in Chapter 23.137.80, then they shall approve the project and no further review of the project entitlement shall be required.
2. If the Community Development Director determines the project application does not meet the findings in Chapter 23.137.080, then the applicant shall be notified in writing of the determination and the basis of the determination.

G. Subsequent review of denied project. An applicant for a multi-family streamlined design review permit that is determined to not substantially conform to the City's Multi-Family Design Guidelines may either:

1. Amend the project design and resubmit the application, with additional fees as specified by the City, for a subsequent review.
2. Submit a subsequent application for major design review as provided under RCMC Chapter 23.141 (Major Design Review).

H. Appeals. The decision of the Community Development Director to approve or deny an application for multi-family streamlined design review permit may be appealed by the applicant per the provisions of this Code. The City Council's review of an appeal shall be limited to determining whether the project substantially conforms with the Multi-Family Design Guidelines. Appeals of a multi-family streamlined design review permit may be filed in accordance with RCMC 23.110.160 (Appeals).

23.137.040 Environmental Review.

Environmental review in accordance with California Environmental Quality Act (CEQA) is required. No action may be taken on a multi-family streamlined design review permit until the requirements of CEQA have been addressed.

23.137.050 Withdrawal of Application

The withdrawal of an application shall follow the procedures set forth in Section 23.110.060 of the RCMC.

23.137.060 Expiration of Approvals

An approval for Streamlined Review of Multi-Family Housing pursuant to this Chapter shall expire pursuant to Government Code Section 65913. A one-year time extension may be granted pursuant to state law if the applicant provides reasonable documentation to prove there has been significant progress toward getting the project construction-ready, such as filing a building permit application.

23.137.070 Amendments

An applicant may request an amendment to an approved multi-family streamlined design review permit, subject to the provisions of Section 23.110.180 Amendments in the RCMC.

23.137.080 Findings

A. Determination of Findings for a Multi-Family Housing Project. The Community Development Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Design Guidelines:

1. The project substantially conforms with the standards of the Multi-Family Design Guidelines.
2. The project architectural style is either consistent with one of the type-specific architectural styles as established by the City or presents a cohesive architectural style and design with identifiable design features consistent with the chosen style.
3. The project presents to fronting streets in a positive manner and provides frontage improvements that will support and encourage pedestrian circulation.
4. The development is harmonious with existing and anticipated development of the area.
5. The project consists of high-quality design and materials, with architectural variety and appropriate articulation of facades.

B. Determination of Findings for an Affordable Multi-Family Housing Project. The Planning Director shall make the following findings in the review of a multi-family housing project using the City's Multi-Family Objective Design Standards:

1. The project conforms with the eligibility requirements and meets all of the objective design standards in the Multi-Family Objective Design Standards in Chapter 23.707 of the RCMC.

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.141

MAJOR DESIGN REVIEW

Sections:

- 23.141.010 Purpose.
- 23.141.020 Applicability.
- 23.141.030 Application required.
- 23.141.040 Approval authority.
- 23.141.050 Public hearing notice and procedure.
- 23.141.060 Notice of decision.
- 23.141.070 Approval findings.
- 23.141.075 Additional approval findings for single-family residential subdivisions.
- 23.141.080 Conditions of approval.
- 23.141.090 Appeals.
- 23.141.100 Permit expiration.
- 23.141.110 Amendments.

Prior legislation: Ord. 13-2013.

23.141.010 Purpose.

The purpose of the design review process is to establish discretionary review of development projects that require additional site and design considerations beyond conformance with minimum standards of the zoning code. The intent of design review is to promote orderly and harmonious growth within the city. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.010). Formerly 23.140.010].

23.141.020 Applicability.

A. Permit Required. Major design review is required for the following:

1. Single-family residential subdivisions.
2. Master home plans for single-family residential subdivisions.
3. New construction of or expansions of multifamily residential development not eligible for a streamlined review process.
4. Integrated developments.
5. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 5,000 square feet in all zoning districts, except industrial zoning districts LIBP, OIMU, M-1, and M-2.
6. Nonresidential facade renovations that involve 200 linear feet or more of facade frontage of an existing building.
7. New construction of or expansions of existing nonresidential buildings or structures equal to or greater than 10,000 square feet in industrial zoning districts LIBP, OIMU, M-1, and M-2.
8. Public/quasi-public developments (e.g., public safety facilities, library, city facilities).

B. Exemptions. The following structures and improvements are exempt from major design review. However, such projects may require additional permits, such as a use permit or building permit, to ensure compliance with adopted building code standards and applicable zoning code provisions.

1. Projects subject to minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).
2. Projects exempt from minor design review pursuant to Chapter 23.140 RCMC (Minor Design Review).

3. Projects subject to Chapter 23.137 RCMC (Multi-Family Streamlined Design Review Permit).

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.020). Formerly 23.140.020].

23.141.030 Application required.

An application for a major design review permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). [Ord. 4-2017 § 3 (Exh. B)].

23.141.040 Approval authority.

Major design review permits are a discretionary decision by the council pursuant to RCMC 23.104.030 (Recommending and approval authority). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.040). Formerly 23.140.040].

23.141.050 Public hearing notice and procedure.

A public hearing and hearing notice shall be required for review and processing of a major design review permit in accordance with the following:

A. Public Hearing Notice. A notice for public hearing shall be provided in accordance with RCMC 23.110.120 (Notice of public hearing).

B. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

23.141.060 Notice of decision.

The notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision). [Ord. 4-2017 § 3 (Exh. B)].

23.141.070 Approval findings.

The council may approve or approve with conditions an application for major design review after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

B. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

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

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.050). Formerly 23.141.050].

23.141.075 Additional approval findings for single-family residential subdivisions.

The council may approve or approve with conditions an application for a major design review of single-family residential subdivision maps after finding all of the following. If the council does not make all of these findings, the major design review permit shall not be approved.

A. The residential subdivision is well integrated with the city's street network.

B. Unique neighborhood environments are created.

C. Traditional or modern architectural styles are consistently applied.

D. Pedestrian-friendly environments are created. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.060). Formerly 23.141.060].

23.141.080 Conditions of approval.

The council may require modifications to plans in whole or in part and may condition the major design review application to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.14.070). Formerly 23.141.070].

23.141.090 Appeals.

Appeals of a major design review permit may be filed in accordance with RCMC 23.110.160 (Appeals). [Ord. 4-2017 § 3 (Exh. B)].

23.141.100 Permit expiration.

Major design review permits shall expire three years from the date of approval, unless:

A. Substantial construction of the permitted use has commenced and is diligently pursued to completion; clear documentation is provided to establish that the permit holder has made a good faith effort to commence work upon the use; the permitted use has clearly been established; actual occupancy of an existing building or land occurs under the terms of the permitted use.

B. An extension is filed for and approved in accordance with RCMC 23.110.070 (Extension of land use entitlement).

Notice of expiration of a major design review permit shall be issued to permit holder in writing at least 10 days prior to the expiration becoming final. The permit holder may make a written request for a hearing before the director to challenge the expiration. Such hearing must be held prior to the final expiration date, unless an extension is granted by the director. Director decisions following the hearing are final. [Ord. 4-2017 § 3 (Exh. B)].

23.141.110 Amendments.

An applicant may request an amendment to a major design review permit after the final written decision is issued. Amendments shall be processed in accordance with RCMC 23.110.180 (Amendments). [Ord. 4-2017 § 3 (Exh. B)].

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.707

OBJECTIVE DESIGN STANDARDS FOR MULTI-FAMILY DEVELOPMENTS

Sections:

23.707.010 Purpose.

23.707.020 Applicability.

23.707.030 Approval Authority

23.707.040 Site Planning

23.707.050 Landscaping and Lighting

23.707.060 Architectural Design

23.707.070 Accessory Features

23.707.010 Purpose.

The objective design standards set forth in this Chapter supplement the development standards in the Zoning Ordinance (the “Code”) and serve as minimum requirements for multifamily residential development and mixed-use development that contains residential uses. The objective design standards also further the goals, policies, and actions of the General Plan, which encourage high quality design in the City of Rancho Cordova.

An objective design standard is one that involves no personal or subjective judgment by a public official and is verifiable by reference to an external and uniform benchmark, including criteria available and known to both an applicant and the public official.

23.719.020 Applicability.

For a multifamily residential development or mixed-use residential development to be eligible for a streamlined ministerial approval process using objective design standards, the development must meet the specific eligibility criteria set forth in Government Code section 65913.4. If the eligibility requirements are met, an applicant may obtain a Multi-Family Housing Streamlined Design Review Permit per Chapter 23.137 of the Rancho Cordova Municipal Code.

The discretionary design review process described in Chapter 23.141 Major Design Review of this Code shall be used for all multifamily residential developments that are not eligible for streamlined review. Applicants requesting exceptions and/or modifications to these standards will be reviewed under the discretionary review process described in Chapter 23.141.

23.719.030 Approval Authority

The Planning Director shall use the objective design standards set forth in this Chapter to approve developments that meet all of the criteria set forth in Government Code Section 65913.4.

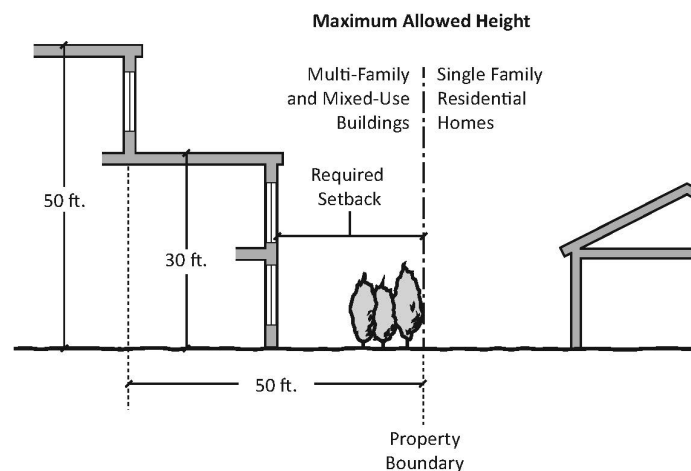
The Planning Director’s approval can be appealed pursuant to Section 23.110.160 of this Code.

23.719.040 Site Planning

The following design and development standards apply to the location of buildings and site features within a multi-family development:

A. Neighborhood Compatibility

1. Residential developments located across the street from single-family neighborhoods shall orient the following features toward the street: individual entries, patio areas and landscaping.
 - a. Multifamily units abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).
 - b. Parking lot areas and carports shall not be located on street frontages in single-family neighborhoods.
2. When located adjacent to one- or two-story single-family detached homes, the design of multi-unit structures along the development edge shall be designed to transition in scale. New multi-family residential development directly adjacent to existing single-family homes shall be limited to 30 feet in height within 50 feet of the shared property line. The height of the multi-family building may be increased to a maximum of 50 feet beyond 50 feet of the shared property line.

B. Pedestrian Access and Open Space

The following standards apply to the design of pedestrian and open space features within a multifamily development.

1. On-site pedestrian circulation and access shall be provided according to the following standards:
 - a. Pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. An on-site walkway shall connect the primary building entry or entries to a public sidewalk along each street right-of-way.
 - c. Walkways shall be a minimum of four feet wide and paved with concrete.
2. Common open space is required for all multifamily developments with more than 10 units and shall be provided according to the following standards:
 - a. Common open space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces of land used as open space. The open space shall be centrally located and positioned within the viewshed of the nearest units, such that the residents can watch over the area.

- b. Common open space shall be provided at a rate of 50 square feet of open space per dwelling unit. Required front, side, and rear setbacks shall not be counted toward meeting open space requirements.
 - c. Common open space is open space used commonly by residents of a building, having a minimum dimension of fifteen feet in any direction and a minimum area of three hundred square feet.
 - d. Common open space may be comprised of the following: patios with picnic tables and BBQ area with shade structure(s), community gardens, swimming pools, tot-lots/play structures, and sports courts (e.g. tennis, basketball, volleyball), and other active/passive recreation areas accessible to building residents and their visitors.
 - e. Common open space shall not include driveways, pedestrian access to units from common pedestrian walkways, parking areas or required front, side or rear setback areas.
 - f. Accent elements shall be used to demarcate pedestrian entrances to a multifamily development and common open space areas on the interior of a development site. Accent elements shall include the following: wood trellises, arches, arbors, columns, or low monument features.
3. Private open space is required for each dwelling in multifamily developments, either at ground level or above ground level, seeking approval through the subjective streamlined ministerial approval process. The following requirements shall apply:
- a. Private open space areas at ground level, such as patios, shall have a minimum of 120 square feet of private outdoor space directly adjacent to the unit.
 - b. Private open space above ground level, such as balconies, shall have a minimum of 60 square feet of area with no dimension less than five feet.
 - c. Private outdoor space shall be delineated by a wall, fence, or hedge.
 - d. Private open space is useable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests. Examples include patios, screened decks, or balconies.

C. Parking and Garages

- 1. Parking shall be accommodated in an underground garage, surface lot behind the building, a tuck-under, or a combination thereof.
- 2. Surface parking lots shall be located behind the building where lot size permits and screened from adjacent streets with walls, fences, and hedges.
- 3. Where an alley is not present, parking entrances to garages and/or driveways shall be located as close to the side or rear property line as possible.
- 4. To facilitate development of attached housing forms (such as townhouses), rear alleys must be used for accessing garages, off street parking, utilities and trash facilities.
- 5. Carports, detached garages, and accessory structures shall use similar or complementary materials, colors, and details equivalent to the principal buildings of a development.

23.719.050 Landscaping and Lighting

The following standards apply to the design of landscaping and lighting within the multifamily development.

A. Landscaping

- 1. Landscaping around the building perimeter is required.
- 2. Within the landscaped area between the right-of-way and buildings, trees shall be planted twenty-five feet on center in landscaped area. Trees shall be located between four (4) and ten (10) feet from the back of the sidewalk. The landscaped area shall also include shrubs, ground covers, and other natural growth, or stormwater quality features and drainage treatments.
- 3. All planting areas, plant materials, and irrigation shall conform with the City's water-efficient landscaping regulations.
- 4. Parking lot landscaping.

- a. Parking areas, covered and uncovered, must be screened from view from public roadways with landscaping. Landscaped screening is defined as a natural or man-made feature which separates land uses. Landscape screening may be accomplished through the following: landscaping (groundcover, plantings, and trees), a planted earth berm (no greater than two feet in height), hedge, wall, or some combination of the above.
- b. A perimeter landscaped strip at least ten feet wide shall be provided for any parking area adjacent to a public street or to the side or rear property line. The perimeter landscaped strip may be located within a required setback area.
- c. Trees shall be planted and maintained in all parking lots at a minimum ratio of one tree for every six parking spaces. Trees shall be evenly distributed throughout the entire parking area.
- d. Surface parking areas that are covered by solar panels are allowed to reduce the tree planting requirements by 50%.
- e. A well colored, varied, complementing pallet of native plantings shall be used within the site.
- f. Provide a minimum ten foot width landscaped area between parking areas/drive aisles and residential units.

B. Lighting

1. All entryways, pathways, open spaces, and parking lots shall be illuminated pursuant to City standards.
2. Lighting on buildings shall be oriented toward pedestrians in terms of scale, design, and location.
3. Applicants shall use LED and other technologies to maximize energy efficiency. High pressure sodium lights are prohibited.
4. High-efficiency, warm white light shall be used.
5. Lighting shall be designed to direct light away from adjacent residential properties.
6. All exterior lighting shall use full-cutoff luminaries and be directed toward the areas to be lit to limit spill-over onto off-site uses.

23.719.060 Architectural Design

The following standards apply to the architectural design of the multifamily development.

A. Massing and Articulation

1. A minimum three-foot offset is required for any wall plane that exceeds 30 feet in length.
2. Buildings over two stories tall shall have massing breaks at least every 100 feet along any street frontage adjacent to a public park, publicly accessible outdoor space, or designated open space. Breaks in massing may be provided through the use of varying setbacks and/or building entries. Massing breaks, or modulation of building facades, shall be a minimum of two feet deep and four feet wide and extend the full height of the building. Building entrances and front porches may count toward meeting this requirement.
3. Variation of roof forms shall be used on buildings of over 50 feet in length along the street frontage and accomplished through the use of differences in roof height and/or form.
4. Varied roof form shall be used as appropriate to the architectural style, such as the following: hipped roofs, gabled roofs, varying pitches, and roof dormers.
5. Design of rooflines with changes in ridgeline direction and configuration shall be used to ensure variation in rooflines between structures.
6. Upper stories shall not project beyond the ground floor footprint, except for bay windows or balconies.
7. A minimum of two architectural features shall be incorporated into each building as appropriate to the architectural style of the building, including: dormers, bay windows, enhanced individualized entries, and accent materials.
8. Attached housing (such as townhouses) shall look like separate units by the use of clearly identified entries, style and design details, and differing roof forms.

9. All primary entrances into residential buildings or individual units shall provide weather protection extending a minimum of four feet from the building facade.

B. Façade Detailing and Materials

1. While diversity of architecture is encouraged, each multifamily dwelling or building shall be designed with a single architectural style.
2. Where placement within the site allows, the front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
3. Where the side façade at the end of a building is oriented to a street, driveway, paseo, or common open space area, massing and level of detailing of the side façade shall be consistent with the front façade. Articulation of the side façade may include windows, doors, and porches.
4. All building facades visible from the public right-of-way shall incorporate two or more of the following details as appropriate to the architectural style of the building: window recesses, cornices, changes in materials or other design elements.
5. Window trim shall be a minimum of four inches in width and one inch in depth. In lieu of exterior window trim, windows may be recessed from a wall plane by a minimum of four inches.
6. A unified palette (color, texture, sheen) of materials shall be used on all sides of buildings. Every building shall have at least two complementary colors.
7. At least two materials shall be used on any building frontage, in addition to glazing and railings. One material must comprise at least 20% of the building facade.
8. The facade shall be compatible with the surrounding residential architectural character and include the following materials: stone, brick, stucco, or painted wood clapboard. The following materials are prohibited: concrete block, T111 plywood, vinyl siding, and metal siding (architectural metal treatments may be considered).
9. Natural materials such as stone, river rock, and slate, which are intended to be seen in their natural state shall not be painted.
10. Roofing materials shall consist of the following: dimensional composite shingles, clay tile, concrete, and standing seam metal. Wood shingles shall be prohibited.
11. Front porches shall be functional with a minimum depth of six feet;
12. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.
13. Doors shall complement the architectural style and be of high quality and include high-quality, durable hardware.
14. Window molding, shaped frames and sills and other techniques shall be used to enhance openings with additional architectural relief.

Section 23.707.070 Accessory Features

The following standards apply to the design of accessory features within the multi-family development.

A. Walls and Fences

1. Fences, walls, and hedges shall be compatible with the architectural design and materials of the building that they enclose.
2. Solid perimeter walls shall be constructed of high-quality enduring construction materials such as masonry or ornamental metal. Concrete block is prohibited when visible from the street.

3. Solid perimeter walls shall be constructed of high-quality enduring construction materials, such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) shall not be visible from the street.
4. Fences shall be constructed of wood or vinyl. Chain link fencing is prohibited.
5. Fences, walls, or hedges shall not exceed three feet in height in front yards and street facing side yards or six feet in height in rear yards.
6. Fences and walls located along the side or rear property lines that are not along street frontages shall be solid fences or walls. Open fences, which feature wrought iron/tubular steel, are permitted to capture scenic views offered by a property line that adjoins a permanent open space area, and where the yard does not require screening.
7. Fencing between private yards and common open spaces shall be a minimum of four feet in height.
8. Where screening is necessary as part of the site design, block walls may be constructed within the front yard setback and along the street frontage, but must be decorative masonry, have a decorative cap, and feature a landscape setback.
9. Exterior trash, refuse storage, utility boxes, and electric and gas meters shall be screened from the public right of way with landscaping, fences, or walls.
10. Service, utility, and mechanical functions shall be located in alleys whenever present. When alleys are not present, service, utility, and mechanical functions shall be placed behind buildings and provisions for access shall be made.

B. Refuse Containers

1. Developments with four or fewer units may be designed so that units are provided with individual refuse containers. Residents must be provided with a location to store refuse containers out of view from pedestrian walkways and internal and external roadways.
2. In developments with five units or more, shared refuse containers shall be provided, which shall be located within an enclosure or building. The applicant shall provide the City with information from the refuse pickup provider verifying the size and number of dumpsters required for the development.
3. Refuse enclosure walls shall be a minimum of seven feet tall and of an adequate size to accommodate the needed refuse and recycling containers.
4. Design of refuse enclosures shall incorporate design features of the associated residential structures.
5. Refuse enclosures and gates shall be designed and made with durable materials to withstand heavy use. Wheel stops or curbs shall be installed to prevent dumpsters from banging into walls of enclosure.
6. Refuse enclosures shall include a door to allow resident access without opening large gates.
7. Lighting shall be provided at refuse enclosures for night-time security and use.
8. Refuse enclosures shall be located so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 100 feet from a residential unit.
9. The entrance of refuse enclosures shall not be visible, unless setback a minimum of 100 feet, from public rights of way.

C. Private Storage Space

1. Each unit shall have at least 25 square feet of enclosed, weather-proofed, and lockable private storage space outside of the unit. The storage unit shall have a minimum horizontal dimension of four feet.

D. Monument Signage

1. All monument signs shall be architecturally compatible with the building(s) on the site on which the monument sign is to be located.

| Monument signs shall meet all additional size and locational requirements found in Section 23.743.100

Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*).**

Chapter 23.710 HOUSING INCENTIVES/DENSITY BONUS PROVISIONS

Sections:

- 23.710.010 Purpose.
- 23.710.020 Eligibility for incentives and bonuses.
- 23.710.030 General provisions for incentives and bonuses.
- 23.710.040 Number and types of incentives and bonuses allowed.
- 23.710.050 Location of bonus units.
- 23.710.060 Continued availability.
- 23.710.070 Process for approval or denial.

23.710.010 Purpose.

The purpose of this chapter is to provide incentives for the production of housing for very low, low, and moderate income, special needs, and senior households in accordance with Government Code Sections 65915 through 65918. In enacting this chapter, it is the intent of the council to facilitate the development of affordable housing and to implement the goals and policies of the city's General Plan housing element. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.010)].

23.710.020 Eligibility for incentives and bonuses.

The city of Rancho Cordova shall grant one density bonus, with concessions or incentives, as specified in RCMC 23.710.040 (Number and types of incentives and bonuses allowed), or provide other incentives or concessions of equivalent financial value based upon the land cost per dwelling unit, when the applicant for the housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least one of the following:

- A. Ten percent of the total units of a housing development for lower income households.
- B. Five percent of the total units of a housing development for very low income households.
- C. Housing for special needs populations.
- D. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the California Civil Code pursuant to 65915(b)(1)(C), or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
- E. Ten percent of the total dwelling units in a common interest development as defined in Section ~~41004351~~ of the California Civil Code for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code; provided, that all units in the development are offered to the public for purchase. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.030). Formerly 23.710.030].
- F. Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability

level as very low income units. Twenty percent of the total units for lower income students in a student housing development shall meet the requirements of 65915(b).

G. One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

23.710.030 General provisions for incentives and bonuses.

The following general provisions apply to the application and determination of all incentives and bonuses:

- A. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- B. The granting of a density bonus shall not be interpreted, in and of itself, to require a General Plan amendment, rezone, or other discretionary approval.
- C. The density bonus shall not be included when determining the number of housing units that is equal to five or 10 percent of the total.
- D. Upon request by the applicant, the city shall not require that a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) provide a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds the following:
 - 1. Zero (studio) to one bedrooms: one on-site parking space per unit.
 - 2. Two to three bedrooms: one and one-half~~two~~ on-site parking spaces per unit.
 - 3. Four and more bedrooms: two and one-half parking spaces per unit.
- E. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subsection, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.
- F. The city shall not apply any development standard that would have the effect of precluding the construction of a housing development meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) at the densities or with the incentives permitted by this chapter. An applicant may submit to the city a proposal for the waiver or reduction of development standards. Nothing in this subsection, however, shall be interpreted to require the city to waive or reduce development standards if the waiver or reduction would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Furthermore, the applicant shall be required to prove that the waiver or modification is necessary to make the target units economically feasible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.040). Formerly 23.710.040].

23.710.040 Number and types of incentives and bonuses allowed.

A. General Project Density Bonus. A housing development that satisfies all applicable provisions of this chapter shall be entitled to the following density bonus:

- 1. For developments providing lower income target units, a 20 percent base density bonus plus a one-and-one-half percent supplemental increase over that base for every one percent increase in low income units ~~above~~ from 10 to 20 percent. A 35 percent base density bonus plus an additional 3.75 density bonus shall be added

with each incremental increase starting from 20 to 24 percent of affordable units. The maximum density bonus allowed including supplemental increases is ~~35~~ 50 percent.

2. For developments providing very low income target units, a 20 percent base density bonus plus a two-and-one-half percent supplemental increase over that base for every one percent increase in very low income units ~~from above five to ten percent.~~ A 35 percent base density bonus plus an additional 3.75 density bonus shall be added with each incremental increase starting from 11 to 15 percent of affordable units. The maximum density bonus allowed including supplemental increases is ~~50~~ 35 percent.

3. For developments providing moderate income target units, a 50 percent density bonus is eligible for when 44% of units are set aside (for-sale units only).

43. An applicant for a senior citizen housing development or a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code Sections 798.76 or 799.5 is entitled to a density bonus of 20 percent of the number of senior citizen housing development units and up to a maximum of 50 percent (Government Code Section 65915(b)(1)(C) and 65915(f)(3)). ~~For senior citizen housing developments, a flat 20 percent density bonus.~~

54. For common interest developments providing moderate income target units, a five percent base density bonus plus a one percent increase in moderate-income units above 10 percent. The maximum density bonus allowed including supplemental increases is 35 percent.

B. Number of Incentives or Concessions. In addition to the eligible density bonus percentage described in this section, an applicant may request one or more incentives or concessions in connection with its application for a density bonus as follows:

1. One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least five percent for very low income households, or at least 10 percent for persons and families of moderate income in a common interest development.

2. Two incentives or concessions for projects that include at least ~~17~~ 20 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a common interest development.

3. Three incentives or concessions for projects that include at least ~~30~~ 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a common interest development.

4. Four incentives or concessions for projects with one hundred percent of all units in the development (including total units and density bonus units) are for lower income households, or 20 percent of the units in the development is for moderate-income households, as defined in Section 50053 of the Health and Safety Code. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

Table X: Affordable Housing Incentives/Concessions

<u>Number of Incentives/Concessions</u>	<u>Very Low Income Percentage</u>	<u>Low Income Percentage</u>	<u>Moderate Income Percentage</u>
<u>1</u>	<u>5%</u>	<u>10%</u>	<u>10%</u>
<u>2</u>	<u>10%</u>	<u>17%</u>	<u>20%</u>

<u>3</u>	<u>15%</u>	<u>24%</u>	<u>30%</u>
<u>4</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>	<u>100% Low/Very Low/Mod (20% Moderate allowed)</u>

C. Available Incentives and Concessions. The following incentives and concessions are available for compliance with this chapter:

1. A reduction in the site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5, Section 18907 of Division 13 of the Health and Safety Code, including but not limited to a reduction in setback and square footage requirements and in ratio of vehicle parking spaces that would otherwise be required and that results in identifiable, financially sufficient, and actual cost reductions.
2. Approval of mixed-use development in conjunction with the housing development if the nonresidential land uses will reduce the cost of the housing development and the nonresidential land uses are compatible with the housing development and surrounding development.
3. Other regulatory incentives or concessions proposed by the applicant or that the city determines will result in identifiable, financially sufficient, and actual cost reductions.
4. Priority processing of a housing development that provides income-restricted units.

5. The City may provide additional waivers or reductions in development standards for projects located within a one-half mile radius of a major transit stop. A major transit stop is defined as an existing rail or bus rapid transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

6. The City shall provide further reduced parking standards for eligible residential projects which provide the following: unobstructed access to a major transit stop; or units that are restricted to for-rent housing for individuals who are 62 years of age or older with paratransit service or unobstructed access to a fixed bus route that operates at least eight (8) times per day.

7. ~~D~~-A floor area ratio density bonus may be granted to an eligible housing development, upon request of the developer, in lieu of a density bonus awarded based on dwelling units per acre.

- a. In calculating the floor area ratio bonus pursuant to this section, the allowable gross residential area in square feet shall be the product of the following amounts:
 - i. The allowable residential base density in dwelling units per acre.
 - ii. The site area in square feet, divided by 43,560.
- b. If an eligible housing development is zoned for mixed-use purposes, any floor area ratio requirement under a zoning ordinance or land use element of the General Plan applicable to the nonresidential portion of the eligible residential development, shall continue to apply notwithstanding the award of a floor area ratio bonus in accordance with this section.

c. An applicant for a floor area ratio bonus may also submit to the City a proposal for specific incentives or concessions pursuant to this Chapter.

8. An applicant seeking to develop an eligible residential development shall be allowed to calculate impact fees based on square feet, instead of on a per-unit basis.

D. Density bonus for housing developments with 100 percent affordable housing.

1. Criteria. For a density bonus to be granted, under this subsection, 100 percent of the total units, exclusive of a manager's unit or units, are restricted to very low, low, and moderate income households (maximum 20% moderate).

2. Density Bonus Allowance. An applicant for a housing development with 100 percent affordable housing is entitled to:

a. Except as otherwise provided, the density bonus shall be up to 80 percent of the number of units for very low and low income households.

3. Other Allowances.

a. If the project is located within one-half mile of a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code:

i. The applicant may also receive a height increase of up to three additional stories or 33 feet.

ii. ~~b.~~ The jurisdiction shall not impose any maximum controls on density. If no maximum controls on density are imposed on a project, then no other waivers or reductions of development standards would be allowed.

E. Additional Density Bonus and Incentives and Concessions for Donation of Land to the City.

1. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to the city and agrees to include a minimum of 10 percent of the total units before the density bonus for very low-income households, as provided for in this subsection, the applicant shall be entitled to a 15 percent base density bonus plus a one percent supplemental increase for each additional percentage of very low income units, to a maximum density bonus of ~~35~~35 percent.

2. The density bonus provided in this subsection shall be in addition to any other density bonus provided by this chapter to a maximum combined density bonus of ~~35~~35 percent.

3. The applicant shall be eligible for the increased density bonus described in this subsection if all of the following conditions are met:

a. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

b. The developable acreage and zoning designation of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

c. The transferred land is at least one acre in size or is of sufficient size to permit development of at least 40 units, has the appropriate General Plan land use and zoning designations, and is or will be served by all required public facilities and infrastructure.

d. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with the requirements of this chapter.

- e. The land is transferred to the city or to a housing developer approved by the city.
- f. The transferred land shall be within the boundary of the proposed development or, at the city's approval, within one-quarter mile of the boundary of the proposed development.

4. Nothing in this subsection shall be construed to enlarge or diminish the authority of the city to require a developer to donate land as a condition of development.

FE. Additional Density Bonus and Incentives and Concessions for Development of Child Care Facility.

1. Housing developments meeting the requirements of RCMC 23.710.020 (Eligibility for incentives and bonuses) and including a child care facility that will be located on the premises of, as part of, or adjacent to the housing development shall receive either of the following:

- a. An additional density bonus that is an amount of square footage of residential space that is equal to or greater than the amount of square footage in the child care facility.
- b. An additional incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility.

2. The density bonus housing agreement for the housing development shall ensure that:

- a. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the target units are required to remain affordable; and
- b. Of the children who attend the child care facility, the children of very low income households, lower income households, or persons or families of moderate income shall equal a percentage that is equal to or greater than the percentage of target units that are required pursuant to RCMC 23.710.020 (Eligibility for incentives and bonuses).

3. The city shall not be required to provide a density bonus or incentive or concession for a child care facility if it makes a written finding, based upon substantial evidence, that the community has adequate child care facilities. ~~[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050). Formerly 23.710.050].~~

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.050). Formerly 23.710.050].

23.710.050 Location of bonus units.

As required by state law, the location of density bonus units in the housing development may be at the discretion of the developer. However, the inclusionary units shall be dispersed throughout the development (where feasible); shall contain, on average, the same number of bedrooms as the noninclusionary units in the development; and shall be compatible with the design or use of the remaining units in terms of appearance, materials, and quality finish. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.060). Formerly 23.710.060].

23.710.060 Continued availability.

A. If a housing development providing low or very low income target units receives only a density bonus, the target units must remain restricted to low or very low income households for a minimum of 30 years from the date of issuance of the certificate of occupancy.

B. If a housing development providing low or very low income target units receives both a density bonus and an additional incentive, the target units must remain restricted to low or very low income households for a minimum of 50 years from the date of issuance of the certificate of occupancy.

C. In the case of a common interest housing development providing moderate income target units, the initial occupant of the target unit must be a person or family of moderate income. Upon resale, the seller of the target units shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation, which shall be used within three years for any of the purposes described in subdivision (e) of Section 33334.2 of the California Health and Safety Code that promote homeownership. The city's proportionate share shall be equal to the percentage by which the initial sale price to the moderate income household was less than the fair market value of the home at the time of the initial sale. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.070). Formerly 23.710.070].

23.710.070 Process for approval or denial.

A. Process for Approval. The density bonus and incentive(s) and concession(s) request shall be considered in conjunction with any necessary development entitlements for the project. The designated approval authority for density bonuses shall be the council. In approving the density bonus and any related incentives or concessions, the city and applicant shall enter into a density bonus agreement. The form and content of the density bonus agreement shall be determined by the city.

B. Approval Required Unless Denial Findings Made. The city shall grant the density bonus, incentive(s), and concession(s) requested by the applicant unless the city makes a written finding, based upon substantial evidence, of either of the following:

1. The incentive or concession is not required in order to provide for affordable housing costs or affordable rents.
2. The incentive or concession would have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health and safety or physical environment or any real property that is listed in the California Register of Historical Resources and for which the city determines there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.4.080). Formerly 23.710.080].

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Note to Reader: Section placeholders to indicate the sections between changed subsections remain the same are indicated with three stars (*)**.

**CHAPTER 23.901
RESIDENTIAL USES**

23.901.060—Accessory dwelling units.

A. Purpose and Applicability. This section applies to accessory dwelling units in the city. Accessory dwelling units are permitted by right in the agricultural, residential, and residential mixed use zoning districts subject to the standards of this section. The purpose of this chapter is to regulate accessory dwelling units in residential zoning districts and on residential property consistent with state law (California Government Code Section 65852.150 et al.). Implementation of this section is intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single family residential character of the area.

B. Development Standards. Pursuant to Government Code Section 65852.2, accessory dwelling units shall be permitted on agricultural, residential, and residential mixed use parcels when the following conditions are met:

1. Accessory dwelling units shall only be located on lots with an area of 5,000 square feet or larger.
2. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit. The city may impose additional standards (such as parking, height, and setback standards) to ensure that accessory dwelling units shall not have adverse impacts on any real property that is listed in the California Register of Historical Resources.
3. No more than one accessory dwelling unit shall be allowed per parcel.
4. The property owner shall occupy either the primary unit or accessory dwelling unit. The property owner shall record a declaration acknowledging owner occupancy, recorded with the property as a condition of the administrative permit.
5. An accessory dwelling unit shall not exceed 1,200 square feet, excluding garage area. The floor area for attached accessory dwelling units shall not exceed 50 percent of the existing living area.
6. Building setbacks for accessory dwelling units shall comply with all required building setbacks for the primary unit.
7. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit.
8. No accessory dwelling unit may be sold separately from the primary dwelling unit.
9. Parking. See Chapter 23.719 BCMC (Parking and Loading).
10. No fire sprinklers shall be required in an accessory dwelling unit if fire sprinklers are not required for the primary residence.
11. A building permit application shall be ministerially approved for an accessory dwelling unit contained within the existing space of a single family dwelling or accessory structure that has independent exterior access and the side and rear setbacks are sufficient for fire safety. [Ord. 4 2017 § 3 (Exh. B); Ord. 12 2011 § 3 (Exh. A); Ord. 27 2008 § 1 (Exh. A § 5.1.060)].

23.901.060 Accessory Dwelling Units

A. Purpose and Intent. This section establishes regulations and a ministerial review process for Accessory Dwelling Units. Accessory Dwelling Units are intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the architectural character of the area.

B. Applicability. This section applies to all Accessory Dwelling Units, including Junior Accessory Dwelling Units, as defined.

C. Where Permitted. Accessory dwelling units are permitted by right in any zoning district which permits single-family or multi-family homes.

D. Relationship to General Plan and Zoning

A. Any Accessory Dwelling Unit which conforms with the requirements of this Chapter shall be deemed to be consistent with the General Plan designation and zoning for the parcel, regardless of any limitations on residential density imposed by the General Plan or zoning.

B. Accessory Dwelling Units shall not be counted when determining residential density for conformance with General Plan or Zoning.

E. Permits and Approval

1. Ministerial Action. Approval or denial of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is a ministerial action and subject to compliance with the standards in this Section.

2. Building Permit. All Accessory Dwelling Unit or Junior Accessory Dwelling Units shall require a building permit, subject to all the standard application and processing fees and procedures that apply to building permits generally. No other separate planning-related permit is required.

3. Issuance of Permit. The City shall issue a building permit for an Accessory Dwelling Unit within 60 calendar days from the date on which the City received a completed submittal package application, unless either:

- a.** The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or
- b.** The application to create an Accessory Dwelling Unit or Junior Accessory Dwelling Unit is submitted with an application to create a new single-unit dwelling on the parcel. The City may delay acting on the permit application for the Accessory Dwelling Unit or Junior Accessory Dwelling Unit until the City acts on the permit application to create the new single-unit dwelling.

F. Definitions

The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. "Accessory Dwelling Unit or ADU." An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section 17958.1 of the Health & Safety Code, and (b) a manufactured home, as defined in Section 18007 of the Health & Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2.

2. "Accessory Structure." A structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section 65852.2.

3. "Car Share." A program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.

4. "Efficiency Kitchen." A cooking facility that includes all of the following:

- a. A sink with a drain.
- b. An appliance for cooking.
- c. A food preparation counter.
- d. Food storage cabinets that are of reasonable size in relation to size of the unit.

5. "Efficiency Unit." As defined in Section 17958.1 of the Health and Safety Code.

6. Junior Accessory Dwelling Unit or JADU. A Junior Accessory Dwelling Unit means a unit that is contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section 65852.22.

7. "Living Area." The interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section 65852.2.

8. "Passageway." A pathway that is unobstructed clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section 65852.2.

9. "Primary Dwelling." An existing or proposed residential structure on a lot with an accessory dwelling unit.

10. "Public Transit." A location, including but not limited to a bus stop or train station, where the public may access buses, trains, subway, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

11. "Single-unit and multi-unit." Single-unit means the same as a single-family dwelling and multi-unit means multi-family dwellings with two or more units.

12. "Tandem Parking." Two or more automobiles parked on a driveway or in any other location on a parcel, lined up behind one another.

G. Types of Accessory Dwelling Units. The following are the types of Accessory Dwelling Units:

1. Accessory Dwelling Unit, Attached and Detached, as defined below.

- a. Attached. An Accessory Dwelling Unit that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor, or ceiling, including attached garages, storage areas or similar uses, or within an accessory structure. An attached Accessory Dwelling Unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling with an integral Accessory Dwelling Unit, or by constructing an addition to an existing primary dwelling.
- b. Detached. An Accessory Dwelling Unit that is physically detached or separated from the primary dwelling. Detached includes a second-story addition above an existing detached structure. A detached Accessory Dwelling Unit can be new construction or the conversion or expansion of an existing structure.

2. Junior Accessory Dwelling Unit. An attached Accessory Dwelling Unit that is a unit that meets specific criteria as specified below.

- a. Maximum of 500 square feet in size.

- b. Contained entirely within a single-unit primary dwelling.
- c. Has a separate entrance from the main entrance to the primary dwelling.
- d. Has a bathroom that is either in the Junior ADU or in the primary dwelling.
- e. Includes an efficiency kitchen.

H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units Per Lot or Parcel in Zones Which Allow Single Family Homes. The following number of Accessory Dwelling Units apply in all zoning districts that allow single family homes as a permitted use:

- 1. One attached or detached Accessory Dwelling Unit shall be allowed on a parcel with a primary dwelling unit.
- 2. One Junior Accessory Dwelling Unit shall be allowed on a parcel with primary dwelling.
- 3. Up to one attached or detached Accessory Dwelling Unit and one Junior Accessory Dwelling Unit shall be allowed on a single parcel.

I. Type and Number of Accessory Dwelling Units Per Lot with an Existing Multi-Family Home. The following apply to Accessory Dwelling Units in all zoning districts that allow multi-family homes as a permitted use:

- 1. Attached Accessory Dwelling Units.
 - a. At least one ADU or up to 25 percent of the existing multi-family units shall be allowed within an existing multi-family dwelling.
 - b. Attached Accessory Dwelling Units in a multi-family development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.
- 2. Detached Accessory Dwelling Units. Up to two detached Accessory Dwelling Units shall be allowed on a parcel with existing multi-family structures, subject to compliance with the development standards for Detached Accessory Dwelling Units in this Chapter.

J. Development Standards for Attached and Detached Accessory Dwelling Units. The following standards apply to Accessory Dwelling Units.

- 1. Attached Accessory Dwelling Units
 - a. Location. Attached Accessory Dwelling Units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
 - b. Size. The total floor area of an Attached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached Accessory Dwelling Unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the Accessory Dwelling Unit.
 - c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling
 - ii. Side yard: Four (4) feet
 - iii. Rear yard: Four (4) feet

- iv. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- d. Height. Per the zoning district standard for the primary dwelling.
- e. Access. An attached Accessory Dwelling Unit shall have direct exterior access separate from the main entrance to the primary dwelling.
- f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- g. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- h. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
- i. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.
- j. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form pursuant to Government Code Section 65852.2.
- k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude an attached minimum 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

2. Detached Accessory Dwelling Unit Development Standards

- a. Location. Detached Accessory Dwelling Unit shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. A Detached Accessory Dwelling Unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an Accessory Dwelling Unit that provides more than one bedroom.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling
 - ii. Side yard: Four (4) feet
 - iii. Rear yard: Four (4) feet
- d. Height. The maximum height of an Accessory Dwelling Unit shall be 16 feet for new structures built specifically as an Accessory Dwelling Unit. Existing structures taller than 16 feet can be converted to an Accessory Dwelling Unit consistent with the requirements of this Chapter.
- e. Design. Detached accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- g. Fire Sprinklers. An attached Accessory Dwelling Unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.
- h. Landscape. All setback areas shall be landscaped as required by this code.
- i. Before permit issuance, the City shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the City's form pursuant to Government Code Section 65852.2.
- j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.

- k. No provisions within this Section, including lot coverage or legal nonconformity, shall preclude a detached minimum 800 square foot accessory dwelling unit that is at least sixteen (16) feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

3. Junior Accessory Dwelling Unit Development Standards

- a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and be within the walls of the single-family residence, including an attached garage, of the primary dwelling unit by at least one wall or by a ceiling. The Junior Accessory Dwelling Unit may be located above or below the primary dwelling unit.
- b. Size. Maximum of 500 square feet of living area.
- c. Setbacks. If the primary dwelling unit is expanded to create the Junior Accessory Dwelling Unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by Fire or Building codes on a case-by-case basis.
- d. Access. A Junior Accessory Dwelling Unit shall have a separate entrance separate from the main entrance to the primary dwelling.
- e. Kitchen. Each Junior Accessory Dwelling Unit shall include an efficiency kitchen which must include a) a cooking facility with appliances and b) a food preparation counter and storage cabinets that are of reasonable size in relation to the side of the Junior Accessory Dwelling Unit.
- f. Utilities.
 - i. A Junior Accessory Dwelling Unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service, or impact fees.
 - ii. No new or separate utility connection between the Junior Accessory Dwelling Unit and the utility shall be required, although the property owner may voluntarily install a submeter for the Junior Accessory Dwelling Unit.
 - iii. Any utility charges or fees shall be consistent with state law.
- g. Parking. No additional off-street parking is required for the Junior Accessory Dwelling Unit.
- h. Owner Occupancy and Deed Restriction
 - i. A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or Junior Accessory Dwelling Unit as that person's legal domicile and permanent residence.
 - ii. The owner occupancy requirement does not apply if the property is entirely owned by a governmental agency, land trust, or non-profit housing organization.
 - iii. Prior to issuance of a Building Permit for a Junior Accessory Dwelling Unit, a deed restriction shall be recorded in the chain of title of the primary single-unit property. The form of the deed restriction shall be approved by the City Attorney pursuant to Government Code Section 65852.2.
 - iv. The deed restriction shall run with the land and shall be enforced against future property owners.

K. Impact Fees

1. Impact Fee Requirements

- a. No City-imposed impact fees shall be charged for an Accessory Dwelling Unit that is less than 750 square feet in size.
- b. For Accessory Dwelling Units 750 square feet or larger, City-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.
- c. Impact fees do not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

L. Required Parking for Accessory Dwelling Units.1. Number of Parking Spaces. Parking for Accessory Dwelling Units shall be provided per the following:

- a. One off-street parking space, covered or uncovered, is required for each Attached and Detached Accessory Dwelling Unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
- b. Notwithstanding any other section, no off-street parking is required for an Attached or Detached Accessory Dwelling Unit if one or more of the following applies:
 - i. The Accessory Dwelling Unit is located within one-half mile walking distance of public transit, including transit stations and bus stations.
 - ii. When on-street parking permits are required by the City, but not offered to the occupant of the Accessory Dwelling Unit.
 - iii. The Accessory Dwelling Unit is part of the proposed or existing primary residence.
 - iv. The Accessory Dwelling Unit is located within an architecturally and historically significant historic district.
 - v. When there is a car share vehicle located within one block of the Accessory Dwelling Unit.
- c. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

2. When a garage, carport, or covered parking structure is demolished to allow for the construction of an Accessory Dwelling Unit or for the conversion of a structure to an Accessory Dwelling Unit shall not be required to be replaced.3. Guest parking spaces shall not be required for Accessory Dwelling Units under any circumstances.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING CITYWIDE MULTIFAMILY HOUSING DESIGN GUIDELINES**

WHEREAS, Senate Bill 330 (SB330), the Housing Crisis Act, requires cities to modify their practices related to the review of housing projects; and

WHEREAS, SB 330 shortens decision timeframes for housing project and limits the number of public hearings for a multifamily project; and

WHEREAS, the City has amended Title 23, Zoning Code to include provisions for a multifamily streamlined design review permit that is consistent with SB 330; and

WHEREAS, the Multifamily Housing Design Guidelines have been prepared to implement the streamlines design review permit; and

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

WHEREAS, on August 16, 2021 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 that the Council adopts the Multifamily Housing Design Guidelines (Exhibit A):

- A. Finds the project is exempt under Section 15060(c)(2) because the activity of adopting new multifamily design guidelines will not result in a direct or reasonably foreseeable indirect physical change in the environment.
- B. The proposed amendment is consistent with the General Plan. The attached Multifamily Housing Design Guidelines are consistent with the General Plan. The guidelines provide details regarding site design and compatibility with existing context, building design and materials, requirements for open space and landscaping and a variety of other architectural provisions for these types of projects. Additionally, this overall effort would provide a mechanism to streamline the construction of multifamily projects, consistent with the Housing Elements goals and policies to facilitate this type of construction, as well as provide consistency with State law.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of August 2021 by the following vote:

AYES:

NOES:

ITEM 10.1.

ATTACHMENT 4

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk



MULTIFAMILY DESIGN GUIDELINES

RANCHO CORDOVA

JULY 14, 2021

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INTRODUCTION

1.1 Purpose and Intent

The Rancho Cordova Multi-Family and Mixed Use Guidelines (the Guidelines) provides the minimum standards that will assure that new multi-family and mixed-use development in Rancho Cordova embodies a high architectural and urban design standard, while simultaneously streamlining the approval process. They have been established to meet a set of Goals (Section 1.2) consistent with the aspirations of the community, while ensuring a consistent and set of standards are applied to all proposed projects. This document embodies the City's vision for infill development and provides the development community a clearer picture of what the City desires.

These Guidelines cover Site Planning, Building Type, Articulation and Massing Standards, Frontage Types, Architectural Standards and Styles as well as Approved Trees in order to create the image of authentic, diverse streetscapes that have evolved over time. The details, illustrations, and general suggestions are not prescriptive, nor are they intended to dictate historically accurate buildings and details. Rather, they provide general design concepts that will help shape the character of the community, allowing for flexibility.

The Architectural Styles section establishes five (5) pre-approved styles for the façades of new multi-family and mixed-use buildings. Each proposed new building should be designed and reviewed for consistency and compatibility with the appropriate architectural character established herein. They are intended to suggest the look and feel of streetscapes composed of a variety of distinct but harmonious architectural styles, all realized with modern materials and building practices. Careful attention has been paid to those styles that are regionally appropriate and compatible with the scale and density of contemporary multifamily buildings. The highest priority of this document is to ensure styles stay consistent with the local surrounding, creating an elegant and cohesive environment rather than a poorly patch-worked community.

Consistency with one of these five styles is not required, however, use of a style that is not-pre-approved will be required to define the style being used, or creating, and demonstrate or describe how the style meets the nine subjects listed in Section 7. The project will also need to demonstrate how the chosen style meets Rancho Cordova's goals in Section 1.2.

1.1.1. Main Design Elements

In addition to the appropriate architectural images, details and materials, the main design elements that must be adequately addressed and will be reviewed for compliance:

1. Site plan, grading plan, and building orientation.
2. Screening of parking garage access, utility meters and other site and building service elements.
3. Landscape, hardscape, fencing and site amenities.
4. Streetscape character / relationship to adjacent buildings.
5. Overall building image - building fronts, and any side and rear facades visible from the street.
6. Scale, massing, and proportions
7. Roof lines, roof elements, materials, gutters, and downspouts.
8. Façade composition.
9. Building features such as entries, porches, balconies, bays, embellishments and details.
10. Door, windows, and shutters.
11. Exterior materials, colors, and detailing.
12. Raised first floor elevation and foundation base design.
13. Chimney design and materials.
14. Building signage and lighting.

1.2 Goals

Goal 1: Provide an incentive to construct mixed-use and multi-family housing through a set of design guidelines that can be approved at the staff level, providing certainty of design review approval and a more concrete approvals process time line.

Goal 2: Elevate, improve, and in some cases, maintain architectural variety, integrity, and quality.

Goal 3: Create human-scale development that contributes to pedestrian-oriented streets and boulevards.

Goal 4: Create interest and break up the overall mass of larger buildings.

Goal 5: Animate building edges on the ground floor to create an inviting public realm with frequent windows, entries and outdoor dining (where appropriate) along the street to provide visual interest and promote a pedestrian-friendly environment.

Goal 6: Orient building façades to frame the streets and other public spaces with sufficient building enclosure particularly on the first two floors.

Goal 7: Where multi-family and mixed-use development abuts single-family neighborhoods, provide for graceful transitions between the small-scale increment of the latter and larger-scale format of multi-family and mixed-use structures.

Goal 8: Enhance and highlight architectural building features, highlight the entrance and pathway to shops, restaurants, and businesses, create ambiance and visual interest along streets at night, encouraging pedestrians to linger and stroll, and illuminate signing and business address for patrons and emergency service providers.

1.3.1 Eligibility

The City of Rancho Cordova's Zoning Code establishes a Multi-Family Housing Streamlined Design Review Permit for new multi-family housing when a proposed project is determined to be consistent with the City's General Plan, applicable Specific Plan or zoning district regulations, and substantially conforms with the City's Multi-Family Design Guidelines.

Table 1 on the next page provides the basis for determining if a proposed multi-family or mixed-use project meets minimum compliance to be eligible for an administrative/streamlined design review. The following table guides staff in determining whether a project is eligible for streamlined review. If determined eligible, the project will be reviewed under the Multi-Family Design Guidelines and project revisions may be required prior to approval of the project.

Table 1: Eligibility for Streamlined Review

Design Principles	Consistent	Not Consistent
Human-Scaled Environment (Goals 3 and 5; see sections 2.1-2.8)	• Orient building facades to frame streets/public spaces to promote a pedestrian-friendly environment • Buildings are located at the front of the lot and face the street	• Buildings are set back from the street and separated by parking areas • Lack of windows/entrances along the façade to provide a conducive walking environment
Appropriate Use of Building Types (Goal 8; see section 3.1-3.10)	• Building(s) adheres to the type-specific standards/guidelines of the following: maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing	• Building(s) do not adhere to the type-specific standards and do not create a human-scaled and pedestrian-oriented environment
Architectural Style (Goal 2; see Chapter 7)	• Design features and detailing are consistent with the selected architectural style • Design features are consistent with the architectural character and style	• Design features and detailing are not representative of the architectural style selected
Building Articulation and Massing (Goals 4 and 5; see sections 4.1, 4.2, and 4.4)	• Create visual interest and break up the overall massing of larger buildings • Well-articulated and detailed façades	• Facades are long, blank walls with little detailing • Little to no horizontal and vertical articulation
Appropriate Transitions with Adjacent Buildings (Goal 7; see Section 4.3)	• Appropriate transitions are provided between building(s) and adjacent single-family neighborhoods	• Scale and massing of development does not respond to existing context or architectural character
Appropriate Frontage Types (Goal 8; 5.1-5.9)	• Building frontages address the land use context and street environment appropriately	• Building frontages do not address land use and street context appropriately
Common and Private Open Space (Goal 6; Section 6.10)	• Provides common open space that is an amenity for residents • Private open space with a patio area or balconies for residents living above the ground floor	• Common open space is not integrated into the overall design of the project • Balconies are not incorporated into residential units on upper floors

1.3.2. Project Review Procedures

Applications for projects that are found to be eligible for a Multi-Family Housing Streamlined Design Review Permit shall be processed consistent with the provisions of Chapter 23.137 of the Rancho Cordova Municipal Code (RCMC).

Any project requiring additional entitlements, including but not limited to general plan amendment, rezone, subdivisions of land and/or conditional use permits would be processed subject to the applicable section of RCMC and would not be eligible for a Multi-Family Streamlined Design Review Permit.

1.4 Use of the word "should"

Throughout the text, the word "should" is used (rather than "shall") meaning it is the preferred solution, unless an equal or better alternative is offered. Any deviation from "should" will need to be explained either in the equal or better, or that there are circumstances that make compliance impossible or impractical.

Where an applicant deviates from the preferred solution, each application will be measured according to the Goals in Section 1.2 and the following criteria:

1. Proposed buildings promote a pedestrian-friendly environment along the street by providing street-facing windows and entries and locating parking and access to parking at the back of the site. Commercial ground floors support pedestrian activity through maximum ground floor transparency (large shopfronts).
2. The massing and scale of buildings are manipulated to add interest to the building and to create variations in height and form.
3. Buildings employ quality materials, a compatible color palate, and a variety of architectural styles in order to define, unify, and contribute positively to Rancho Cordova.
4. Residential buildings and residential components of mixed-use buildings provide an assortment of residential unit types and sizes that accommodate a variety of household sizes. The proposed building program (including the amount of and location of proposed non-residential uses on the property, the number, size, and location of residential units, etc.) shall be reviewed by the City.
5. Appropriate transitions are provided between multi-family and mixed-use buildings and single-family neighborhoods.

2

SITE PLANNING

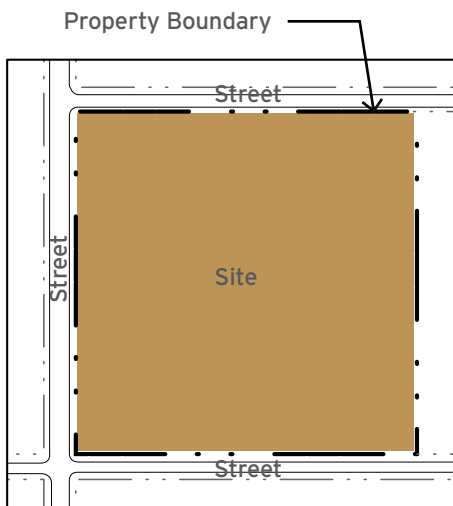
2.1 Introduction

Cities are realized by the deliberate assembly of streets, blocks, and buildings. In this act of making a place, space is allocated for both public and private use – for buildings and for open spaces. Buildings introduced into blocks determine the character of the public realm of streets and open spaces they face. This public realm is the shared space in the city that gathers people together to relate to one another. It also enables people to comfortably move through the city, to get from one place to another. It is at this most elemental scale that architecture and urbanism define each other.

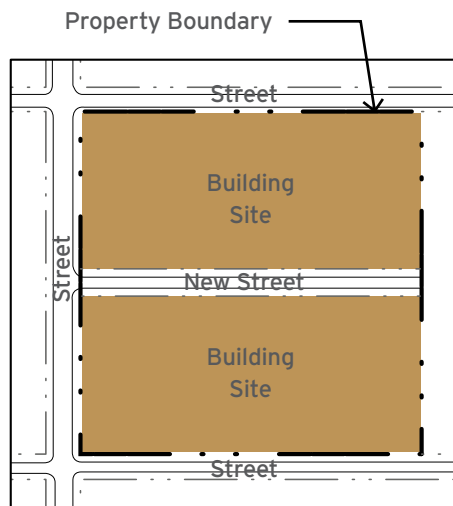
While most new development in Rancho Cordova is likely to take place within the pre-established pattern of streets and blocks, it is likely that proposals for large sites, i.e., those greater than two (2) acres in size, will also be submitted. In these instances, it will be necessary to create new streets and blocks to ensure the blocks themselves do not become too large. Small blocks correlate with walkable urban places because the short block size provides walkers with numerous opportunities to vary their route, to investigate interesting activities or features, and to shorten or lengthen their walk without retracing their steps along the same roads.

2.2 General

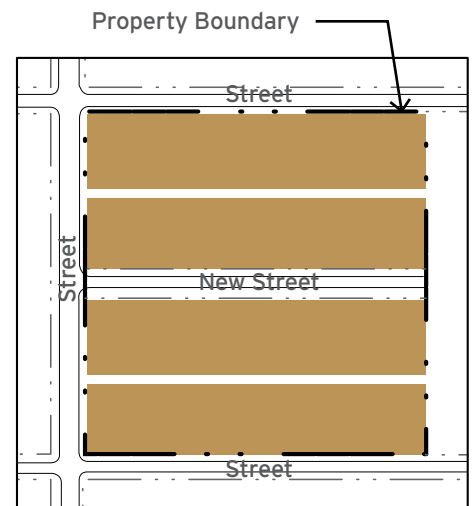
1. New development on parcels larger than two (2.0) acres in size should provide new streets and sidewalks and street trees along both sides of the street.
2. New buildings and additions that are fifty percent (50%) or more of existing floor area in size shall construct sidewalks, remove and replace dead or overgrown landscaping, and plant street trees.
3. All other projects requiring planning permits/ approval shall remove and replace missing or dead landscaping (including street trees).
4. All new streets shall be improved with curbs, gutters, and sidewalks.



Subdivision Standards - Site



Introduce Streets



Introduce Alleys

2.4 Blocks

All new and modified blocks should be designed per the following requirements:

1. Length along front street: one-hundred fifty feet minimum (150'-0" min.); five-hundred sixty-five feet maximum (565'-0" max.)
2. Depth along side street: one-hundred fifty feet minimum (150'-0" min.); four-hundred fifty feet maximum (450'-0" max.)
3. Blocks longer than four-hundred fifty- feet (450'-0") should provide a pedestrian passage or alley that connects the front street to the rear street or the side street to the opposite side street.



Illustrative Image

2.5 Street Trees and Parkways

Proposed development should include sidewalks and street trees as follows:

1. Street tree spacing should be between twenty-five and forty-five feet (25'-0" and 45'-0") on center with adjustments in spacing pursuant to public works standards.
2. Street trees on a given block shall be of two or three species in order to reduce problems with major pests or disease. They shall be selected per the primary solar orientation of the street as follows:
 - a. Streets oriented primarily in a north-south direction: Deciduous or Evergreen Trees
 - b. Streets oriented primarily in an east-west direction: Deciduous Trees,
3. Where appropriate, native California tree species shall be used in combination with other drought tolerant species.
4. Irrigation to parkways or tree wells shall be provided as an extension of the on-site system and is the responsibility of the property owner.



Illustrative Image

2.6 Street Lighting

Pedestrian-scaled street lighting should be provided along public sidewalks and public park pathways. The bottom of a lamp along a sidewalk or other path being lighted should not be more than twenty-feet (20'-0") above the ground.



Illustrative Image

2.7 Street Furnishings

1. Street furnishings are allowed within the public ROW as pedestrian amenities in front of all mixed-use buildings.
2. Street furnishings include but are not limited to: benches, waste receptacles, bicycle racks and similar items that help to define pedestrian use areas. Additional and optional amenities include: tables, chairs, umbrellas, kiosks, and planters.
3. The following materials should be used for street furnishings:
 - a. Benches should be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite materials that resemble wood.
 - b. Trash cans and bike racks should be made of metal.
 - c. Planters and pots should be made of metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or composite material that resemble wood.
 - d. Outdoor restaurant chairs and tables may be wood, metal, stone, or high quality plastic.
- e. Street furnishings such as tables and chairs should not be stored in a location that is visible from the street.
- f. Advertising on street furnishings within the public right-of-way is prohibited unless otherwise approved by [name of agency].
- g. The following street furnishings are not permitted within the public right-of-way or open space area(s):
 1. Vending machines;
 2. Photobooths;
 3. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving part, or more noise, or have flashing lights.



Illustrative Image

2.8 Outdoor Seating Areas, Cafes, and Restaurants

1. Outdoor seating areas, cafes, and restaurants on private property are encouraged provided they do not interfere with pedestrian flow and circulation along adjacent sidewalks, from public ways to building entries, or with amenities, such as bicycle racks and benches.
2. Required or proposed railings for outdoor areas, sidewalk cafes, and outdoor restaurants should be designed to complement the adjoining buildings.



Illustrative Image

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3

BUILDING TYPE STANDARDS

3.1 Introduction

Critical to realizing a diverse, human-scaled and pedestrian oriented environment is the construction of buildings that enable and form this environment. Components of these buildings that they all share are:

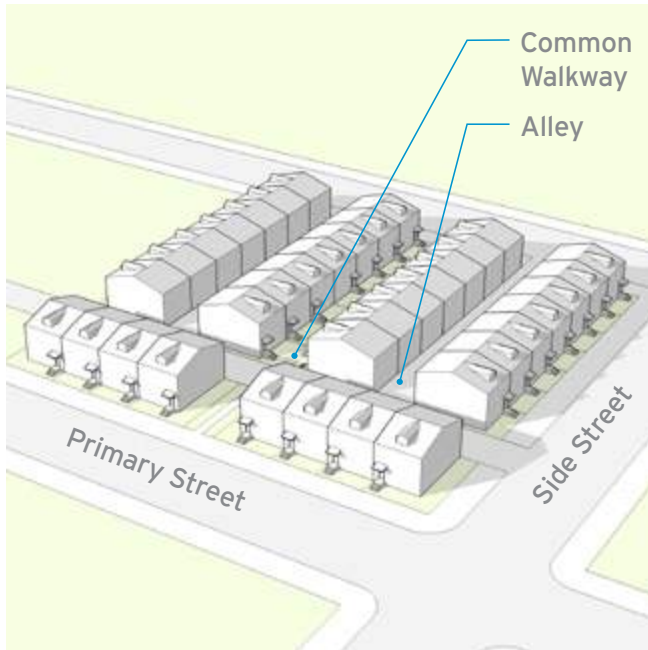
- Buildings are located at the front of the lot.
- Parking is located behind buildings either on the surface or in garages.
- Buildings face the street and open spaces with ample windows.
- Buildings with residential ground floors are set back behind small front yards and entered directly from the sidewalk through porches, stoops, courtyards, or common lobbies.
- Buildings with commercial ground floors are located at the sidewalk and entered directly from the sidewalk through shopfronts.
- Upper floor uses in mixed-use buildings are accessed through lobbies that, in turn, are accessed directly from the sidewalk.
- Architectural style is secondary to how buildings are deployed and how they relate to the street and neighboring buildings. A building can contribute to a walkable, pedestrian-friendly environment regardless of its architectural style.

In order to provide for a variety of household types and to create a varied and complex urban environment these Guidelines provide for a diversity of multi-family and mixed-use types, from row houses, and flex/lofts, and courtyard buildings to urban block buildings and liner/wrap buildings with garages. Depending on the scale of the development, more than one building type may be called for. Once a particular building type is selected, development must adhere to the type-specific standards and guidelines. These include maximum façade width, pedestrian access, parking, outdoor space, landscape, frontage types and building massing.

The selected building type(s) for each project will determine the standards and guidelines applicable to the development. Standards and guidelines for proposals that constitute a combination or hybrid of two different types will be determined by City Staff.

ITEM 10.1.

Exhibit A to the Resolution



3.2 Rowhouse

A. Description

A structure that consists of at least two primary residences with common walls, side by side along the building frontage, with access from a street or common walkway. The structure has individual garages for each unit, accessed from an alley, or may have a shared garage with dedicated parking spaces. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: 3 Stories
2. The second and third stories may occupy the full ground-floor footprint area.
3. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.

4. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").
5. In a three-story building, a two-story rowhouse may be stacked over a separate ground-floor unit.

C. Access

1. The primary entrance to the dwelling should be accessed directly from and face the Street or a public Common Walkway.
2. If a Common Walkway is present, it should connect to a Street or Open Space, not to an Alley or Driveway, on at least one end.
3. The front Setback along the Common Walkway should be at least 15 ft from the center-line of the sidewalk resulting in a Building Face to Building Face width of at least 30 ft.
4. In order to accommodate Grade, front entrances may be raised up to six feet above the Grade of the adjacent sidewalk.
5. Primary pedestrian access is not permitted from an alley.
6. On a corner lot without access to an alley, parking and services should be accessed from the side street.

D. Parking and Service

1. Garages may be attached or detached from the primary dwelling.
2. There should be no vehicular parking between townhouse fronts and the public right-of-way.
3. Where integral garages are provided, they should be accessed from the rear of the rowhouses.

4. Where rowhouse strings are perpendicular to the public street, pedestrian access to the front of houses should be via a street or landscaped pedestrian path perpendicular to street. Access to the parking at the rear of the rowhouses should be via a separate, alley or laneway that is also perpendicular to the public street. It is not recommended that alleys perpendicular to the street combine both garage and front door access for pedestrians and such arrangements will only be approved in exceptional cases.
5. Services, utilities and trash container areas should be located on the alley, when practicable.



Rowhouse Illustrative Photo

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space include porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
 - a. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied (see Figure 4.12).
 - b. Should be readily assessable from all residential units.
 - c. Amenities should not be placed in remote, hard to see locations.
 - d. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Rowhouse strings should be parallel or perpendicular to existing and proposed public streets, or the edges of public spaces such as parks and plazas.
2. The fronts of townhouses should face streets or pedestrian paths (paseos or mews)
3. Rowhouse fronts should have an identifiable front door, which maybe raised, at grade, or in the case of sloping sites, be below the street level grade by no more than four feet (4'-0").
4. Where the end of a Townhouse string faces a primary street, that end face should be considered a Front. Its composition should include the end unit's Front Door as well as other windows that look out to the street.
5. Where more than one unit is provided in the rowhouse, the front door for each unit, may be separated one from the other, or they may share a common entrance. Where multiple entrances are provided, one of them may be sunken as much as ten feet (10'-0") in what is referred as an English basement arrangement.

G. Additional Standards

Outdoor space should be landscaped with native or adapted landscape or hardscaped.

See sections 4, 6, and 7.

ITEM 10.1.

Exhibit A to the Resolution



3.3 Flex Loft

A. Description

An integrated residence and work space, occupied by a single unit. Often two (2) or more such units should be arranged side by side along the primary street or structurally modified to accommodate joint residential and work occupancy.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.
3. The maximum number of attached flex loft units allowed is 10 units per façade string.

4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street except that primary residential entries may be accessed through workspace, through a pedestrian path between units, or from the rear.
2. Entrances to ground floor work spaces should be at grade.

D. Parking and Service

1. Parking spaces may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Parking and services should be located to the rear of the property or internal to the block.
3. Parking should be screened from view from the side street by a garden wall, fence or hedge.
4. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
5. Services, aboveground equipment, and trash container areas should be located on the alley, or to the rear of the building accessed by a driveway.

E. Outdoor Space

1. At least ten percent (10%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, and decks.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
 - d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

F. Frontage

1. Permitted frontage types: stoop, shopfront, and terrace.
2. Front setbacks per zoning standards.
3. Ground-floor street frontage.
 - Retail, service, restaurant, office, and/or cottage industry are required on ground-floor



Flex Loft Illustrative Photo

primary building frontage, with residential on upper levels or behind the frontage use.

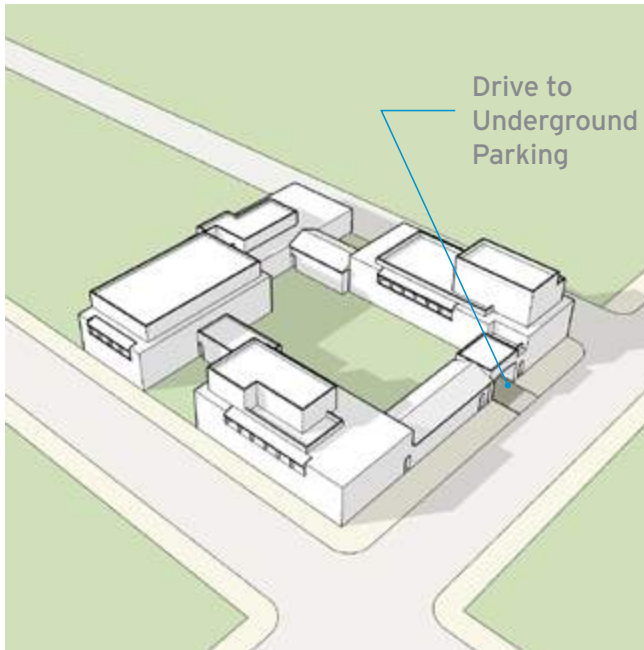
- The work space directly adjacent to the sidewalk/street should contain an active use and not be used exclusively for storage or warehousing.
- The work space on the ground floor should be oriented toward the street to allow pedestrian exposure and direct access to the work space.
- The work space on the ground floor should have a minimum of fifty percent (50%) transparency, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

G. Additional Standards

See sections 4, 6, and 7.

ITEM 10.1.

Exhibit A to the Resolution



3.4 Courtyard Building/Bungalow Court

A. Description

A grouping of townhouses or multi-family units arranged around a central courtyard or series of courtyards at grade or above a parking podium. The building may contain residential or commercial uses, and parking is below ground or accommodated in up to two above-grade podium levels.

B. Building Height and Massing

1. Maximum height: sixty-five feet (65'-0").

C. Access

1. The internal courtyard should be accessible from the street, through the frontage. Where the internal courtyard is located above the ground plane, a grand public stair is encouraged. Access may be gated.
2. The primary entrance to each ground-floor unit should be directly from the street or courtyard. Entrances should occur at a maximum interval of sixty feet (60'-0").

3. Primary access to units above the ground floor should be through a lobby accessed from the street or the courtyard.

D. Parking and Service

1. Parking may be accommodated in up to two levels of above-ground podium, below ground, or both.
2. A liner of habitable space should conceal above-ground podium parking garages from view.
3. Residential parking should be separate from retail parking, except for any residential guest parking.
4. Parking stalls should meet the construction and maintenance standards of the Zoning Standards.

E. Outdoor Space

1. Amount required: at least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
3. Types: Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are: patios, verandas, and courtyards.
4. Dimensions: The minimum courtyard dimension should be thirty feet (30'-0") on one side for buildings. If the courtyard is surrounded by three (3) or more sides or if the building is three (3) or more stories, the minimum dimension on one (1) side should be forty feet (40'-0").
5. Encroachments: Encroachments into the outdoor space are permitted on all sides, provided that the minimum thirty feet (30'-0") dimensions is maintained, exclusive of the encroachments.
6. Design: the outdoor space must be open to the sky, except for any allowable encroachment and any shade structures within the space. Communal outdoor spaces should provide a high quality amenity and be easily accessible for all residents.
7. All outdoor space should be landscaped or hardscaped. In hardscaped areas, the use of permeable paving and planters is encouraged.
8. At least twenty-five percent (25%) of the required on-site outdoor space should be planted with ground cover, shrubs, trees, or a combination of thereof.
9. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.



Courtyard Building Illustrative Photo
Courtyard View of a Courtyard Building

- d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.

F. Frontage

1. Portions of façades above forty-five feet (45'-0") in height and greater than one hundred fifty feet (150'-0") in length should occupy no more than eighty percent (80%) of the primary facade plane established on the ground floor.
2. Permitted frontage types are: forecourt, storefront, storefront cafe, urban frontage, and dooryard. Developments must also comply with the permitted frontage types of the block development stands.

G. Additional Standards

See sections 4, 6, and 7.



3.5 Small Multi-Family Dwelling

A. Description

A structure that consists of at least two (2) primary dwelling units within the scale of a detached single-family dwelling. A small multi-family dwelling can accommodate up to four (4) units and is also appropriate within primarily single-family dwelling areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that district.
3. Attic space may be occupied and not count as a story. Occupiable attic space should not exceed fifty percent (50%) of the ground floor footprint area.

4. Building faces abutting side streets or yards should provide at least one (1) horizontal plane break of at least three feet (3'-0"), and one (1) vertical plane break of at least two feet (2'-0").

C. Access

1. At least one (1) primary entrance to a dwelling unit should be accessed directly from and face the street.
2. Where an alley is not present, parking and services should be accessed by a sixteen feet (16'-0") wide, maximum, driveway.
3. On a corner lot without access to an alley, parking and services should be accessed from the side street, by a sixteen feet (16'-0") wide, maximum, driveway.
4. Buildings that do not front a street must front a courtyard and have at least one primary entrance to a dwelling unit accessed directly from the courtyard.

D. Parking and Service

1. Parking may be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking should be at the rear of the lot or in the middle of the block, separated and screened from view from the street.
4. Where parking is integral with the building, garage doors should not face the primary street but may face a secondary street where the building is on a corner lot.
5. Guest parking spaces may be accommodated with on-street spaces along streets and alleyways adjacent to the building. All on-street parking must follow Zoning Standards.
6. Where parking abuts a side street, it should be screened from view via fencing or hedges.

E. Outdoor Space

1. At least fifteen percent (15%) of the lot area should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space should be planted with native or adapted landscape.
4. Here courtyards are used to satisfy open space requirements. They should be boarded on at least three (3) sides or have at least one (1) building or unit entrance on each side.
5. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontage types: yard/porch and stoop.
2. Front setbacks per Zoning Standards.
3. A dwelling's ground level should be designed so that the ground floor living areas, rather than



Small Multi-Family Illustrative Photo

sleeping and service rooms, are oriented toward the fronting Street.

G. Additional Standards

1. Where no more than two (2) buildings are proposed for a site they may be designed as identical.
2. Where more than two (2) buildings are on a site, no more than two (2) may be designed as identical and must differ by meeting at least four (4) of the criteria identified in section 4.
3. See sections 6 and 7.

ITEM 10.1.



3.6 Carriage House

A. Description

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, carriage houses can be used to screen surface parking lots from the primary street. Garden Style Apartments are most similar to this building type.

B. Building Height and Massing

1. Maximum Height: per Zoning Standards
2. The second and third stories may occupy the full ground floor footprint area, so long as it is within the floor area ratio (FAR) allowed for that zoning district.

3. The maximum length of a building should be greater than one-hundred fifty feet (150'-0").
4. Façade strings should have at least one encroachment per one-hundred linear feet (100'-0"), such as a porch, balcony, or plane break. The combined length of plane breaks should occupy at least ten percent (10%) of the façade length.
5. Building faces abutting side streets or yards should provide at least one horizontal plane break of at least three feet (3'-0"), and one vertical plane break of at least two feet (2'-0").

C. Access

1. The primary entrance to the building should be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services should be accessed through the alley or surface parking lot.

D. Parking and Service

1. Parking spaces should face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Tandem spaces are permitted.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas should be located on the alley or in the surface parking lot.

E. Outdoor Space

1. Landscaped outdoor space should be planted with native or adapted landscape.
2. Because the carriage house type is intended as an auxiliary to another type, there is no open space requirements.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.



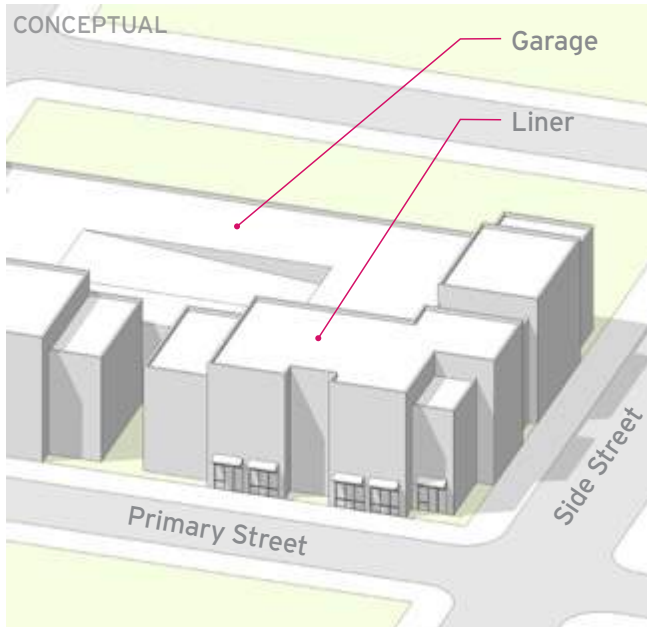
Carriage House Illustrative Photo

F. Frontage

1. Permitted frontage types: yard/porch, stoop, and terrace.
2. Front setbacks per Zoning Standards.
3. A carriage house's ground floor should be designed so that the street-facing side appears to be habitable.

G. Additional Standards

See sections 4, 6, and 7.



3.7 Liner with Garage

A. Description

A building and garage ensemble where the building directly fronts the street and wraps around an above ground garage and/or a big box store or theater. The garage/big box can either be attached to or detached from the building.

B. Building Height and Massing

1. Minimum height: two (2) Stories
2. Maximum height: five (5) Stories
3. Maximum building dimension along primary street and side street frontages: two-hundred fifty feet (250'-0"). Proposals that require larger frontages must be considered as multiple buildings with separate lobbies and façades.
4. The upper stories may occupy the full ground-floor footprint area, except for the fifth Story, which may only occupy up to seventy-five percent (75%) of the maximum footprint per story.

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Primary retail entrances should remain accessible and unlocked during regular business hours.
3. Primary Entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the Street or the parking garage in the rear of the building.
 - Stoops entered from the street.

D. Parking and Service

1. Adequate parking will be provided for commercial uses.
2. Parking garages may exceed the maximum height story limit but may not exceed the height of the adjacent habitable structures.
3. Off-street parking should be accessed through an alley, when served by an alley.
4. Where an alley is not present:
 - Parking should be accessed from a side street, where possible
 - Services, above ground equipment, and trash container areas should be located off of a driveway accessing the parking garage.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the liner building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.

2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space includes elevated terraces, porches, patios, verandas, balconies, and decks.
3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common Outdoor Spaces
 - a. Should be readily assessable from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.
 - d. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.



Liner Building with Garage Illustrative Photo

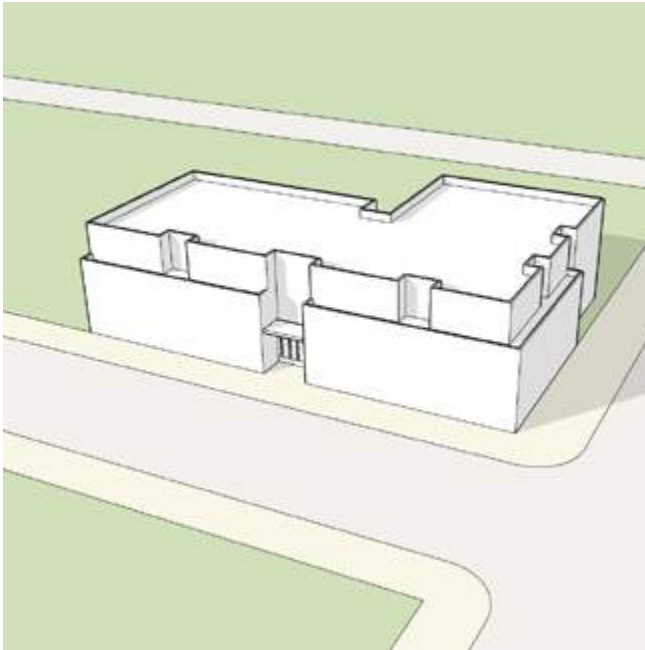
F. Frontage

1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Where a setback is not designated per the setback plan, a building frontage may be setback a maximum of five feet (5'-0") from the lot line.

G. Additional Standards

1. Front yard space required by setback requirements should be hardscaped, except that planters may provide privacy for office or work space, or be landscaped to provide privacy for ground-floor residential.
2. See sections 4, 6, and 7.

ITEM 10.1.



3.8 Urban Block

A. Description

A building designed for residential uses in urban areas.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building entrances fronting primary and side streets should remain accessible.
3. Primary entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.

3. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.
4. Buildings with ground floor office or retail use should provide public spaces with the following amenities: weather protection at each building entrance (individual units and buildings); a plaza or courtyard next to the primary buildings entrances.
5. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
 - a. Should be readily accessible from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontages: courtyard, stoop, and terrace.
2. Front setbacks per Zoning Standards.

G. Additional Standards

See sections 4, 6, and 7.



Urban Block Illustrative Photo



Urban Block Illustrative Photo

ITEM 10.1.

Exhibit A to the Resolution



3.9 Mixed-Use Block

A. Description

A highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area, except that for buildings over one-hundred fifty feet (150'-0") in length, the fourth story may only occupy up to seventy-five percent (75%) of the ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: two-hundred feet (200'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street and should occur at a maximum interval of sixty feet (60'-0").
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.
3. Primary entrances to upper floors should be accessed through:
 - An interior courtyard.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking is accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages should be located at the rear of the building where lot size permits and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is not present, parking entrances to garages and/or driveways should be located as close to the side or rear of the lot.

E. Outdoor Space

1. At least ten percent (10%) of the ground-floor footprint area of the urban block building should be provided as outdoor space. This number is calculated as cumulative private and common outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, and courtyards.

3. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces.
4. Common space shall be incorporated into the site plan as a primary design feature and not just as remnant pieces. Common Outdoor Spaces
 - a. Should be readily accessible from all residential units.
 - b. Amenities should not be placed in remote, hard to see locations.
 - c. Amenities that may be counted toward open space requirements: tot lot/play structure, community garden, picnic tables and BBQ area, swimming pool, indoor recreation facility, sport courts, natural open space, and/or other active or recreation areas that meets the intent of this guideline.

F. Frontage

1. Permitted frontages: courtyard, stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. When an urban block's ground level is non-residential, it should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

G. Additional Standards

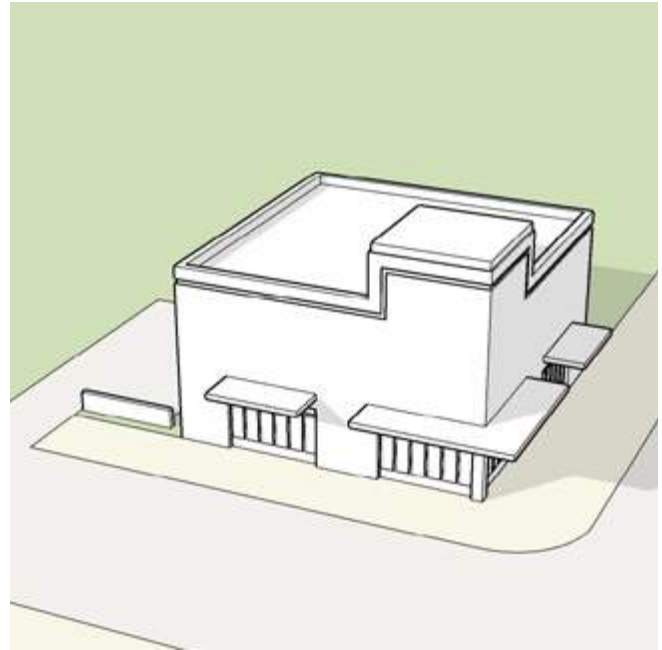
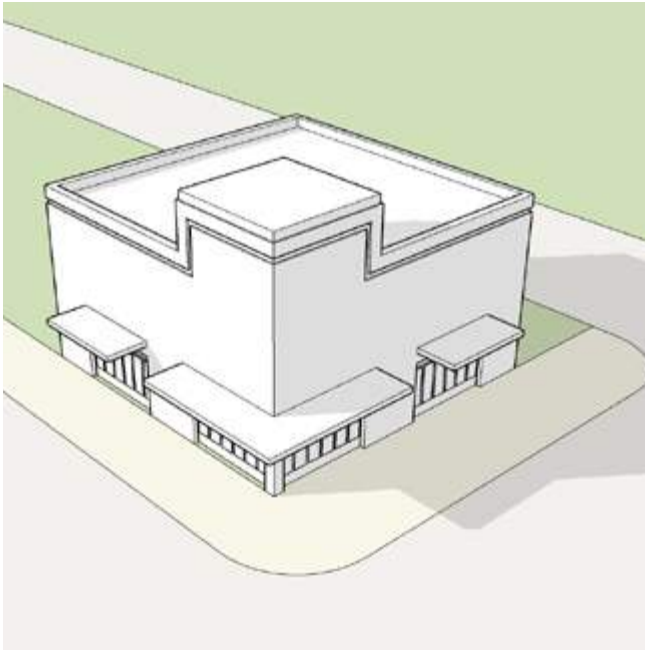
See sections 4, 6, and 7.



Mixed-Use Block Illustrative Photo



Mixed-Use Block Illustrative Photo



3.10 Small Mixed-Use Building

A. Description

A small yet highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Building Height and Massing

1. Maximum height: per Zoning Standards
2. The upper stories may occupy the full ground floor footprint area.
3. Maximum building dimension along primary and side street frontages: Fifty feet (50'-0").

C. Access

1. Primary access to ground-floor spaces should be directly from the street.
2. Building and retail entrances fronting primary and side streets should remain accessible and unlocked during regular business hours.

3. Primary entrances to upper floors should be accessed through:
 - Entrance in the rear.
 - A lobby that is accessed directly from the street.
 - Stoops entered from the street.

D. Parking and Service

1. Parking should be an alley-loaded lot and/or parallel on-street.
2. Where no alley is present, parking may be accessed via a driveway and from the primary and/or secondary street. Such driveways may include parking along one side, making the total parking area exposed to the street no greater than forty-two feet (42'-0"). Parking spaces should be screened from view from the fronting street, by a low wall, fence or hedge, at least forty-inches (40") in height.

E. Outdoor Space

Not required.

F. Frontage

1. Permitted frontages: stoop, shopfront and terrace.
2. Front setbacks per Zoning Standards.
3. Should be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.

G. Additional Standards

See sections 4, 6, and 7.



Small Mixed-Use Building Illustrative Photo



Small Mixed-Use Building Illustrative Photo

4

BUILDING ARTICULATION AND MASSING STANDARDS

4.1 Purpose

The desired pedestrian scale and character of Rancho Cordova requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for Rancho Cordova.

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ITEM 10.1.

Exhibit A to the Resolution

4.2 Building Massing and Articulation Techniques

New buildings should be composed of simple, well-proportioned masses designed according to a combination of a minimum of five (5) of the following massing and articulation techniques:

1. Horizontal Articulation
2. Vertical Articulation
3. Architectural Projections
4. Architectural Recessions
5. Façade Differentiation
6. Height Averaging
7. Floor Level Articulation



Multiple Variations of Same Style



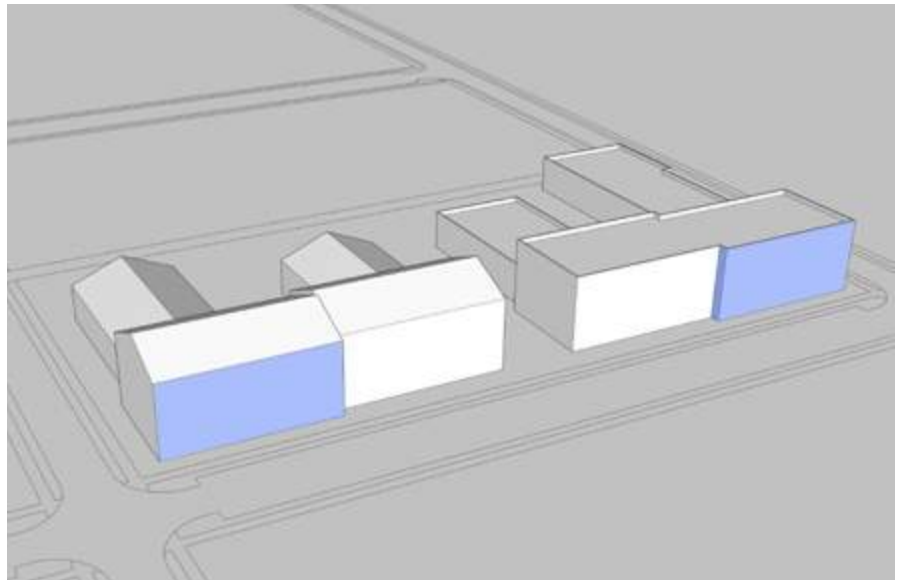
Mixed-Use Building Articulated with Corner

ITEM 10.1.

Exhibit A to the Resolution

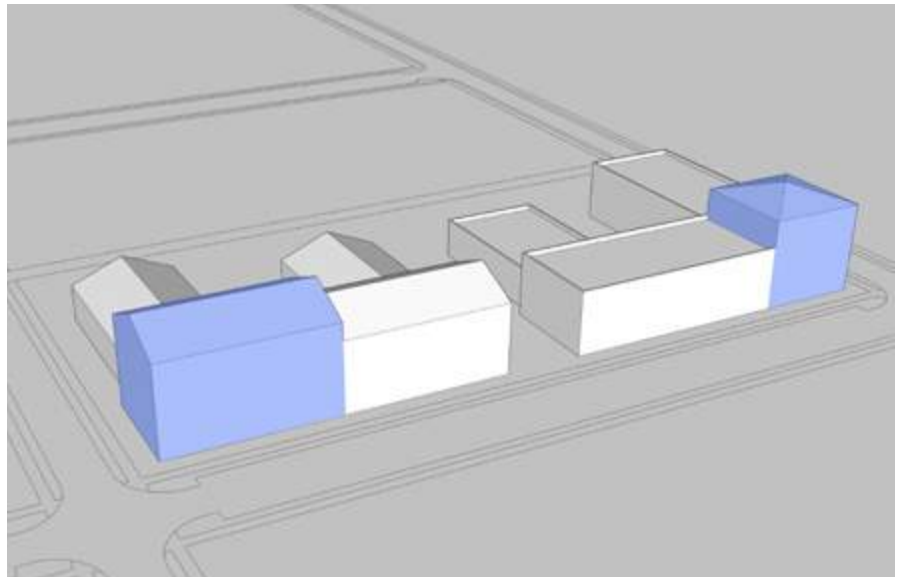
1. Horizontal Articulation

Step a portion of the street-facing façade forward or backward from the predominant façade plane a minimum of six feet (6'-0") for a minimum distance of twenty-five feet (25'-0").



2. Vertical Articulation

Step a portion of the street-facing façade upward or downward from the predominant building height a minimum of four feet (4'-0") for a minimum distance of twenty-five feet (25'-0"). This technique is useful for "stepping down" the scale of a new building adjacent to an existing smaller building.



3. Architectural Projections

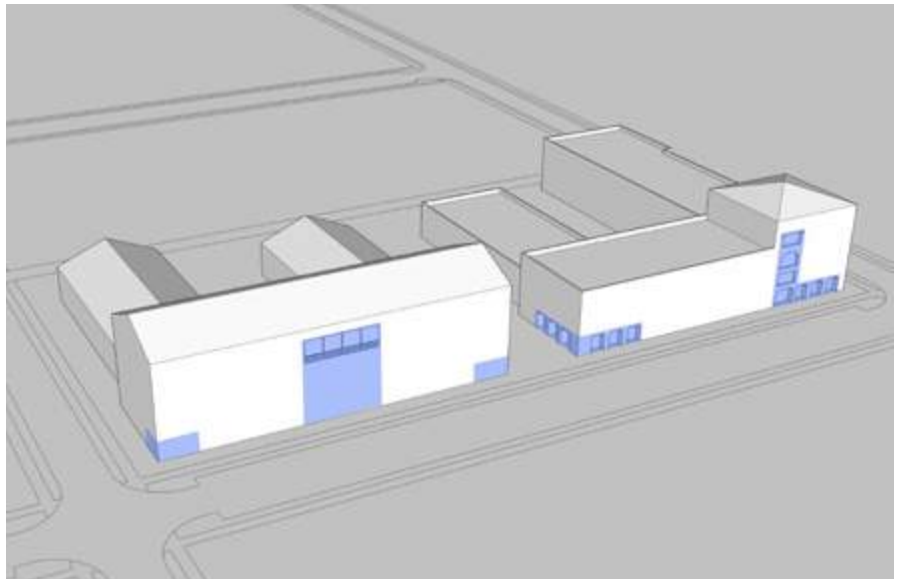
Append or project façade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.



ITEM 10.1.

4. Architectural Recessions

Recess architectural elements or spaces - such as recessed porches, covered passages, recessed balconies, and windows - into the plane of the façade.



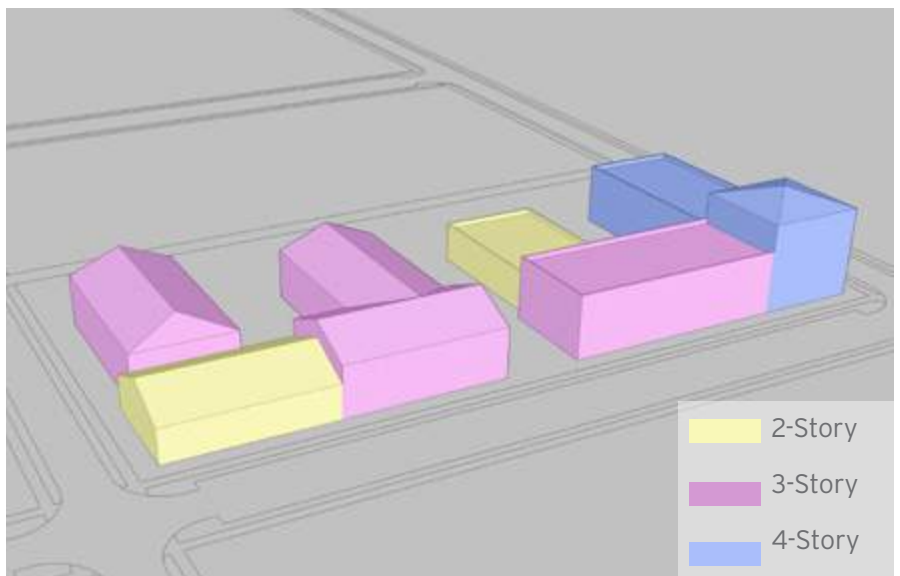
5. Façade Differentiation

Design the façade to appear as though it is composed of two (2) or three (3) distinct “buildings” with differing material and/or color combinations on each “building.”



6. Height Averaging

Up to thirty percent (30%) of the building footprint area may be one story/ten feet (10'-0") taller than the maximum height allowed in a given zone, provided as equal amount of building footprint area is one story/ten feet (10'-0") shorter than the maximum allowed height.



ITEM 10.1.

Exhibit A to the Resolution

7. Floor Level Articulation

Articulate the façade to express the building's floor levels as base, middle, and top by:

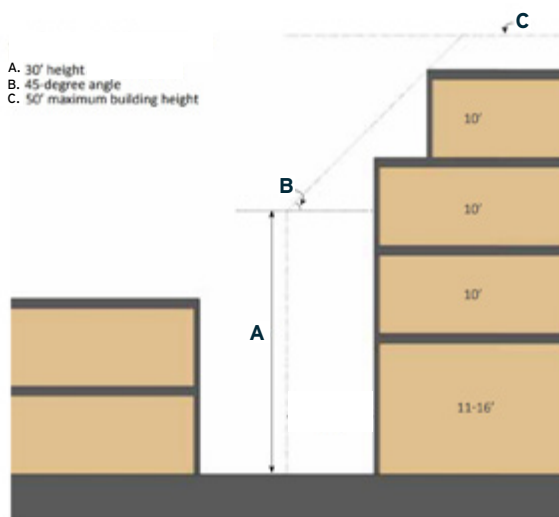
- a. Providing a substantial horizontal articulation of the façade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.
- b. Provide articulation at the parapet (for buildings with flat roofs) or below the eave (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.
- c. For buildings or portions of buildings which are three (3) stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.



4.3 Transition to Residential Districts

In areas where proposed mixed-use or multi-family buildings are adjacent to existing single-family homes those portions of the mixed-use or multi-family buildings that abut an existing single-family home should abide by the following;

- Along the border of existing single family homes new structures should not extend above a plane starting at thirty feet (30'-0") in height and extending in at a 45-degree angle from vertical toward the interior of the site, up to the maximum building height (see Illustration).
- The thirty feet (30'-0") height measurement should be taken from the same reference grade as determined for the subject site.



Illustrative Diagram

4.4 Materials, Color Variation, and Architectural Styles

In addition to the articulation and massing strategies, building façades may employ the following material, color, and architectural style techniques:

A. Variety of Materials and Colors

Utilize different materials and colors to divide building façades into vertical and/or horizontal increments and/or to emphasize certain architectural elements or features.

B. Diversity of Architectural Styles

Employ a variety of architectural styles in order to give large buildings the appearance they are comprised of multiple, smaller, attached, village-scale "buildings." See Section 6 (Architectural Standards).



Building Designed with Variety of Height and Massing



Large Building Made to Look Like Two Separate Buildings

5

FRONTAGE TYPES

5.1 Standards and Guidelines

A building's frontage is the interface between the public realm and private development. The successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Buildings have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This section provides a palette of prototypical frontage types that if united will satisfy the objective standards for frontages. Standards include dimensional criteria, criteria for openings, as well as criteria for the ground plane immediately adjacent to the frontage, such as minimum glazing (see Figure 3-1).

These standards are applicable to multi-family and mixed-use buildings that face public streets, parks or plazas.

Intent:

In order for applications to be approved, each application should meet the following criteria as applicable:

- Creates or maintains a pedestrian oriented streetscape,
- Generates a transition from the public streetscape to each building and its site.

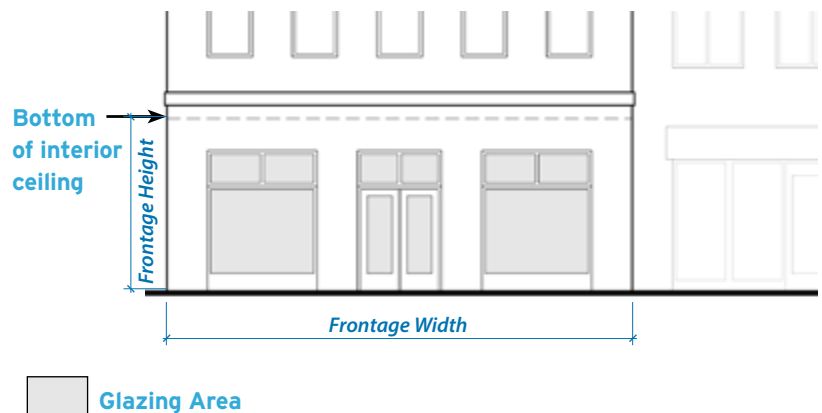


Figure 3-1 : Minimum Frontage Glazing Diagram

The frontage glazing area should be measured from the finished floor to the bottom of ceiling of the ground floor.

5.2 Explanation of Standards

A. Intent Statement

This statement describes the building-to-street relationship that each frontage type is meant to achieve.

B. Entries

These standards address entries at the block fronts, not those that are internal to the site.

C. Dimensions

Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and building face.

E. Additional Standards and Guidelines

These standards and guidelines provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, frontages, and entries.



Storefront Illustrative Photo



Storefront Illustrative Section
Ground floor uses open directly to the sidewalk.

5.3 Stoop

A. Intent Statement

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks and may be covered.

B. Entries

1. Stoops should correspond directly with the building entrance to which they provide access.
2. The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.

C. Dimensions

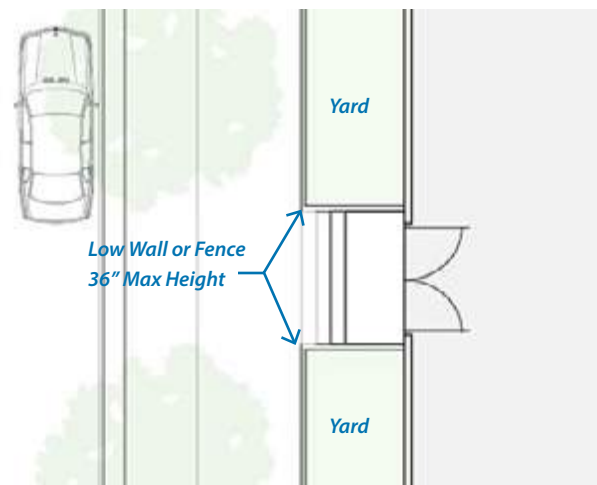
1. Stoop Width: four to ten feet (4'-0" to 10'-0")
2. Stoop Depth: four to ten feet (4'-0" to 10'-0")
3. Height: from above finished grade twelve to forty-eight inches (12" to 48")

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping should be at grade or in raised planters.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Stoops may encroach into any required front yard setbacks.
2. Awnings, canopies, and shed roofs may cover Stoops.



Plan Diagram



Stoop Illustrative Photo



Stoop Conceptual Diagram

5.4 Fence and Hedge

A. Intent Statement

Fence and hedge frontages provide a green buffer for residential ground-floor uses at heavily-trafficked thoroughfares. The fence and hedge frontages provide privacy.

B. Entries

Entries should be recessed behind fence and an optional hedge. There should be a break for pedestrian access at least every two-hundred feet (200 ft.) But can be frequent if serving row houses.

C. Dimensions

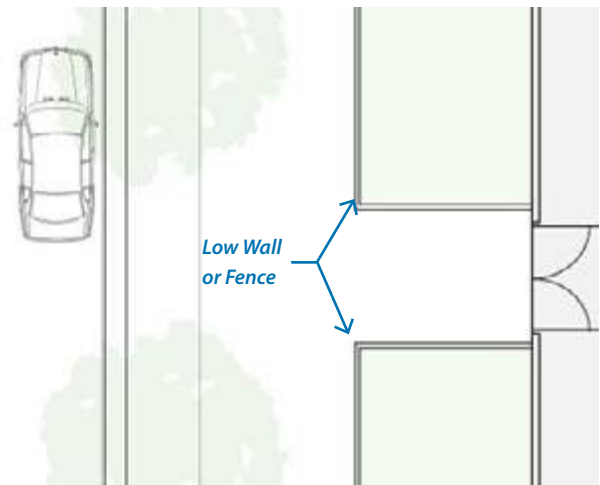
Fence and hedges should be no taller than forty-inches (40") tall measured from the sidewalk grade.

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping or hardscape.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. If used, hedge should be thick enough to obscure the fence.
2. Fence tops should not be visible above hedge upon maturation of landscaping.
3. Fences should be metal, wood or vinyl. Chainlink fencing not allowed.



Fence and Hedge Conceptual Plan



Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram

5.5 Front Porch

A. Intent Statement

A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the primary and/or side street property lines and may encroach into the front yard and side street yard.

B. Entries

Porches may be accessed directly from the adjacent sidewalk along the primary and/or side street.

C. Dimensions

1. Porches should be a minimum of six feet (6'-0") in depth.
2. Porches should be a minimum of twelve feet (12'-0") in width.
3. Ceiling height on porches should be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").
4. The height of a fence, hedge, or wall above adjacent finished grade should be a maximum of forty-inches (40").

D. Paving and Landscaping

1. Yards should be landscaped with native or adaptive landscaping.
2. Walks should be paved.

E. Additional Standards and Guidelines

1. Porch materials and design shall be compatible with the design of the rest of the building.
2. Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.



Front Porch Illustrative Photo



Front Porch Conceptual Diagram

5.6 Raised Commercial Terrace

A. Intent Statement

Raised terraces provide outdoor dining and seating for ground floor commercial uses. They are to accommodate grade changes between the adjacent sidewalk and the finished floor. Raised commercial terraces are appropriate frontages for mixed-use buildings on sloping sites.

B. Entries

Terraces may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

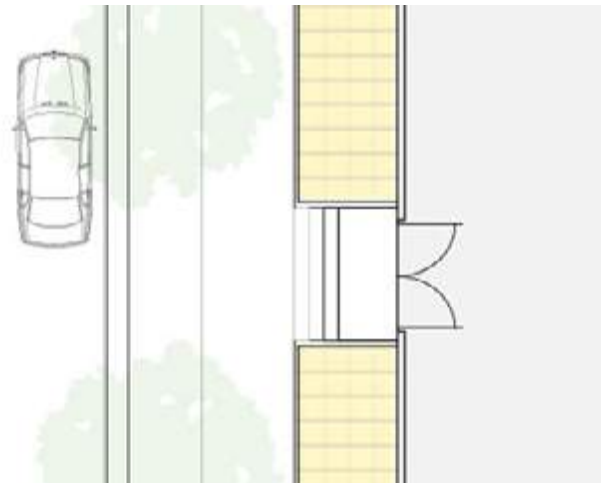
1. Terraces may be raised up to three feet (3'-0") above the adjacent sidewalk.
2. Terraces should be at least seven feet (7'-0") deep.
3. Terraces may be recessed from the frontage line up to eight feet (8'-0").
4. The terrace frontage should be designed to be subdivided into thirty-foot (30-foot) bays for commercial leasing flexibility and functionality.

D. Paving and Landscaping

N/A

E. Additional Standards and Guidelines

1. Terraces should be clearly delineated with permeable fencing, low walls or landscaping.
2. Terraces must be setback a minimum of thirteen feet (13'-0") from the curb to accommodate the pedestrian right-of-way and street trees.
3. Awnings, Signs, etc. should be located at least ten feet (10'-0") above the terrace.



Commercial Terrace Conceptual Plan



Commercial Terrace Illustrative Photo



Commercial Terrace Conceptual Diagram

5.7 Shopfront

A. Intent Statement

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses but may accommodate other uses. Where space available, shopfront frontages may provide outdoor seating areas and outdoor displays. Shopfronts are appropriate frontages for mixed-use buildings.

B. Entries

Entries should be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts should be between twelve to twenty-five ft (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront spaces should be set no more than twelve inches (0'-12") above the adjacent sidewalk at the primary entrance.

D. Paving and Landscaping

The area between the property line and the building face should be paved.

E. Furnishing Zone

1. Where permitted, outdoor seating may be provided in front setbacks.
2. Product displays (e.g. flowers, food, merchandise displays) are encouraged near shopfront entries.

F. Additional Standards and Guidelines

1. At least sixty percent (60%) of the shopfront façade area at the ground floor should be glazed. Glazing should be transparent and clear; opaque, highly reflective, and dark tinting are not permitted. The sill height of a storefront window should be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.
2. The maximum length of blank walls facing the street is limited to fifteen horizontal feet (15') for any one stretch.



Shopfront Illustrative Photo



Shopfront Conceptual Diagram

5.8 Industrial Shop

A. Intent Statement

Industrial shop frontages are intended for urban or industrial settings where large street-facing openings are needed or desired. Industrial shops may be elevated from the sidewalk. Industrial shop frontages are appropriate frontage for the flex-loft building. They may be applicable to other mixed-use buildings with staff approval.

B. Entries

Industrial shops may be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Industrial shops may be raised up to three feet (3'-0") above the adjacent sidewalk.
2. Industrial shops should be at least seven feet (7'-0") deep.
3. Industrial shops may be recessed from the frontage line up to eight feet (8'-0").

D. Paving and Landscaping

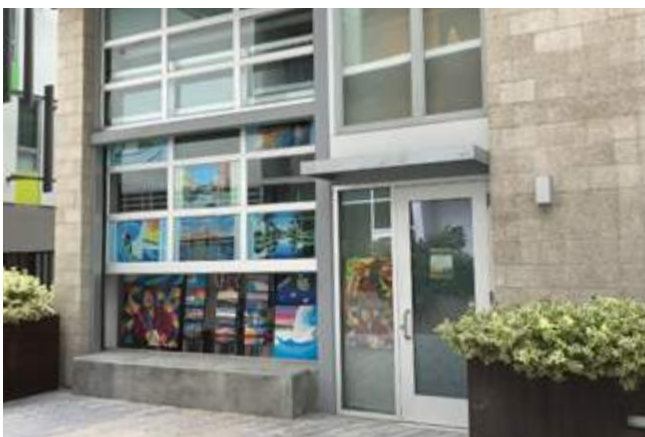
Industrial shops on grade with the sidewalk should be hardscaped with a paving palette consistent with the overall streetscape.

E. Furnishing Zone

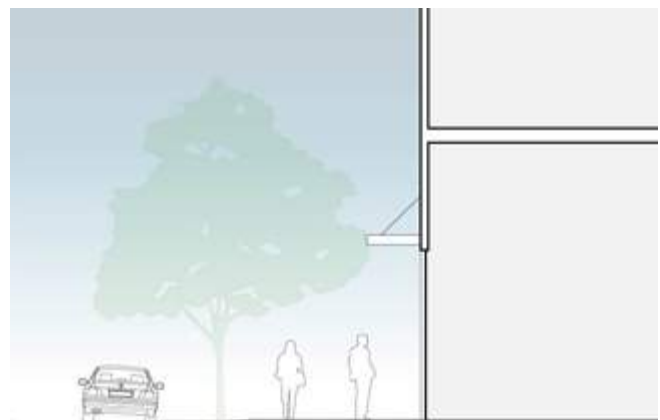
Outdoor furniture should be durable.

F. Additional Standards and Guidelines

1. The industrial shop must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, Signs, etc. should be located at least eight feet (8'-0") above the ground floor level.



Industrial Shop Illustrative Photo



Industrial Shop Conceptual Diagram

5.9 Forecourt

A. Intent Statement

A forecourt is a public space formed by a recess in the façade of a building. The forecourt is typically at grade but may be raised from the sidewalk per ADA accessibility standards.

B. Entries

Ground-floor units in multi-family buildings with corridors may have the primary entry from a corridor accessible from a common building lobby, directly from the sidewalk via a forecourt, or both. However, at least one building entry should be accessible from the forecourt.

C. Dimensions

1. In no case should the forecourt be deeper than forty feet (40'-0").
2. Forecourts should not have height that exceeds the width by more than twenty-five percent (25%). A forty-foot (40'-0") wide forecourt can have a height of fifty-feet (50'-0").

D. Paving and Landscaping

3. Forecourts may be further defined by low walls or landscape between the sidewalk and adjacent property line.
4. Forecourts may be landscaped or paved. Landscaping includes: lawn, grasses, small shrubs, and accent trees that allow views of the building facade.

E. Furnishing Zone

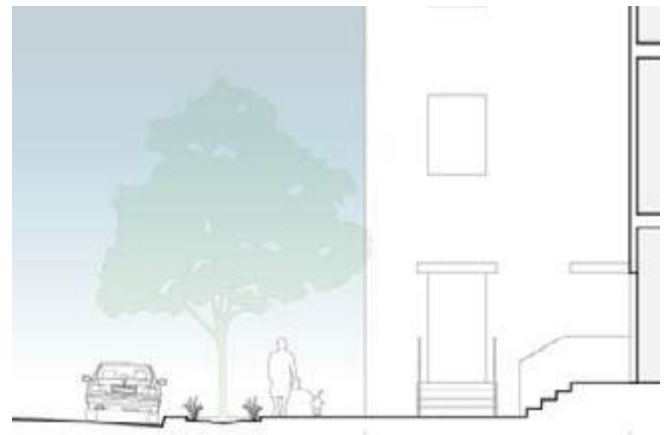
Loose furniture is permitted in forecourt.

F. Additional Standards and Guidelines

All building edges surrounding the courtyard should have windows.



Forecourt Illustrative Photo



Forecourt Illustrative Section

6

ARCHITECTURAL STANDARDS

6.1 Standards and Guidelines

The architectural standards and guidelines of this section are in addition to the section given and apply to all multifamily developments in Rancho Cordova. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development consistent with the goal of creating a human-scale mixed-use environment in which each individual building furthers the overall vision.

The images in this section are for illustrative purposes, only provided to illustrate intent.

6.2 Roof Guidelines

1. When used, “cool roofs” should be designed using white or other lightly colored surface to reflect the sun and reduce building temperatures and need for cooling.
2. Roof forms and materials that complement the character of the building design should be used.
3. The roof edge should be defined with a parapet, cornice, overhang, or some other architectural element.
4. Green roofs should be considered for their ability to treat stormwater, as well as to provide a visual amenity.
5. Rooftop mechanical equipment should be clustered away from the edge of the building and behind/within an enclosure that is architecturally compatible with other on-site development in terms of colors, materials, and architectural styles so as not to be visible from the street and improve building appearance from surrounding taller buildings.
6. Rooftop equipment not within an enclosure should be painted to match the rooftop, if feasible.
7. Unenclosed shade structures, and similar amenities should be considered to encourage rooftop use and to provide visual relief. Shade structures should not exceed 16 feet in height from the roof deck floor level and do not count as a Story.
8. Rooftop amenities such as swimming pools are permitted; rooftop amenities do not count as a Story.



Illustrative Photo
Apartment complex with a variety of rooflines.



Illustrative Photo
Roof form and materials complement the architectural character of the building.

6.3 Colors and Materials

1. Changes of exterior color, texture, or material should be accompanied by changes in plane so that buildings appear substantial and integral.
2. Color and material changes at the outside of corners of a building or plane change that give a thin veneer, or faux stone appearance, should be avoided.
3. Materials that have demonstrated their durability in similar climates, sustainably manufactured, harvested, and/or sourced should be considered.
5. Residential and/or hotel entries for pedestrians may be accessed from courtyards, which provide additional richness to the streetscape experience.
6. Special paving and landscaping should be included at entrances to enhance the overall building design.

6.4 Entrances

1. The Primary Entrance to buildings should be oriented to the Street front, or courtyard, rather than to the parking lot, Alley, or interior of lot.
2. Where side or rear building entrances are provided, they should always be accompanied by a front, street-facing entrance.
3. On corner lots with one retail frontage, residential lobby entries should be located on the Side Street of the two Streets, where practical, to allow uninterrupted retail on the Primary Street.
4. Residential entries should be well marked and easy to find. Entry doors should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.



Illustrative Photo
Complementary colors and materials enhance the building mass.



Illustrative Photo
Easily-identifiable pedestrian entries to buildings, whether to shopfronts or residences, promote walkability and enhance the streetscape.

6.5 Shopfronts

1. Shopfronts may have special paving to differentiate the building entrance, but should be designed with primary consideration of the public right-of-way.
2. Shopfronts should provide large windows and window display boxes along ground floor commercial spaces to activate the Street and allow pedestrians to view the merchandise for sale, restaurant interiors, dance classes, art galleries, artists at work, etc.
3. Where multiple retail tenants occupy one building, the same height of awnings across an entire building should be maintained. Building or Shopfront entries along the ground floor should be at regular intervals if feasible. Ideally, Shopfronts should be designed to be subdivided at 30 foot intervals for commercial leasing flexibility and functionality and to create a fine-grained rhythm along the Street.
4. Shopfronts should avoid blank walls on large tenant spaces by lining Street Frontage with smaller, in-line retail shops on either side of a prominent entry for the large tenant.
5. A transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between Shopfronts should be provided.
6. Multiple entrances should be incorporated for large stores along a Street front whose length spans the width of more than two typical shops (2 X 30 ft), or which front on more than one Street, to enliven the Street by providing more access opportunities.
7. Rather than shadow window box displays, at least 65% of a retail Frontage should include transparent glazing and at least 70% of the glazing should allow views into the store.
8. The base below windows should be between 18-30 inches in height to protect glazing from foot traffic while maintaining the characteristic of height and openness of the glazing.
9. Transoms should be incorporated above entry doors to accommodate business addresses.
10. Doors and entryways to stores should be recessed to articulate the entrance, add depth to the façade, and ensure that doors do not swing into the Sidewalk.
11. Commercial grade entry doors with clear glazing framed in metal or wood should be used.
12. Shopfronts should use awnings, canopies, architectural lighting, and pedestrian signage to articulate shop entrances.
13. Shopfront materials and colors that complement the overall building and adjoining Shopfronts should be selected.



Illustrative Photo

Architecturally-consistent detailing from signage and lighting fixtures to colors and materials enhance the character of the streetscape.

6.6 Encroachments and Projections

The following are the permitted encroachments and/or projections into the public right-of-way and/or setback as indicated:

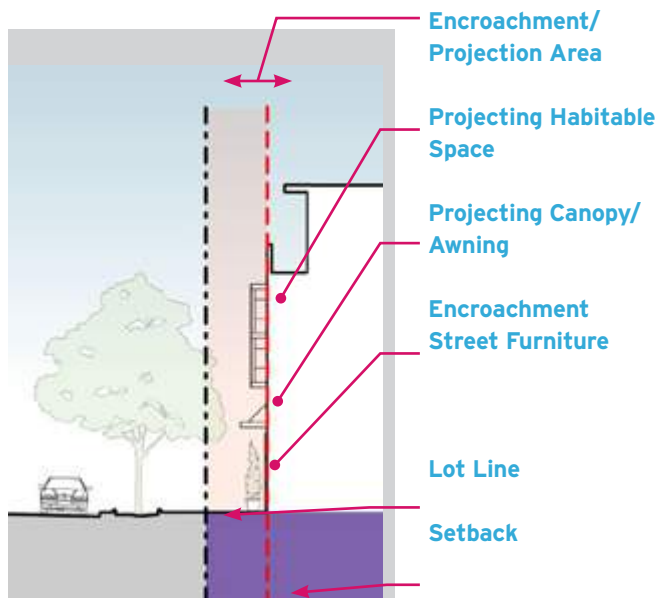
1. Awnings

- Awnings may project up to eight feet (8'-0") or thirty-three percent (33%) of the distance between the building face and the curb, whichever is less, with the exception of a canopy projecting over the primary entrance of a multi-family residential lobby of no greater than eight feet (8'-0") in width, which may project to the curb line. Support for the canopy's structure in the form of two posts no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.
- Each awning should conform to a storefront.
- Minimum vertical clearance for awnings and canopies should be eight feet (8'-0") if it is removable or retractable and twelve feet (12'-0") if it is fixed or permanent.
- Awnings should not obscure storefront signage.
- Canvas and high-quality fabric should be used, rather than vinyl or other materials.

- Upper floor awnings should cover no more than one window opening.

2. Canopies

- The canopy is a flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats. On facades facing west, canopies may also be perpendicular to the sidewalk to screen the late-day sun.
- Canopies should be of a simple form, made of metal and/or glass.
- Canopies should be supported either from below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
- Canopies may extend across multiple storefronts.
- Canopies should be positioned so that signage is not obstructed.
- Canopies should be coordinated with the overall design of the building; all canopies on a single building shall be consistent in their design, color, and material.



Illustrative Diagram

The encroachment/projection area is dependent on building type and setback requirements.



Illustrative Photo

Contemporary metal canopy over retail space.

6.6 Encroachments and Projections, Continued

3. Encroaching Habitable Spaces, includes Balconies, Bay Windows and Cantilevered Rooms

a. Balconies

1. Balconies are encouraged on buildings facing major public spaces such as parks, playgrounds, and plazas.
2. Balconies are permitted on internal courtyard spaces.
3. Recessed balconies should be used occasionally, so as not to be a dominant accoutrement.
4. Residential balconies should be designed to have a minimum occupiable depth of at least five feet (5'-0") and may encroach into the front yard setback up to eight feet (8'-0") from a building face, but should not encroach within two feet (2'-0") from the lot line.
5. Balcony railings should be as transparent as feasible.

b. Bay Windows

1. Bay windows should be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.

2. Bay windows should be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.
3. Bay windows should consist of at least seventy-five percent (75%) transparent fenestration.
4. Bay windows may project up to four feet (4'-0") from the building face but should not extend over the lot line, unless noted otherwise per a building type's standards.

c. Cantilevered Rooms

1. Cantilevered Room should be a maximum of twenty feet (20'-0") wide.
2. Cantilevered Rooms should be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.
3. Cantilevered rooms of traditional style buildings shall be supported by brackets, extended beams, or other elements.
4. Minimum vertical clearance of cantilevered rooms above the ground floor should be twenty-one feet (21'-0") from the sidewalk grade on shopfront and ten feet (10'-0") on other frontage types.



Illustrative Photo
Balconies add variety, amenity, and architectural character.



Illustrative Photo
Bay windows added to the exterior wall.

6.7 Passageways

1. Common walkways should be introduced to increase access within and across the blocks.
2. Common walkways may be open or roofed, and may go between or through buildings, to courtyards, parking areas or public open spaces.



Illustrative Photo
 Window overlooking public area.



Illustrative Photo
 Passageways increase connectivity and promote walkability.

6.8 Windows

1. Windows should overlook public areas to allow for increased safety.
2. Highly-reflective, mirrored, heavily-tinted and opaque glazing should not be utilized (except that opaque glazing may be used as spandrel glass). Window glazing should be transparent with clear or limited UV tint so as to provide views to and from the inside of the building and the street. Windows into bathrooms are exempt.
3. Outer surface of window frames facing the public realm set within masonry, stucco or simulated masonry or stucco walls should be recessed from the wall or trim surface by at least two inches (0'-2").
4. Regardless of architectural style, windows should be located in such a way so as to help avoid blank walls.
5. If exterior shutters are used, they should be sized and mounted appropriately to fit the window.
6. Windows and related architectural treatments should be designed, arranged and sized to be appropriate in style, scale, proportion and purpose to the overall architectural form.
7. Upper-story windows should be designed to be operable. Typically, upper-story windows should be smaller than ground floor windows.
8. Lintels, transoms, sills, shutters, trim detailing and mullions should be considered to enhance window elements.

6.9 Exterior Stairways

Exterior staircases should share compatibility with the architectural style of the building to which they are attached.

6.10 Common Open Space

1. Proposed developments should incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting, etc., where appropriate.
2. Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.
3. The majority of plant materials should consist of drought tolerant and/or native plants with minimum water requirements.
4. Turf should only be utilized where it is to be used for recreational uses. Turf should not be located in continuous planters or in front Street or side Street setback areas between the sidewalk and building facade as shown in "landscaped areas" within the frontage standards.
5. The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
6. Artificial trees, shrubs, turf and plants should not be used as landscape within the public right of way, any parking area, or within an open space area directly visible to from the public right of way.



Illustrative Diagram
Interior courtyards and shared open spaces should be activated with entries and windows.



Illustrative Diagram
Interior courtyards and shared open spaces should be activated with entries and windows.



Illustrative Diagram
Interior courtyard activated with entries and windows.

7. Decorative water features shall use re-circulating water and, where available, shall use recycled water
 8. Landscaped areas are important components Water Quality Management Plans (WQMPs). These areas should be designed to:
 - a. Consider the full range of Best Management Practice (BMP) alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
 - b. Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
 1. Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and common walkways where technically feasible.
 2. Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces
 9. Outdoor dining areas should have special paving and/or a row of planters or bollards, or permeable fence to delineate the dining space.
 10. Interior courtyards should include seating and planting areas. Low walls and steps may be used as alternative forms of seating.
 11. Interior courtyard landscaping should include shade trees or shading devices, where space permits.
 12. Lighting should be provided that illuminates the courtyard, but does not negatively impact surrounding buildings.
- where technically feasible is strongly recommended.
3. Do not include Surface infiltration basins unless:
 - a. They are accommodated within an active or passive park or open space that can be closed during flood events.
 - b. They are not visible from a street or public open space and they are in addition to the required on-site open space.



Illustrative Diagram
Landscaped bioswale.



Illustrative Diagram
Outdoor dining area divided from public walking space with railings.

6.11 Ventilation

1. Air ventilation from outdoors is encouraged to improve indoor air quality for occupant comfort and wellbeing.
2. Windows, vents, and courtyards should be placed and oriented to enhance cross-ventilation and cooling.
3. Operable transom windows are highly encouraged.



Illustrative Diagram

Operable transom windows enhance ventilation.

6.12 Garden Walls, Perimeter Walls, Hedges, and Fences

1. Garden walls, perimeter walls, hedges, and fences may be used to define the edge between adjoining private properties. Walls, hedges, and fences facing the public Street should also comply with the Frontage Type standards (see Section 3.4).
2. No fence, wall, or hedge should exceed forty-inches (40") in height in front yards and street facing side yards or six feet (6'-0") in height in rear yards.
3. Garden walls, perimeter walls, hedges, and fences should be built at least eighteen inches (0'-18") from the lot line, to allow room for footings and planting.
4. Walls and fences should not be used at shopfronts, except where they are necessary to accommodate grade changes.
5. Solid perimeter walls should be constructed of high quality enduring construction materials such as masonry or ornamental metal. Concrete block and interlocking concrete pavers (such as keystone) are not permitted when visible from the street.
6. No plastic or vinyl fencing should be permitted in front yards or street facing side yards.
7. No chainlink fencing allowed.
8. In general, fences, walls, and hedges should complement the architecture of the building that they enclose and be compatible with the land use intensity. For example, residential uses should incorporate a softer texture of enclosure such as wood fences and landscaped hedges, whereas commercial buildings should use masonry or concrete walls.
9. Walls and fences should be architecturally enhanced and complemented by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding areas.



Illustrative Photo

Fences and walls should be architecturally complementary to the buildings it encloses.



Illustrative Photo

Fences and walls should be architecturally complementary to the buildings it encloses.

6.13 Retaining Walls

1. Individual wall should exceed four feet (4'-0") in height in front yards. Retaining wall height is defined as the vertical distance from the finished grade on the high side to the finished grade on the low side of the wall.
2. An individual wall in or along a street-facing yard should not exceed six feet (6'-0").
3. Retaining walls should be masonry, stone, or finished concrete when they are visible from the street. Concrete block and interlocking concrete pavers (such as keystone) should not be used when visible from the street.
4. Wall heights can be up to six feet (6'-0") in areas that do not have street frontage. This standard does not include perimeter walls.
5. Retaining walls may be placed on the lot line. Fencing up to three feet (3'-0") in height may be placed on top of the wall, and does not factor into the overall height of the retaining wall.
6. Down-turned or up-turned foundations do not qualify as retaining walls.
7. Where multiple retaining walls are proposed in a series, the combined retaining heights should not exceed the individual wall heights described above.
8. Project developer(s) should make reasonable efforts to minimize retaining wall usage and height.



Illustrative Photo

Front yard retaining walls should not exceed three feet (3'-0")

6.14 Parking Area Standards

1. Surface parking areas.
 - a. Surface parking areas with two (2) rows of parking or fewer should be landscaped with a minimum of one tree per twenty (20) spaces with a minimum of one landscaped island (between spaces) for every ten (10) spaces.
 - b. Surface parking areas with more than two (2) rows of parking should include a landscaped median for every other row of parking that extends the entire length of the row. The landscaped median should be planted with shade trees at least every forty-five feet (45'-0") and include a common walkway for access to and from the parked vehicles. Where landscaped medians are present, landscaped islands should also be placed a minimum of every fifteen (15) spaces.
 - c. Surface parking areas covered in solar panels are allowed to achieve fifty percent (50%) of the shade canopy requirement.
2. When unrequired parking spaces are provided, at least five percent (5%) of parking spaces should be equipped for charging of electric vehicles, with signage limiting the use of those spaces to electric vehicles only. An electrical conduit should also be installed at the time of construction to facilitate the future installation of EV charging stations to at least ten percent (10%) of parking spaces.
3. Permeable surfaces for parking and maneuvering areas are encouraged. Stormwater requirements may identify the need for permeable surfaces. Permitted permeable surfaces include: pervious concrete and pervious pavers.
4. Parking areas should be accessed from alleys, where feasible. Where alleys do not exist, parking areas may be accessed from side streets or narrow driveways that are perpendicular to the street.
5. See Section 8 for approved shade trees.



Illustrative Photo
Street trees spaced throughout parking lot.

6.15 Service and Auxiliary Equipment

1. Service, utility, and mechanical functions, including retail loading, should be located in alleys whenever present. When alleys are not present, service, utility and mechanical functions should be placed behind buildings and provisions for access should be made.
2. Service, utility, and mechanical equipment that is visible from the street should be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers should be screened.
3. All screening devices should be compatible with the architecture, materials and colors of adjacent buildings.
4. Trash areas that are visible from public streets or adjacent properties should be enclosed by walls. Trash area entrances should be enclosed by a door.
5. Service enclosures and retail loading areas should be sited to minimize nuisance to adjacent properties.
6. Roof vent penetrations and mechanical equipment should be located at least ten feet (10'-0") from any exterior building face.



Illustrative Photo

Trash enclosures and utilities should be screened from view.



Illustrative Photo

Trash enclosures and utilities should be screened from view.

6.16 Architectural Lighting

1. Lighting should encourage a pedestrian-friendly environment and enhance both community safety and business exposure.
2. Lighting on buildings should be oriented to pedestrians in terms of scale, design, and location.
3. All exterior lighting should use full cutoff luminaires and be directed toward the areas to be lit to limit spill-over onto off-site uses.
4. Light quality should not be harsh, glaring, blinking or shed beyond lot lines.
5. Building lighting may include low-level exterior lights adjacent to buildings and along pathways for security and wayfinding purposes and low-level accent lighting features and landscape elements.
6. Alleys should have lights mounted on outbuildings or garages.
7. Lights should use LED and other technologies to maximize energy efficiency.
8. High-pressure sodium lights are prohibited.



Illustrative Photo

Lighting should be architecturally compatible.

7

ARCHITECTURAL STYLES

7.1 Intent

The City of Rancho Cordova has determined that a stylistic framework is necessary in order to express architectural objectives and to establish clear guidelines in order to provide the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various architectural styles for design exploration and application in projects. It is expected that the City will use them through a ministerial approval process, and if needed, assisted by a consulting architect versed in these matters.

Five architectural styles have been identified as relevant to the greater Sacramento area's history and deserving of continued use and interpretation:

- Main Street Commercial
- Mediterranean
- Craftsmen
- Art Deco
- California Contemporary

The above styles are described in terms that assist the user of these guidelines to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described, differentiated from the others, through nine criteria. These describe their prevalent language of composition, technique, materiality and detail for the user to apply to new designs: base, primary walls, roof-wall connections, roof, drainage, openings, attached elements, massing, and site definition and landscape.

Additional styles may be proposed by project applicants, however those styles will be measured against their consistent definition and application of the nine criteria mentioned above.



Main Street Commercial Illustrative Photo

7.2 Main Street Commercial

The Main Street Commercial style is derived from the late nineteenth and early twentieth century mixed-use architecture that characterized the downtowns of small cities and towns throughout California. Basically, a decorated rectangular masonry (or stucco) box in form, buildings are mixed-use with commercial ground floors.

Multi-story façades are typically divided into base, middle and top (tri-partite) with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper level windows are typically punched openings, often grouped in twos or threes by piers, pilasters or other façade elements, creating a repetitive bay structure directly relating to the ground floor openings, which enriches the rhythm of the façade. A moderately pronounced cornice is typical.



Main Street Commercial Illustrative Photo

ITEM 10.1.

1. Base

- Multi-story buildings: ground floor is the base and is articulated by large storefront windows facing the primary street and, in some cases, walls or columns of different materials form upper floors.
- Architectural elements other than walls are setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.



Storefront with Cast Iron Columns



Large Windows Ground Floor

2. Primary Walls

- The primary walls, usually composed of brick, or stucco- comprise the main body of the building's tripartite façade structure. The masonry-work can be very plain or highly decorative. Cementitious Fiberboard panels (e.g.: Hardie Board) is a possible contemporary alternative
- Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



Decorative Brick



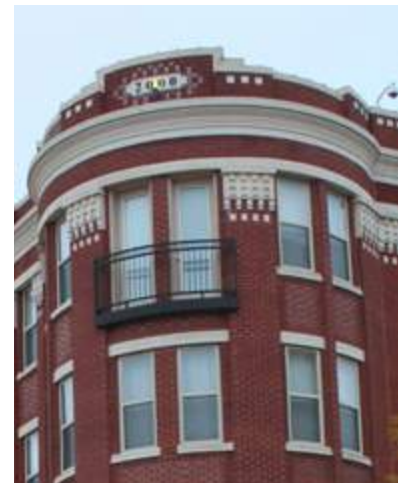
Single Plane

3. Roof-Wall Connections

The roof-wall connection is the top of the façades tripartite elevational composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials.



Cornice



Parapet and Cornice

4. Roof

- a. Both flat and sloped roofs are used.
 - i. For flat roofs, parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
 - ii. Sloped roofs are clad in tile, metal, or shingles (asphalt, concrete, or photo-voltaic).
- b. Roofs may be accessible and be used as balconies or terraces.



Flat Roof with Detailed Parapet



Parapet with Signage

5. Drainage

- a. Rainwater may be diverted away from public sidewalks in several ways:
 - i. downspouts on the back-side or alley-side of the building,
 - ii. internal drain pipes embedded within the buildings walls (visible only on rear),
 - iii. awnings or canopies.



Awnings at Commercial Frontage



Drainage on Side of Building

6. Openings

- a. Ground floor windows and doors are large and expensive, typically with a transom. Heavy-piers between openings are typical and a strong horizontal element such as a heavy cornice, cloth canopies, or flat awnings tied back to the façade, separate the base from the middle or body of the building.
- b. The residential level above the retail level is characterized by punched openings what bays of 2-3 windows between vertical piers of pilasters that extend down to the retail level. At times the vertical piers can run between the windows to further articulate the façade. Upper floor windows are typically double-hung (two lites), vertically, and grouped with a rhythm relating to the major storefront openings below.



Double-Hang Upper Windows



Ground Floor Storefront Windows

7. Attached Elements

Awnings, canopies, and second (2nd) floor balconies may extend into the public right-of-way (where zoning permits). Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.



Canopy Frontage



Awnings at Ground Floor Retail

8. Massing

Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a façade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.



Two-Story Commercial Block



Articulated Corner Block

9. Site Definition and Landscape

- Planting on ground floor street-facing façades is not permitted. Potted trees and plants are permitted.
- Landscape, however, is to be in interval courtyards and street-facing forecourts.



Commercial Frontage



Commercial Frontage with Seating



Mediterranean Illustrative Photo

7.3 Mediterranean

Derived from the adobe structures of the Spanish Missions, and showcased in the California pavilion at the World's Columbian Exposition of 1893, and adopted by several railroad companies for their train stations and hotels, it quickly became a fixed style of California, widely used on both institutional and residential buildings. Walls often have significant depth and any attempt to imitate these, especially in features such as arcades, will help the authenticity of the language. The Mission style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature. Key characteristics of the style include white or light-colored stucco walls, sloped red tile roofs with exposed rafter ends, shaped parapets, and extensive balconies often with ornate metal rails. Building composition is flexible, with both asymmetrical, picturesque arrangements and ordered, symmetrical ones appropriate to the style. The use of arched openings, either unframed on windows, or in ground floor arcades at entries or adjacent to open space, is common. Building façade compositions can be symmetrical but are generally asymmetrical in terms of window size, location, and alignment.



Mediterranean Illustrative Photo

1. Base

- a. Exterior walls reach the ground with an expression of weight, with or without a base.
- b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements setback within the wall may have their own material connection to the ground, such as tile, plaster or concrete.



Raised Ground Floor and Stoop



Painted Base with Recess

2. Primary Walls

- a. Expressed as single-plane expanses of plaster wall.
- b. May be articulated by traditional moldings or applied ornament of stone or cast concrete to describe the vertical divisions into the base, body and top.
- c. Control joints allowed.
- d. Columns are relatively abstract with minimal articulation on the capital and base.



Single Plane Composition



Appliqué at Cornice

3. Roof-Wall Connections

- a. Exterior walls will transition into roof form by one of three devices:
 - i. a projected wooden eave with exposed wooden rafters,
 - ii. a plaster molding or,
 - iii. a tile cap.
- b. Foam moldings are permitted only on the second (2nd) floor or above and should not be used in occupied or high-use areas such as doorway trim or facing balconies.



Expressed Rafters, Broad Eave



Clay Tile with No Eave

4. Roof

- May be pitched at a 3:12 ratio and finished in clay or concrete tile with overhanging eaves typically supported by brackets attached to the façade.
- Flat roofs are allowed and should be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
- No birdstops allowed at end condition: must be mortar filled,



Sloped Tile Roof



Parapet with Flat Roof

5. Drainage

- May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
- Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.



Projecting Scuppers



Scupper and Downspout

6. Openings

- Windows are generally punched openings with little to no surround. Deep-set (min three inch (0'-3") plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
- Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
- There is high ratio of wall to window, meaning that the windows are read as "punched."
- Shutters are the aggregate size of the associated opening.



Large Ground Floor Windows



Trimmed Major Openings

7. Attached Elements

- All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
- A number of architectural elements such as balconies, stairs, and chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks. Balconies can either be supported by bracketing or can be entirely metal in construction.



Integral Chimney



Balcony Overextending Sidewalk

8. Massing

- Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
- It is common and desirable to articulate building corners on corner lots. Various scales of tower elements are employed as either habitable spaces or as a means of ventilation. They can either protrude above the general building mass or can be engaged to a wall.
- Such designs can be devised at the geometric corner or adjacent to it.



Stepped Back Upper Floor



Vertical Articulation of Corner

9. Site Definition and Landscape

- Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls, and zaguans are common.
- The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.



Outdoor Gathering Areas



Fountain as Central Garden Focus



Craftsman Illustrative Photo

7.4 Craftsman

This style was initiated in the Midwest and applied throughout California. It carries strong Asian and Swiss influences and was most popular from 1900 to 1920. Historically, such craftsman structures were composed of horizontal, single- and two-story volumes. In contemporary times, one or two- additional rooms were added often by integrating the top floor within the volume of the roof. Good examples of Craftsman buildings for larger scaled 3-5 story buildings can be found in historical hotels, California courtyard multifamily housing and mountain / national park resorts.

In its most simple form, it is a wood box surrounded by various attached elements, such as roof dormers or expressive downspouts. Walls are typically horizontally placed wood siding, shingles or board-and-batten (often in a combination of two or three) with a foundation base and piers in river stone, brick or stucco. Rafter tails, decorative brackets, and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.



Craftsman Illustrative Photo

ITEM 10.1.

1. Base

- Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
- The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.



Masonry and Stone Base



Concrete Base

2. Primary Walls

- Walls should show no more than two (2) materials along any vertical section of the building, with no more than ninety percent (90%) of the total wall surface in one material.
- Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.
- Stone is largest at the bottom and smallest at the top.



Painted Siding



Painted Shingles Over Siding

3. Roof-Wall Connections

- Wide eaves with exposed rafters.
- Wood braces may be used.
- Min three feet (3'-0") overhang.
- Decorative, spaced boards to vent attics.



Brace and Exposed Rafters



Structural Elements as Decoration

4. Roof

- Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- Dormers may be used to provide light and air to rooms in the attic space.
- Heavy timber throughout in lookouts and brackets (6x8 min).
- Clad in asphalt shingles.
- Brackets are typically used to support the gable ends of roofs.



Bracketing a Roof Gable



Dormer with Pitched Roof

5. Drainage

- May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- Downspouts are painted or copper and typically round or square.



Downspout



Gutter and Downspout

6. Openings

- Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
- Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window).



Paired Openings Composed Horizontally



Vertical Openings

7. Attached Elements

- Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
- Tapered, square columns.
- Deep porches to block sun and provide shade to interiors.



Front Porch



Porte-Cochere

8. Massing

- Buildings in the Craftsman Style are characterized by low sloping extended roof eaves supported by wood bracket details, low wide roof angles, exposed roof rafters, gabled or sloped roof dormers and tapered panel columns with stone bases.
- Top floor is always subsumed in roof with dormers.
- A large gable roof with dormers to break up massing is typical. Dormers may have shed or flat roofs, or gable ends.



Upper Story Concealed in Roof



Projected Upper Story

9. Site Definition and Landscape

- Buildings typically face a front yard.
- Garden walls of rounded stone and/or clinker brick, brick are common.
- Trellis and other woodwork define outdoor porches and patios.



Trellis as Entry



Natural Elements with Garden Wall



Art Deco Illustrative Photo

7.5 Art Deco

Art Deco emerged in the US in the 1930s and 40s, and was the first widely popular modern style, spreading through large cities and small towns alike. The style made a major impact on commercial, institutional, and large-scale residential building throughout California. The Art Deco style is characterized by volumes that step back at upper floors, long pilasters that run the entire height of the building, flat roofs, smooth lines, geometric shapes, and streamlined forms. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels. Although towers may have roofs clad in metal.

Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials, such as metal or ceramic tile. The more exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design, while a more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis. For Frisco Square, the use of the Art Deco should be limited to prime corner locations, while Arte Moderne can be applied in prime corner as well as all other locations including mid-block applications.



Art Deco Illustrative Photo

1. Base

- a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).
- b. The entire ground floor height may be articulated as the base of the building.



Masonry Base and Monolithic Wall



Ground Floor as Base

2. Primary Walls

- a. Façades are typically articulated with smooth wall surfaces of stucco, brick or tile, and given vertical or horizontal emphasis through exaggerated piers or horizontal bands.
- b. Pilasters running the entire height of the building should be included as part of the façade design.
- c. Windows should be located between the pilasters.



Stone



Glazed Terra Cotta

3. Roof-Wall Connections

- a. Exterior walls should extend beyond the roof level and form a parapet that is configured in one of three ways:
 - i. pilasters that continue beyond height of interstitial walls,
 - ii. walls that continue beyond height of the pilasters,
 - iii. wall and pilaster that reach to same height.
- b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.



Column Extensions with Metal Panels



Undulating Parapet

4. Roof

- In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.
- Cornice lines are generally simple bands with little to no articulation.



Flat Roof



Decorative Cap

5. Drainage

- To preserve the stylized lines of the Art Deco façades, roof drainage should be located within walls of the building itself and therefore not visible on the façade.
- Where external scuppers and downspouts are utilized, they should be located on the side or rear façades.



Gutter and Downspout



Scupper and Downspout on Side

6. Openings

- Windows are typically grouped to provide large areas of glazing. They can be punched openings or long horizontal bands of ribbon windows.
- Windows should be multi-paned and vertical in orientation. Horizontally proportioned picture windows are also permitted. Both casement and hung windows are acceptable.
- On the ground floor of mixed-use buildings, long, horizontal elements should be used in the design of the storefronts.
- Corner windows are typical, emphasizing horizontal and vertical readings.
- Finely crafted, metal window grates are permitted and metal or tile transom panels between windows on consecutive floors are encouraged. Sill and head band material can contrast main building massing material for emphasis.
- Residential entry doors should have large-pane glazing or large panels with horizontal proportions.
- Doors should have a decorative surround.



Residential Entry Door



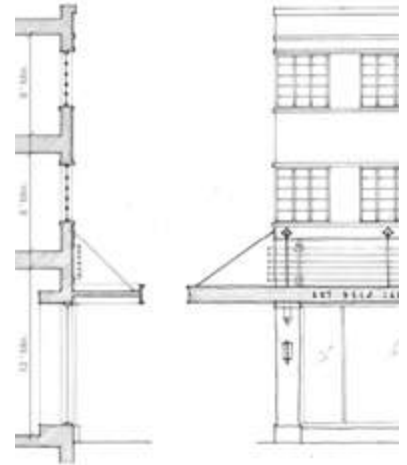
Recessed Double-Hung with Decorative Transoms

7. Attached Elements

- a. Architectural elements such as balconies and awnings must be designed and assembled of finely crafted metal, and may encroach into the building's setbacks.
- b. For the ground floor of mixed-use buildings, a projecting canopy should be provided over retail storefronts.
- c. Decorative features, such as infill panels, entry doors or canopies, incorporate strong geometric motifs, sometimes inspired by native architecture, and are often made of contrasting materials such as metal or ceramic tile.
 - i. The most exuberant versions of the style incorporate aggressive geometries of chevrons or ziggurats in façade design.
 - ii. A more streamlined version, sometimes referred to as Arte Moderne, utilizes more sedate compositions with a horizontal emphasis.



Decorative Metal Awning



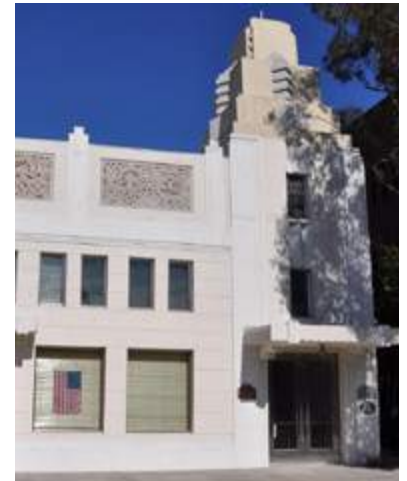
Illustrative of Mixed-Use Façade

8. Massing

- a. Building façades have horizontal emphasis characterized by uninterrupted bands between levels.
- b. Upper stories should have step backs, particularly for buildings over 3-stories.
- c. Building corners can be squared with corner windows or rounded with windows around entire curve.
- d. Towers are allowed at building corners and should rise above the roof cornice.



Stepped-Back Volumes



Higher Volume at Entrance

9. Site Definition and Landscape

- a. Buildings may be situated in a zero-setback urban condition.
- b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade, or storefront.



Porches



Awnings on Ground Floor



California Contemporary Illustrative Photo

7.6 California Contemporary

The California Contemporary style reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials, rather than repetitive, “cookie-cutter” façades and/or large, unarticulated building volumes. The style is typified by flat roofs, asymmetrical and streamlined building composition, repetitive building elements articulated as abstract planes or forms, and expanses of glass that allow integration between interior and exterior spaces. The use of industrial materials such as glass, concrete and fiberglass in combination with natural materials is common.

Given its abstract nature, the California Contemporary style relies heavily on the use of the façade diagram of “*parti*” (point of departure) or a set of major decisions about the overall organization of the building mass as a formative element. The process for multifamily or mixed-use buildings in Rancho Cordova should begin with the *parti* which shall include the following specific formal elements: an asymmetric composition with a horizontal emphasis balanced with vertical feature(s);

- a subdivision of the overall building form into discrete and distinguishable masses;
- the articulation of the exterior surface into planes with a visible layering of elements, and;
- expanses of glass.

Unique façade features and individual volumes may be highlighted with a bright or contrasting color. Despite its use of an abstract vocabulary, buildings shall be articulated with a human scale. A base and middle shall be established; a cap or attic story may be clearly articulated or implied through modest upper level adjustments such as a taller parapet.



California Contemporary Illustrative Photo

ITEM 10.1.

1. Base

- Exterior walls reach the ground with or without a base.
- Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
- The entire ground floor height may be articulated as the base.



No Base with Glass Infill Panels



Residential Ground Floor Stoops

2. Primary Walls

- Buildings in the California Contemporary Style are characterized by planar surfaces and intersecting volumes with regulating panel seam details. No flat surfaces are without some sort of trim detail. Windows on flat surfaces must be recessed to create a shadow line or have a bracket surround detail to create a shadow line.
- Walls and volumes are expressed as single-plane expanses of wood, cementitious, or metal siding, plaster or stucco, corrugated metal, or cast concrete. These various materials may be used in conjunction with one another.



Painted Cement Siding



Brick Walls for Accent

3. Roof-Wall Connections

- The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
- Sloped roofs may or may not have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
- Wood braces may be used.



Roof Articulated with Raised Metal Overhangs



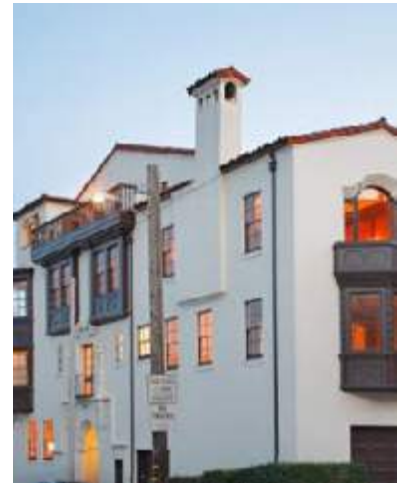
Simple Pattern Beneath Parapet with Cornice

4. Roof

Roofs may be sloped, barrel shaped, flat, or a combination thereof. Sloped roofs should be clad in metal or tile.



Flat Roof



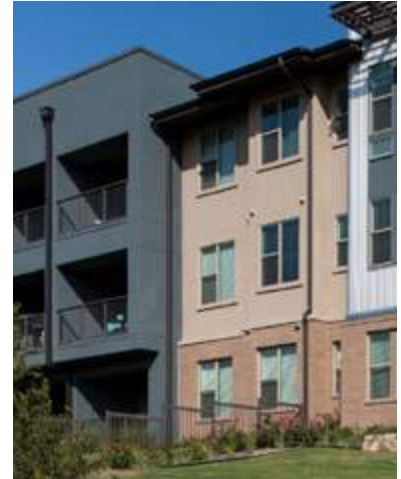
Overhangs

5. Drainage

- Downspouts may be utilized as decorative vertical elements and façade accents.
- Scuppers may be used to provide shadowed effects on flat façade surfaces.
- Drainage components should be metal.



Scupper and Downspout



Scupper and Downspout

6. Openings

- Window openings may be either framed or unframed.
- Windows should be multi-paned and be vertical in orientation.



Windows Spanning Multiple Floors



Openings Punched in Mass Wall

7. Attached Elements

- Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.
- Arcades and galleries may also extend into the front setback.



Balconies



Metal Awnings

8. Massing

- In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths. However, there should be a clearly articulated hierarchy of form and depth in façade through a variety of elements. This can be done through a:
 - Clear layering of façade components
 - Simple material palette with organized façade composition, depth and shadow
 - Strong architectural parti/simple or clear articulation of massing/façade relief
 - Use of simple material in unique way to create a façade interest



Upper Floors Step Back



Layering of Façade Components

9. Site Definition and Landscape

Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.



Raised Planter



Dooryards

8

APPROVED TREES

8.1 Intent

The following pages list shade trees that are approved for parking lots in the City of Rancho Cordova. You will need to submit a tree planting plan for review by the City Arborist. When planting, you must adhere to the minimum distances noted below. If you use a tree not on the list, you will be required to go through a more in depth review with the city.

8.2 Types of Trees

A. *Mulga acacia aneura*

- a. Evergreen
- b. Mature Height: Fifteen to Twenty Feet (15'-0" to 20'-0")
- c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
- d. Growth Rate: FAST
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Five Feet (5'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Tolerates clay soil. Yellow flowers in spring.
- j. Suitable Planting Under High Voltage Wires
- k. Suitable Planting in Strips



B. *Trident Maple acer buergerianum*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty to Thirty Feet (20'-0" to 30'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Rounded canopy. Turns red in fall.
- j. Suitable Planting in Strips



C. Hedge Maple *acer campestre*

- a. Evergreen
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Rounded canopy. Turns yellow to red in fall.
- j. Suitable Planting in Strips

**D. Columnar Hornbeam** *carpinus betulu 'fastigiata'*

- a. Deciduous
- b. Mature Height: Forty Feet (40'-0")
- c. Mature Width: Twenty Feet (20'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Develops dense, upright form.
- j. Suitable Planting in Strips



ITEM 10.1.

E. American Yellow Wood *cladrastis kentukea*

- a. Deciduous
- b. Mature Height: Thirty to Fifty Feet (30'-0" to 50'-0")
- c. Mature Width: Thirty to Fifty Feet (30'-0" to 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
- h. Maintenance: LOW
- i. Develops a broad, oval crown. Pendulous clusters of white flowers in spring.



F. Washington Hawthorn *crataegus phaenopyrum*

- a. Deciduous
- b. Mature Height: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
- c. Mature Width: Twenty to Twenty-Five Feet (20'-0" to 25'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Five Feet (5'-0")
- g. Min. Dist. from Building Foundation: Six Feet (6'-0")
- h. Maintenance: LOW
- i. White spring blossoms. Thorns on branches. Bright red berries in winter.
- j. Suitable Planting Under High Voltage Wires



G. Autumn Gold Ginkgo *ginkgo biloba*
'autumn gold'

- a. Deciduous
- b. Mature Height: Fifty Feet (50'-0")
- c. Mature Width: Twenty-Five to Thirty-Five Feet (25'-0" to 35'-0")
- d. Growth Rate: SLOW
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Fruitless variety. Slow growing. Good Commercial frontage tree.



H. Goldrain Tree *koelreuteria paniculata*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Twenty-Five to Forty Feet (25'-0" to 40'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Rounded umbrella shape. Yellow flowers in summer followed by yellow then brown seed capsules. Drought tolerant. Good parking lot tree.
- j. Suitable Planting in Strips



I. Crape Myrtle *lagerstroemia indica*

- a. Deciduous
- b. Mature Height: Twenty-Five to Thirty Feet (25'-0" to 30'-0")
- c. Mature Width: Twenty-Five Feet (25'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Four Feet (4'-0")
- g. Min. Dist. from Building Foundation: Six Feet (6'-0")
- h. Maintenance: MODERATE TO LOW
- i. Commonly used single or multi-trunk tree. Blooms in summer. Several named varieties have flower colors from white, pink, purple, and red. Susceptible to aphids and sooty mold.
- j. Suitable Planting in Strips



J. Saratoga Laurel *larurus 'saratoga'*

- a. Evergreen
- b. Mature Height: Forty Feet (40'-0")
- c. Mature Width: Fifteen to Thirty Feet (15'-0" to 30'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Rounded leaves are aromatic and can be used in cooking.
- j. Suitable Planting in Strips



K. Galaxy Magnolia *magnolia hybrid 'galaxy'*

- a. Deciduous
- b. Mature Height: Thirty Feet (30'-0")
- c. Mature Width: Fifteen to Twenty Feet (15'-0" to 20'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Ten Feet (10'-0")
- h. Maintenance: LOW
- i. Single trunk, more columnar than saucer magnolia. Reddish purple flowers appear in spring before leafing out.
- j. Suitable Planting in Strips

**L. Chinese Pistache** *pistacia chinensis*

- a. Deciduous
- b. Mature Height: Thirty to Forty Feet (30'-0" to 40'-0")
- c. Mature Width: Thirty to Forty Feet (30'-0" to 40'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Six Feet (6'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: MODERATE TO LOW
- i. Full round canopy. Leaves turn brilliant yellow, orange, and red in fall. Drought tolerant. Good for parking lot shade trees.
- j. Suitable Planting in Strips



ITEM 10.1.

Exhibit A to the Resolution

M. Chestnut Leaf Oak *quercus castaneifolia*

- a. Deciduous
- b. Mature Height: Sixty to Eighty-Five Feet (60'-0" to 85'-0")
- c. Mature Width: Thirty-Five to Seventy Feet (35'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Good commercial frontage tree.

N. Forest Green Hungarian Oak *quercus frainetto 'forest green'*

- a. Deciduous
- b. Mature Height: Fifty Feet (50'-0")
- c. Mature Width: Fifty Feet (50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Good commercial frontage tree.



O. Valley Oak *quercus lobata*

- a. Deciduous
- b. Mature Height: Fifty to Seventy Feet (50'-0" to 70'-0")
- c. Mature Width: Fifty Feet (50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to California valleys, Sierra Nevada foothills and inland coast ranges. Broad rounded canopy. Tolerates heat and seasonal drought. Good commercial frontage tree.

**P. Willow Oak** *quercus phellos*

- a. Deciduous
- b. Mature Height: Fifty to Ninety Feet (50'-0" to 90'-0")
- c. Mature Width: Forty to Fifty Feet (40'-0" to 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Yellow to red fall color. Good commercial frontage tree.



Q. Red Oak *quercus rubra*

- a. Deciduous
- b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
- c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Deep orange to red fall color.



R. Shumard Oak *quercus shumardii*

- a. Deciduous
- b. Mature Height: Sixty to Seventy Feet (60'-0" to 70'-0")
- c. Mature Width: Forty to Fifty Feet (40'-0" TO 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Yellow, orange, or red fall color. Good commercial frontage tree.



T. Cork Oak *quercus suber*

- a. Evergreen
- b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
- c. Mature Width: Fifty to Seventy Feet (50'-0" to 70'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Twenty Feet (20'-0")
- h. Maintenance: LOW
- i. Tolerates many soils but needs good drainage. Tolerates drought when established. Good commercial frontage tree.

**U. Southern Live Oak** *quercus virginiana*

- a. Evergreen
- b. Mature Height: Forty to Eighty Feet (40'-0" to 80'-0")
- c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to eastern US. Adaptable to many soil types. Good commercial frontage tree.



V. Interior Live Oak *quercus wislizeni*

- a. Evergreen
- b. Mature Height: Fifty to Seventy-Five Feet (50'-0" to 75'-0")
- c. Mature Width: Forty to Eighty Feet (40'-0" to 80'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Native to central California foothills. Good commercial frontage tree.

W. Village Green Zelkova *zelkova serrate* 'village green'

- a. Deciduous
- b. Mature Height: Fifty to Sixty Feet (50'-0" to 60'-0")
- c. Mature Width: Forty-Five to Fifty Feet (45'-0" TO 50'-0")
- d. Growth Rate: MODERATE
- e. Water Needs: MODERATE TO LOW
- f. Min. Dist. from Hardscape: Eight Feet (8'-0")
- g. Min. Dist. from Building Foundation: Fifteen Feet (15'-0")
- h. Maintenance: LOW
- i. Upright vase shape. Red fall color. Good commercial frontage tree.



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MEMORANDUM

ITEM 11.1.



DATE: August 16, 2021

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: ECO SITE II, CELLULAR TELECOMMUNICATION TOWER AT THE SOUTHEAST CORNER OF ZINFANDEL DRIVE AND FOLSOM BOULEVARD CONDITIONAL USE PERMIT PROJECT DD10018

PROPERTY OWNER:	APPLICANT/DEVELOPER:
AHN Investments	Eco-Site II
2801 Zinfandel Drive	1010 Sync Street, Suite 575
Rancho Cordova, CA 95670	Morrisville, NC 27560

PROJECT:	The applicant is requesting a Conditional Use Permit for the development of a Telecommunication Tower that includes the following: • A 50 foot high telecommunication tower • Installation of new lines and antennas • 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall.
FILE:	DD10018
LOCATION:	2801 Zinfandel Drive
ZONING:	Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP)
APN:	072-0330-064-0000
PLANNER:	June Cowles, Senior Planner

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 Conditional Use Permit.

RESULT OF RECOMMENDED ACTION

Adoption of the above referenced resolution would approve the Conditional Use Permit for a new 50 foot high cellular telecommunication tower project. Approval would allow the applicant to pursue necessary building permits for new construction.

AUGUST 2, 2021 CITY COUNCIL MEETING

This item was presented to the City Council at their August 2, 2021 meeting and was continued at the applicant's request to the August 16, 2021 City Council meeting. The revised cell tower design was reviewed the City Council members **Figure 1: Revised Cell Tower Design.**

Figure 1: Revised Cell Tower Design.



City Council members presented the following comments regarding the cell tower design as follows:

- Revise the blue color to a dark blue color (city color)
- Utilize the City seal skyline in the top border
- Replace the silhouettes around the enclosure wall with a river or parkway theme.

Proposed Project:

The applicant revised the cell tower design in response to the comments received at the August 2, 2021 City Council meeting that included the following design elements: **Figure 2: August 16, 2021 Revised Cell Tower Design.**

- Revised the blue color to a darker blue (city color).
- Top border with a skyline of the City seal.
- River theme around the equipment enclosure.

Figure 2: August 16, 2021 Revised Cell Tower Design.



In addition, the project also includes the following:

- Installation of new lines and antennas (twelve (12) 8 foot panel antennas, 9 Remote Radio Units (RRUs)).
- 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall. Ground equipment includes 1 diesel fuel generator and associated wireless equipment cabinets.
- The proposed facility is designed for co-location and includes equipment and tower space for additional carriers.

ANALYSIS

General Plan

The project site is located within the Folsom Boulevard Specific Plan and Downtown Planning Area Commercial designation.

Zoning District

The project site is located within the Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP) zoning district which allows a Telecommunication Facility with an Administrative Use Permit approval and is subject to the provisions of the Telecommunication Facility section of the City's Zoning Ordinance (23.907.020).

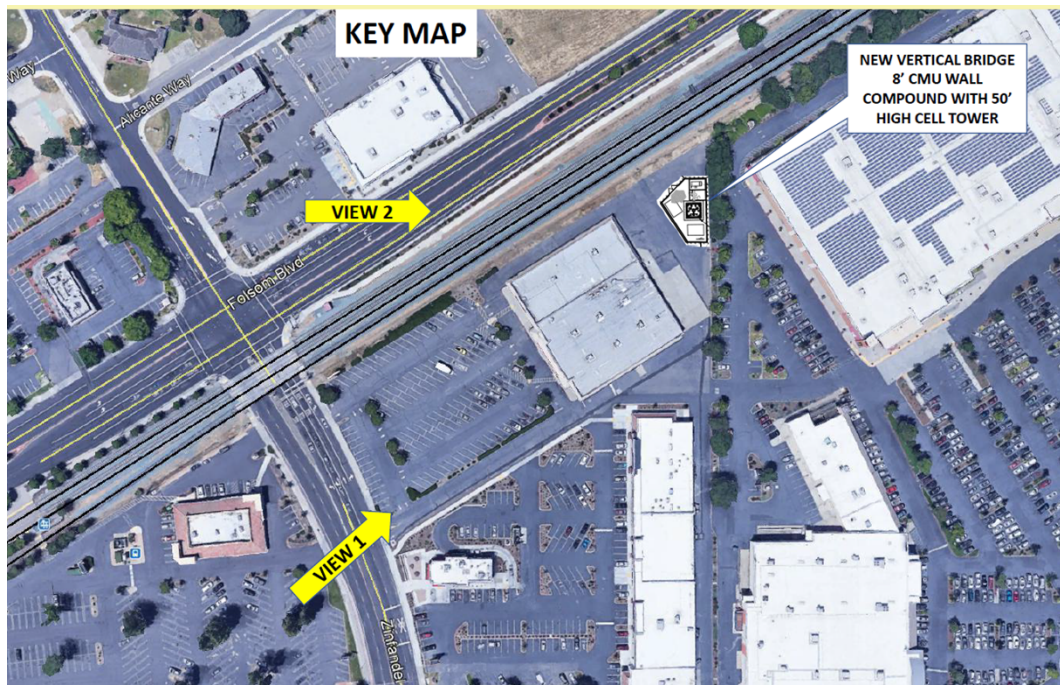
Conditional Use Permit

The proposed telecommunication site is within 500 feet of a residential zoning district and therefore, a conditional use permit is required, Zoning Ordinance Section (23.907.020). In addition, the City of Rancho Cordova Zoning Code section 23.907.020(G) Development Standards for Towers states the following:

"New Towers shall be camouflaged whenever possible, if not feasible to camouflage, the tower and related equipment shall have subdued colors and non-reflective materials that blend with the colors and materials of surrounding areas."

The applicant provided photo simulations for the proposed cell tower. **Figure 3: Telecommunication Tower Design Photo Simulations.**

Figure 3: Telecommunication Tower Design Photo Simulations:



View 1 without the tower (From Zinfandel Drive)



Photo simulation with the revised tower.





View 2 without the tower (From Folsom Boulevard)



Photo simulation with the revised cell tower



Telecommunication Tower Development Standards

The City of Rancho Cordova Zoning Ordinance Section 23.907.020 *Telecommunication Tower* includes development standards for new telecommunication towers. The proposed telecommunication tower is consistent with the standards as follows:

- The new facility provides for future collocations.
- The new tower provides at least 10 feet of horizontal clearance between antenna and any power lines.
- The new tower is not located within the front or street side yard. The minimum setback of 20 percent of the height of the tower (10 feet) is met.
- The height limit does not exceed the maximum building height of the zoning district (50 feet).
- The proposed new tower meets all building setback requirements.

Landscaping

The City of Rancho Cordova Zoning Ordinance Telecommunication Tower Section 23.907.020 states telecommunication towers shall meet the landscape Section 23.716.060.E as follows:

“Telecommunication Towers. Where appropriate, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses, and to buffer public trails.”

Although the site is not adjacent to residential zoning districts or uses or public trails, the site includes existing landscaping (trees and shrubs) along the eastern screen wall.

Safety Design

The Telecommunication Tower Development Standards Section 23.907.020 (G)(2) *Telecommunication Tower Safety Design* states the following:

“All facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances”.

A condition is included that states the above statement to ensure that the enclosure wall is built to include graffiti resistant surface. The enclosure area will be restricted access.

Access

Access to the ground equipment is located on the south elevation of the screen wall with an open view metal gate. The applicant revised the access to the equipment on the south elevation. Therefore, the equipment area would not be visible from Folsom Boulevard.

Conditional Use Permit Findings

The approving authority may approve a Conditional Use Permit (Amendment) if all of the following findings can be found:

1. ***Finding:*** *The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise,*

vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The proposed project is located within the Folsom Boulevard Specific Plan Commercial Mixed Use zoning district with surrounding commercial uses. The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907020.(D) and (G) which includes setbacks, height requirements, future collocation users, distance requirements for antennas and power lines, and tower design. The proposed telecommunication tower is camouflaged in the design of a city monument. The proposed ground area that includes ground equipment and emergency generator is surrounded by an 8 foot high masonry wall. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

2. **Finding:** *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The proposed telecommunication tower is camouflaged in the design of a city monument that reflects the area. The camouflage telecom tower reduces the visual impact on the environment by blending in with the natural or urban landscape. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area.

3. **Finding:** *All required public facilities have adequate capacity to serve the proposal*

Evidence: The site location includes existing utilities that will be utilized for the proposed telecommunication tower. The site includes existing pavement and access to the site. Required public facilities have the capacity to serve the proposal.

4. **Finding:** *The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907.020.(D) and (G) which includes setbacks, height requirements, space for future collocation users, distance requirements for antennas and power lines, and the tower is camouflaged in the design of a city monument. The camouflage telecom tower reduces the visual impact on the environment by reflecting the theme of the area and utilizing the cell tower as a city monument. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

5. **Finding:** *If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.*

Evidence: The proposed telecommunication tower is new and meets all the zoning district setback and height requirements and telecommunication tower development standards. Therefore, there are no elements of the project that are nonconforming.

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs.

ENVIRONMENTAL

The proposed project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project compliant with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15303; and

If City Council requests additional design revisions, a condition can be added that reflects the revisions and the applicant will work with staff to finalize the design; and

Adopt the Resolution approving the Eco Site II, Cellular Telecommunications Tower Facility Conditional Use Permit DD10018, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans and Coverage Maps
3. Exhibit B to the Resolution - Conditions of Approval
4. June 7, 2021 Staff Report
5. August 2, 2021 Staff Report
6. Dropped Call Map
7. Cell Tower Photo Simulation
8. 500' Radius Map with Mailing Labels
9. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT FOR ECO SITE II CELLULAR
TELECOMMUNICATION TOWER AT THE SOUTHEAST CORNER OF ZINFANDEL DRIVE
AND FOLSOM BOULEVARD- PROJECT DD10018**

WHEREAS, Eco-Site II (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for the approval of a Conditional Use Permit to allow for a new 50 foot high Telecommunication Tower designed as a city monument to include antennas, a 1,130 square foot area with corresponding ground equipment surrounded by an 8 foot high masonry wall and;

WHEREAS, the proposed project is located within an existing shopping center at 2801 Zinfandel Drive in the City of Rancho Cordova (APN: 072-0330-064-0000); and

WHEREAS, the project site is located within the Commercial Mixed Use Folsom Boulevard Specific Plan District. The proposed new telecommunication tower requires a Conditional Use Permit; and

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

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

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves as follows:

Section 1. RECITALS

The foregoing recitals are true and correct and made a part of this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL THE CITY OF RANCHO CORDOVA approves the Conditional Use Permit for Eco Site II Telecommunication Tower facility, subject to the following findings and supporting evidence, and attached project plans (Exhibit A) and Conditions of Approval (Exhibit B).

- A. Categorical exemption 15303 includes small facilities or structures as well as installation of small new equipment and facilities in small structures. The proposed 50 foot high telecommunication tower facility is located within an existing developed shopping center and includes antennas, and corresponding ground equipment within a screened wall area. There are no environmental resources within the vicinity of the project.

**Section 2. CONDITIONAL USE PERMIT FOR A 50 FOOT HIGH CELLULAR
TELECOMMUNICATION TOWER WITH ATTACHED CONDITIONS OF
APPROVAL AND FINDINGS.**

ITEM 11.1.

ATTACHMENT 1

The project is consistent with all findings outlined in Chapter 23.134.070 of the City of Rancho Cordova Zoning Code, as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The proposed project is located within the Folsom Boulevard Specific Plan Commercial Mixed Use zoning district with surrounding commercial uses. The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907020.(D) and (G) which includes setbacks, height requirements, future collocation users, distance requirements for antennas and power lines, and tower design. The proposed telecommunication tower is camouflaged in the design of a city monument. The proposed ground area that includes ground equipment and emergency generator is surrounded by an 8 foot high masonry wall. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The proposed telecommunication tower is camouflaged in the design of a city monument that reflects the area. The camouflage telecom tower reduces the visual impact on the environment by blending in with the natural or urban landscape. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal

Evidence: The site location includes existing utilities that will be utilized for the proposed telecommunication tower. The site includes existing pavement and access to the site. Required public facilities have the capacity to serve the proposal.

- D. **Finding:** The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907.020.(D) and (G) which includes setbacks, height requirements, space for future collocation users, distance requirements for antennas and power lines, and the tower is camouflaged in the design of a city monument. The camouflage telecom tower reduces the visual impact on the environment by reflecting the theme of the area and utilizing the cell tower as a city monument. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

ITEM 11.1.

ATTACHMENT 1

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.

Evidence: The proposed telecommunication tower is new and meets all the zoning district setback and height requirements and telecommunication tower development standards. Therefore, there are no elements of the project that are nonconforming.

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, City Clerk

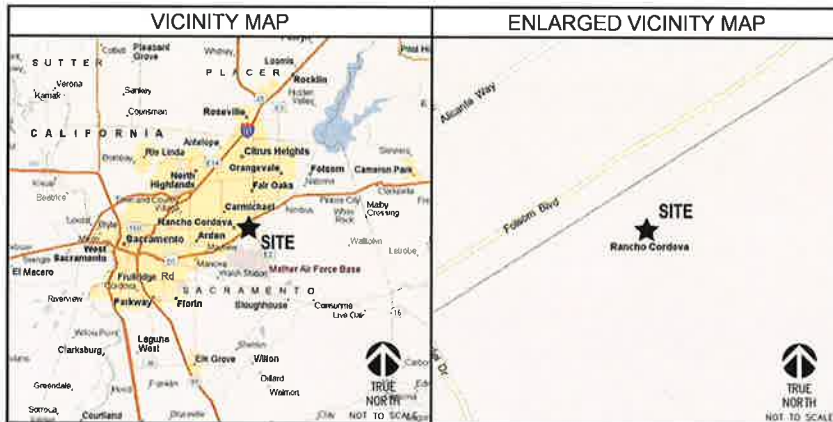
811.
 See what's below.
 Call before you dig.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE EXISTING TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", WHICH IS AREA OF MINIMAL FLOOD HAZARD AS PER, COMMUNITY PANEL NO. 08067C0206H, DATED 08/16/2012.

OWNER:	ECO-SITE HOLDINGS, LLC 750 PARK OF COMMERCE DRIVE BOCA RATON, FL 33487
SITE ADDRESS:	2801 ZINFANDEL DR RANCHO CORDOVA, CA 95670
COUNTY:	SACRAMENTO COUNTY
LATITUDE (NAD 83): 38° 35' 47.304" (38.596473) N	
LONGITUDE (NAD 83): 121° 17' 12.249" (-121.286736) W	
GROUND ELEVATION: 103.3' AMSL	
OCCUPANCY TYPE:	UNMANNED
ZONING JURISDICTION:	CMU (FBSP)
MUNICIPALITY:	CITY OF RANCHO CORDOVA
TAX/PIN #:	072-0330-009-0000
POWER PROVIDER:	SMUD (888) 742-7683
TELCO PROVIDER:	AT&T

THESE PLANS HAVE BEEN DEVELOPED FOR THE PLACEMENT OF THE TELECOMMUNICATION AND PUBLIC UTILITY FACILITY, CONSISTING OF A 50'-0" CELL TOWER, SPACE FOR CARRIER EQUIPMENT AND A UTILITY RACK WITHIN A FENCED COMPOUND (NO WATER OR SEWER REQUIRED), IN ACCORDANCE WITH THE SCOPE OF WORK IN THE PLANS. THESE PLANS ARE CONSTRUCTION DRAWING ACCOMPANIED BY A PASSING STRUCTURAL STABILITY ANALYSIS PREPARED BY LICENSED STRUCTURAL ENGINEER. STRUCTURAL ANALYSIS MUST INCLUDE BOTH TOWER AND MOUNT.

PROPERTY OWNER:	AHN INVESTMENTS 2801 ZINFANDEL DR RANCHO CORDOVA, CA 95870 PHONE: (925) 736-7369 ATTN: JAY AHN
APPLICANT:	ECO-SITE II, LLC 1010 SYMC ST. SUITE 575 MORRISVILLE, NC 27560 PHONE: (919) 635-6810 ATTN: DONNA GIRON
ENGINEER:	ALLEGRO CONSULTING GROUP, P.C. 9221 LYNDON B. JOHNSON FR SUITE 204 DALLAS, TX 75243 CONTACT: SHIHANG ZHANG (S) OFFICE: 972-231-8883 FAX: 972-231-8375



FROM SACRAMENTO INT'L APORT:

BEAR LEFT ON AIRPORT BLVD 0.9 MI, TAKE RAMP RIGHT FOR I-5 S 9.7 MI, AT EXIT 518 TAKE RAMP RIGHT FOR I-80-BR EAST TOWARD FRESNO 2.5 MI, KEEP STRAIGHT ONTO US-50 E 11.1 MI, AT EXIT 17 TAKE RAMP RIGHT AND FOLLOW SIGNS FOR ZINFANDEL DRIVE 0.2 MI, TURN LEFT ONTO ZINFANDEL DR

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

SITE SPECIFIC JURISDICTION
2729 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA 95670
PHONE: 916-851-8700
ATTN: CITY OF RANCHO CORDOVA PLANNING DEPT

OCCUPANCY: S-2 (UNMANNED TELECOMMUNICATIONS
FACILITY), U (TOWER)
CONSTRUCTION TYPE: V-B

HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, ACCESSIBILITY ACCESS AND
REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE
ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11039.1, EXCEPTION 1 &
SECTION 11340.2.1, EXCEPTION 4.

[illegible]

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2019 CALIFORNIA BUILDING CODE (2018 IBC)
2. H CODE (2018 IBC)
3. NFPA 780 – LIGHTNING PROTECTION CODE
4. 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)
5. ANY OTHER NATIONAL OR LOCAL
6. APPLICABLE CODES MOST RECENT EDITIONS
7. LOCAL BUILDING CODE
8. CITY/COUNTY ORDINANCES

ITEM 11.1.

PROPERTY DESCRIPTION: PARENT PARCEL (AS PROVIDED)

PARCEL 1, AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF SUBDIVISION JAMES WIER 241.35 ACRES OF RANCHO RIO DE LOS AMERICANOS", FILED MAY 06, 1977 IN BOOK 31 OF PARCEL MAPS AT PAGE 47, SACRAMENTO COUNTY RECORDS.

EXCEPTING FROM A PORTION OF SAID LAND ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, LOCATED IN THE DEED FROM ATLANTIC RICHFIELD COMPANY, RECORDED OCTOBER 15, 1978 IN BOOK 751015, PAGE 525, OF OFFICIAL RECORDS.

AND BEING THE SAME PROPERTY CONVEYED TO AHN INVESTMENTS, INC., A CALIFORNIA CORPORATION, AN UNDIVIDED 50% INTEREST, JOINT, AHN AND SHIN S. AHN, CO-TRUSTEES OF THE JOINT, AHN AND SHIN S. AHN AS LIVING TRUST, DATED JANUARY 12, 2008 AS TO AN UNDIVIDED 25% INTEREST, AND BYONG Y. AHN, TRUSTEE OF THE BYONG Y. AHN SURVIVING SPOUSES TRUST, UNDER AGREEMENT DATED DECEMBER 10, 2008, AS AMENDED, AS TO AN UNDIVIDED 25% INTEREST FROM ASHRA, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY BY GRANT DEED DATED FEBRUARY 04, 2015 AND RECORDED FEBRUARY 10, 2015 IN DEED BOOK 20150210, PAGE 1156.

PROPERTY DESCRIPTION: LEASE AREA (AS SURVEYED)

A PORTION OF PARCEL 1, AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF SUBDIVISION JAMES WIER 241.35 ACRES OF RANCHO RIO DE LOS AMERICANOS", FILED MAY 06, 1977 IN BOOK 31 OF PARCEL MAPS AT PAGE 47, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, THENCE NORTH-WESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND A CURVE LEFT HAVING A RADIUS OF 1042.00 FEET, THROUGH A CENTRAL ANGLE OF 0° 32' 38" HAVING A CHORD BEARING OF NORTH 21° 22' 31" WEST, A CHORD DISTANCE OF 9.89 FEET, AN ARC LENGTH OF 9.89 FEET, THENCE CONTINUING ALONG SAID WESTERLY LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 1042.00 FEET, WITH A CHORD BEARING NORTH 22° 03' 28" WEST, 10.04 FEET, THROUGH A CENTRAL ANGLE OF 0° 40' 27" AN ARC LENGTH OF 10.04 FEET, THENCE NORTH 64° 52' 45" EAST, 71.77 FEET, THENCE NORTH 57° 17' 24" EAST, 405.68 FEET, THENCE NORTH 00° 46' 12" WEST, 158.51 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 33° 13' 49" WEST, 24.76 FEET, THENCE NORTH 43° 34' 35" EAST, 30.13 FEET, THENCE NORTH 89° 01' 50" EAST, 17.85 FEET, THENCE SOUTH 00° 58' 12" EAST, 45.49 FEET, THENCE SOUTH 00° 01' 25" WEST, 23.84 FEET, THENCE NORTH 33° 13' 49" WEST, 3.60 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION: NON-EXCLUSIVE ACCESS/UTILITY EASEMENT (AS SURVEYED)

A NON-EXCLUSIVE 15 FOOT ACCESS/UTILITY EASEMENT THROUGH A PORTION OF PARCEL 1, AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF SUBDIVISION JAMES WIER 241.35 ACRES OF RANCHO RIO DE LOS AMERICANOS", FILED MAY 06, 1977 IN BOOK 31 OF PARCEL MAPS AT PAGE 47, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1, THENCE NORTH-WESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND A CURVE LEFT HAVING A RADIUS OF 1042.00 FEET, THROUGH A CENTRAL ANGLE OF 0° 32' 38" HAVING A CHORD BEARING OF NORTH 21° 22' 31" WEST, A CHORD DISTANCE OF 9.89 FEET, AN ARC LENGTH OF 9.89 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID WESTERLY LINE AND A CURVE TO THE LEFT HAVING A RADIUS OF 1042.00 FEET, WITH A CHORD BEARING NORTH 22° 03' 28" WEST, 10.04 FEET, THROUGH A CENTRAL ANGLE OF 0° 40' 27" AN ARC LENGTH OF 10.04 FEET, THENCE NORTH 64° 52' 45" EAST, 71.77 FEET, THENCE NORTH 57° 17' 24" EAST, 405.68 FEET, THENCE NORTH 00° 46' 12" WEST, 158.51 FEET, THENCE SOUTH 00° 01' 25" WEST, 23.84 FEET, THENCE NORTH 33° 13' 49" WEST, 3.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO. 28051785 EFFECTIVE DATE 10/03/2016.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO BE TURNING ANY OBJECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN ON THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD8) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GRID 108 SEPARATIONS, CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE, NAD83 COORDINATE SYSTEM, CALIFORNIA STATE PLANE COORDINATE ZONE 8, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/03/2018.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 080670200H DATED 08/19/2012.

FLOOD ZONE "Y" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, DETERMINED TO BE OUTSIDE THE 1% AND 2% ANNUAL CHANCE FLOODPLAINS.

SURVEY DETAIL
SHEET LS-2

CERTIFICATION

I HEREBY CERTIFY TO ECD-SITE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF CALIFORNIA.



LEGEND

- BRASS CAP FLUSH
- FOUND AS NOTED
- NOTHING FOUND OR SET
- ELECTRICAL PULL BOX
- ELECTRICAL TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC CANNIST
- ELECTRIC VAULT
- FIBER VAULT
- POWER POLE
- GAS METER
- WATER VALVE
- WATER METER
- SEWER/SEWER MANHOLE
- DECIDUOUS TREE
- BIOL
- BOLLARD/POST
- WALKWAY
- SPOT ELEVATION
- SCHEDULE B HEX
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- MONUMENT LINE
- EASEMENT LINE
- LEASE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- APN - ADJACENT PARCEL NUMBER
- BUILDING
- CONCRETE MASONRY UNIT
- CONCRETE SURFACE
- DRIVEWAY
- EDGE OF PAVEMENT
- NATURAL GRADE
- ASPHALT
- SIDEWALK
- RIGHT OF WAY
- TOP OF CURB



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD LENGTH
C1	9.89	1042.00	0° 32' 38"	A21° 32' 31" W	9.89
C2	10.04	1042.00	0° 40' 27"	N22° 03' 28" W	10.04

ATTACHMENT 2
Exhibit A to the Resolution

T-Mobile

2625 S. PLAZA DR., #400 TEMPE, ARIZONA 85282
PHONE: (480) 630-2600, FAX: (480) 630-2652

Kimley-Horn

655 NORTH FRANKLIN STREET
SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

FIELD BY: JFB
DRAWN BY: CNS
CHECKED BY: ABW

REVISIONS

NO.	DATE	DESCRIPTION
4	12/20/19	REVISION
3	07/12/19	REVISION
2	03/11/18	FINAL
1	01/14/18	PRELIMINARY

RLF CONSULTING
LAND SURVEYING • MAPPING SOLUTIONS
WITH A FOCUS ON • LAND ACQUISITION
AND PROFESSIONAL FINANCIAL • PROJECT MANAGEMENT

THE IDEAS & DESIGN INFORMATION HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
08002251

SITE NAME:
SC40174CA-0079

SITE ADDRESS:
2801 ZINFANDEL DRIVE
RANCHO CORDOVA, CA 95870

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO.
LS-1

REVISION:

ATTACHMENT 2
Exhibit A to the Resolution



- [illegible]

SHEET NO.		REVISION:
LS-2		

ITEM 11.1.



8' CMU WALL WITH 50' HIGH
MODERN DESIGN

ITEM 11.1.

ATTACHMENT 2

~~Exhibit A to the Resolution~~



4126 SOUTHWEST FREEWAY, SUITE 1400
HOUSTON, TX 77027



1010 SYNC STREET, SUITE 575
MORRISVILLE, NC 27560



750 PARK OF COMMERCE DRIVE
BOCA RATON, FL 33487



CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8893
Fax: 866-364-8375
www.allprocgi.com

ACGI NO: 21-3161

DRAWN BY: RM

CHECKED BY: SZ

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/20/21	FINAL 2D	RW

05/20/21



NOT VALID WITHOUT
P.E. STAMP & SIGNATURE

SITE INFORMATION
T-MOBILE SITE #:
SC40174A

EC0-SITE SITE #:
US-CA-7120

**2801 ZINFANDEL DR
RANCHO CORDOVA, CA 95670
SACRAMENTO COUNTY**

SHEET TITLE:

DETAILS

SHEET NUMBER:

Z-4

[illegible]

ALTERNATOR SPECIFICATIONS

[illegible]

R0025 2.21 25kW		GENERAC INDUSTRIAL			
INDUSTRIAL DIESEL GENERATOR SET					
APPLICATION AND ENGINEERING DATA					
ENGINE SPECIFICATIONS					
Model		Engine System			
Power	25kW	Engine System Type	3-Phase, 480V, 60Hz		
Rated Capacity (kW)	25kW @ 100% Loading	Max. Power	25kW		
Generator	4-pole	Max. Torque	47.5kN-m		
Rated Voltage	480V	Max. Torque (at 100% load)	48.8 kN-m (3)		
Rated Frequency	60 Hz				
Rated Amperage	31.25 A (3-Phase)	Full System			
Rated Power Factor	0.8 PF (L)	Full Type	2-Phase Supply (with 3rd)		
Rated Amperage (3-Phase)	18.75 A (3-Phase)	Full Voltage	480V		
Rated Amperage (2-Phase)	26.25 A (2-Phase)	Full Power	25kW @ 100% Loading (3-Phase)		
Rated Amperage (1-Phase)	52.5 A (1-Phase)	Full Torque	47.5 kN-m (3)		
Rated Voltage (2-Phase)	480V (2-Phase)	Full Torque (at 100% load)	48.8 kN-m (3)		
Rated Voltage (1-Phase)	240V (1-Phase)				
Engine Description		Engine Features & Options			
Engine Type	4-Stroke	Engine Output	25 kW		
Engine Configuration	Horizontal	Engine Output (kW)	25 kW		
Engine Configuration (Metric)	1.5 (1.5)	Engine Output (Horsepower)	33.5 HP		
Generator System		Generator Features			
Generator Type	Gas	Generator Output	25 kW		
Generator Configuration	4-Stroke, 4-Cycle, 4-Stroke	Generator Output (Horsepower)	33.5 HP		
Generator Configuration (Metric)	1.5 (1.5)	Generator Output (Horsepower)	33.5 HP		

ALTERNATOR SPECIFICATIONS

City (or) Study	London	Research Institute	Trust
Year	2007	Strategy	Market 10
End Year	2010/2011	Country	United Kingdom
Population size - Area	2	Project Name (if not set)	Not applicable
Population size - Sample	10	Strategy/Program Type	Not applicable
Not included, description	Not applicable	Support for a new study field	Not applicable
Support for a new study field	Not applicable		

[illegible]

	Results
Initial Material and Methods	2000-2004
General System Security	100%
Information System Security	100%
Application Security	100%
Mobile Phone	100%
Other Information Technology	100%

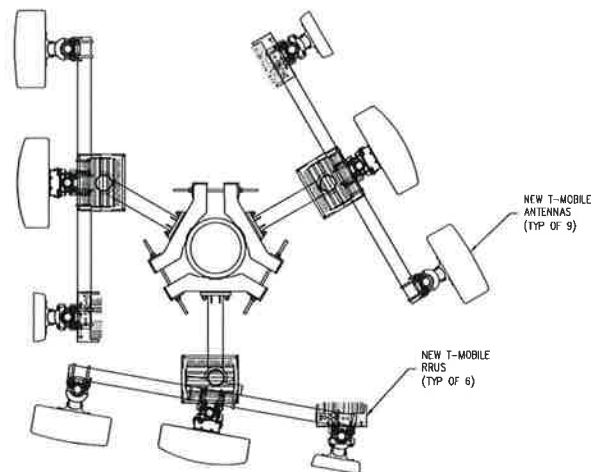
CONJUNCTION AND REQUIREMENT

Intake		Exhaust	
Flow, a (m ³ /s) (lbm/s)		Flow, a (m ³ /s) (lbm/s)	
Flow, a (m ³ /s)	0.001	Flow, a (m ³ /s)	0.001
Flow, a (lbm/s)	0.001	Flow, a (lbm/s)	0.001

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GENERATOR DETAILS

SCALE	1
NTS	



NOTE:
FUTURE CO-LOCATOR CARRIER WILL
NOT EXCEED DEPICTED ANTENNA
AND RRU LAYOUT.

NEW T-MOBILE
ANTENNAS
(TYP OF 9)

NEW T-MOBILE
RRUS
(TYP OF 6)



ANTENNA CONFIGURATION

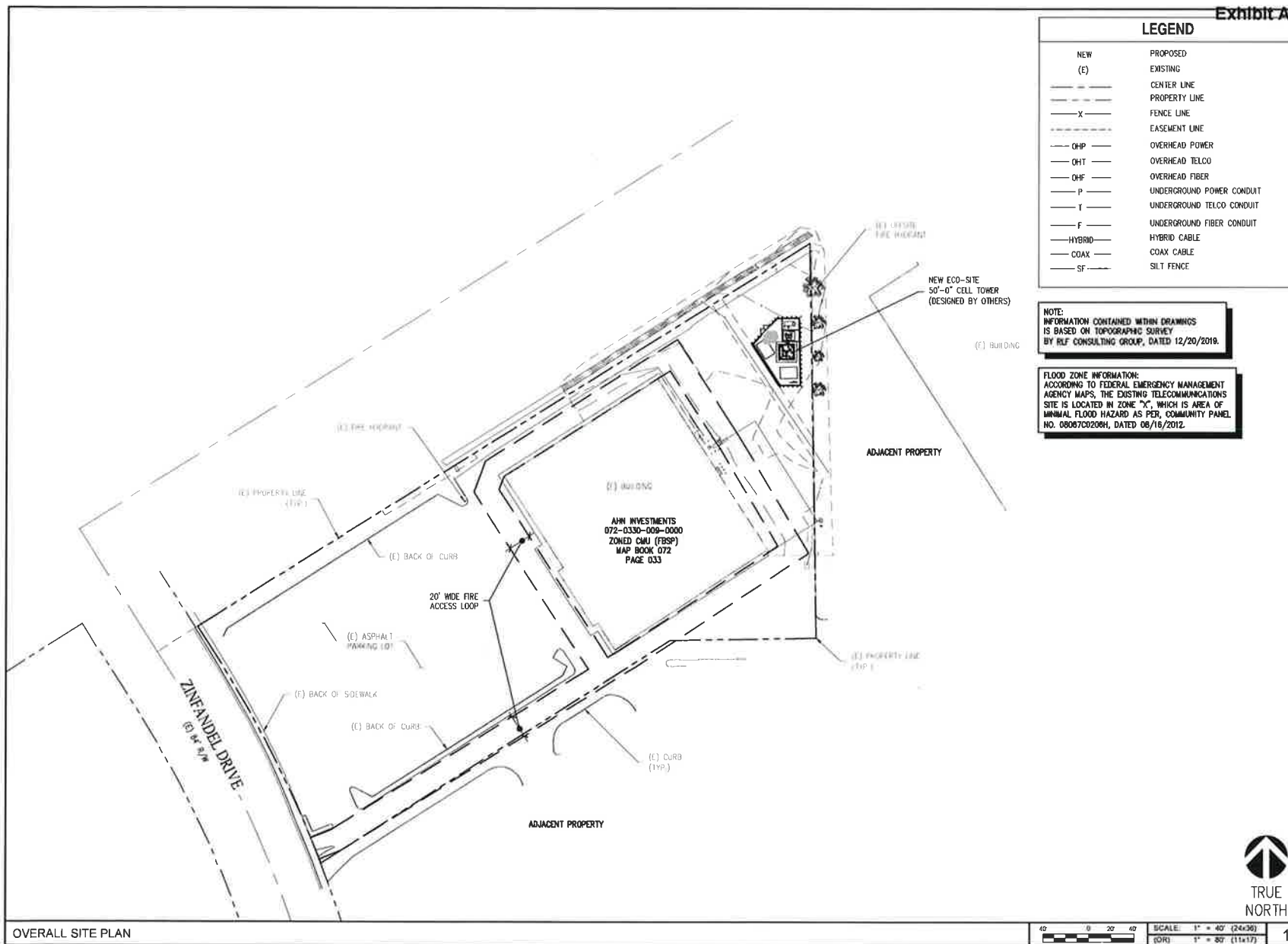


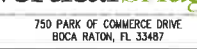
SCALE:	1" = 40' (24x36)
GRAPH:	1" = 80' (11x17)

1

ATTACHMENT 2

~~Exhibit A to the Resolution~~



 4126 SOUTHWEST FREEWAY, SUITE 1400 HOUSTON, TX 77027			
 1010 SYNC STREET, SUITE 575 MORRISVILLE, NC 27560			
 750 BOCA OF COMMERCE DRIVE BOCA RATON, FL 33487			
 9221 Lyndon B Johnson Fwy Suite 204, Dallas, TX 75243 Phone: 972-231-8893 Fax: 866-364-8375 www.allprocg.com			
ACQ NO:		21-3161	
DRAWN BY:		RM	
CHECKED BY:		SZ	
REVISIONS			
REV	DATE	DESCRIPTION	BY
0	05/20/21	FINAL 2D	RM
05/20/21			
 NOT VALID WITHOUT P.E. STAMP & SIGNATURE			
SITE INFORMATION T-MOBILE SITE #: SC40174A			
ECO-SITE SITE #: US-CA-7120			
2801 ZINFANDEL DR RANCHO CORDOVA, CA 95670 SACRAMENTO COUNTY			
SHEET TITLE:			
FIRE LOOP PLAN			
SHEET NUMBER:			
Z-5			

ITEM 11.1.

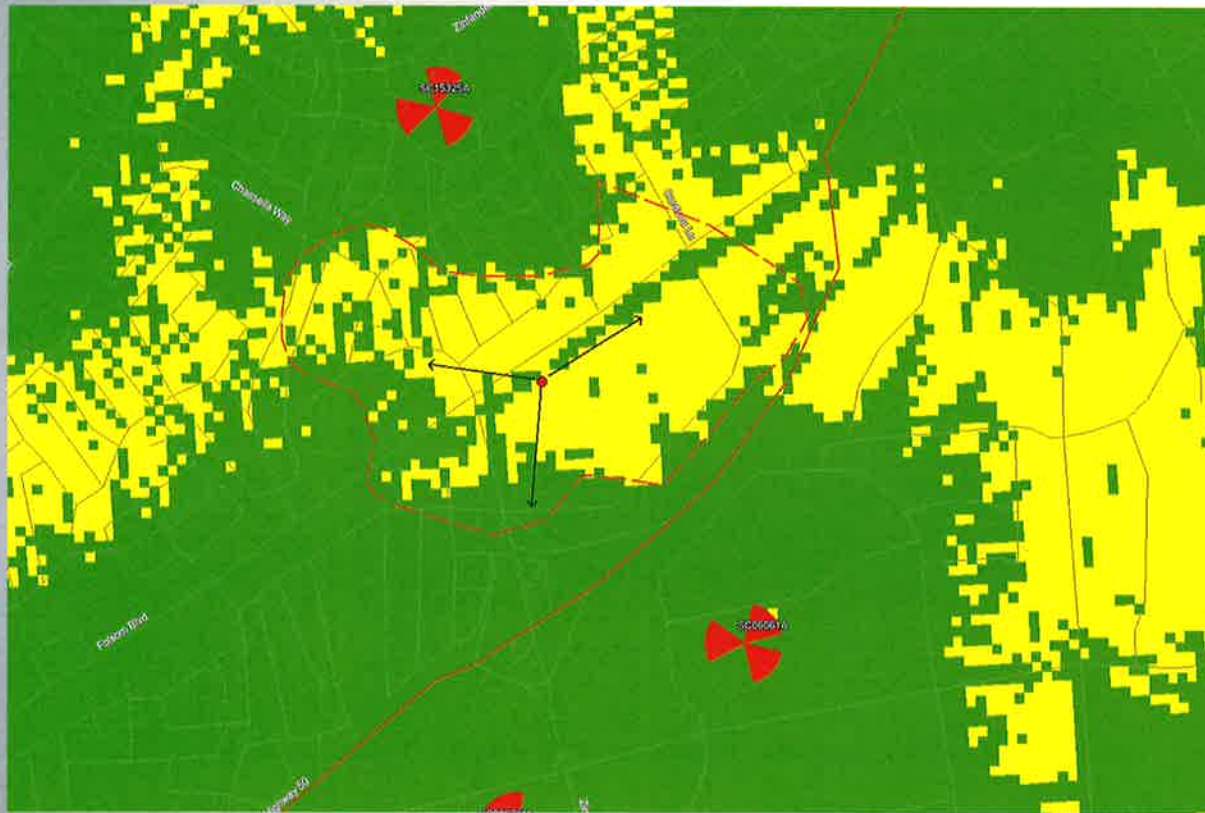
Coverage

ITEM 11.1.

Existing 4G Service – Mid Band

Existing 4G Service without the Proposed Site

MID BAND (AWS-2100 MHZ) LTE SERVICE MAP (RSRP)



- Subject Site SC40174
- ▲ On Air Site

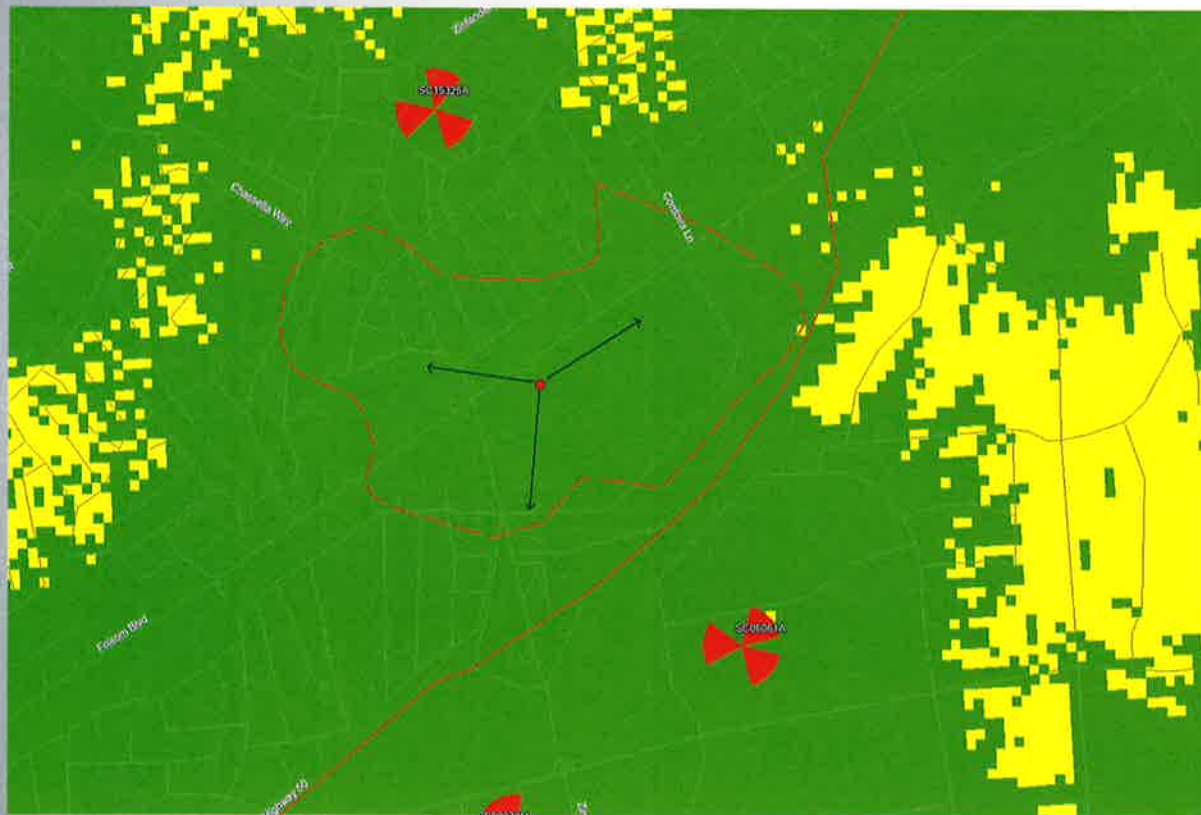
- Reliable 4G In-Building Residential Coverage (≥ -97 dBm)
- Reliable 4G In-Vehicle Coverage ($-97 > x \geq -114$ dBm)
- Area to be covered by SC40174

T-Mobile

ITEM 11.1.

Existing 4G Service and Proposed Service ECO – Mid Band

Existing 4G Service With the Proposed Site – ECO BTS Location @ 41' AGL
MID BAND (AWS-2100 MHZ) LTE SERVICE MAP (RSRP)



● Subject Site SC40174
▲ On Air Site

Reliable 4G In-Building Residential Coverage (≥ -97 dBm)
Reliable 4G In-Vehicle Coverage ($-97 > x \geq -114$ dBm)
Area to be covered by SC40174A Eco-Site

Note: The Eco-Site location provides coverage in the area where we are getting a lot of complaints, due to slow speeds because of site congestion.

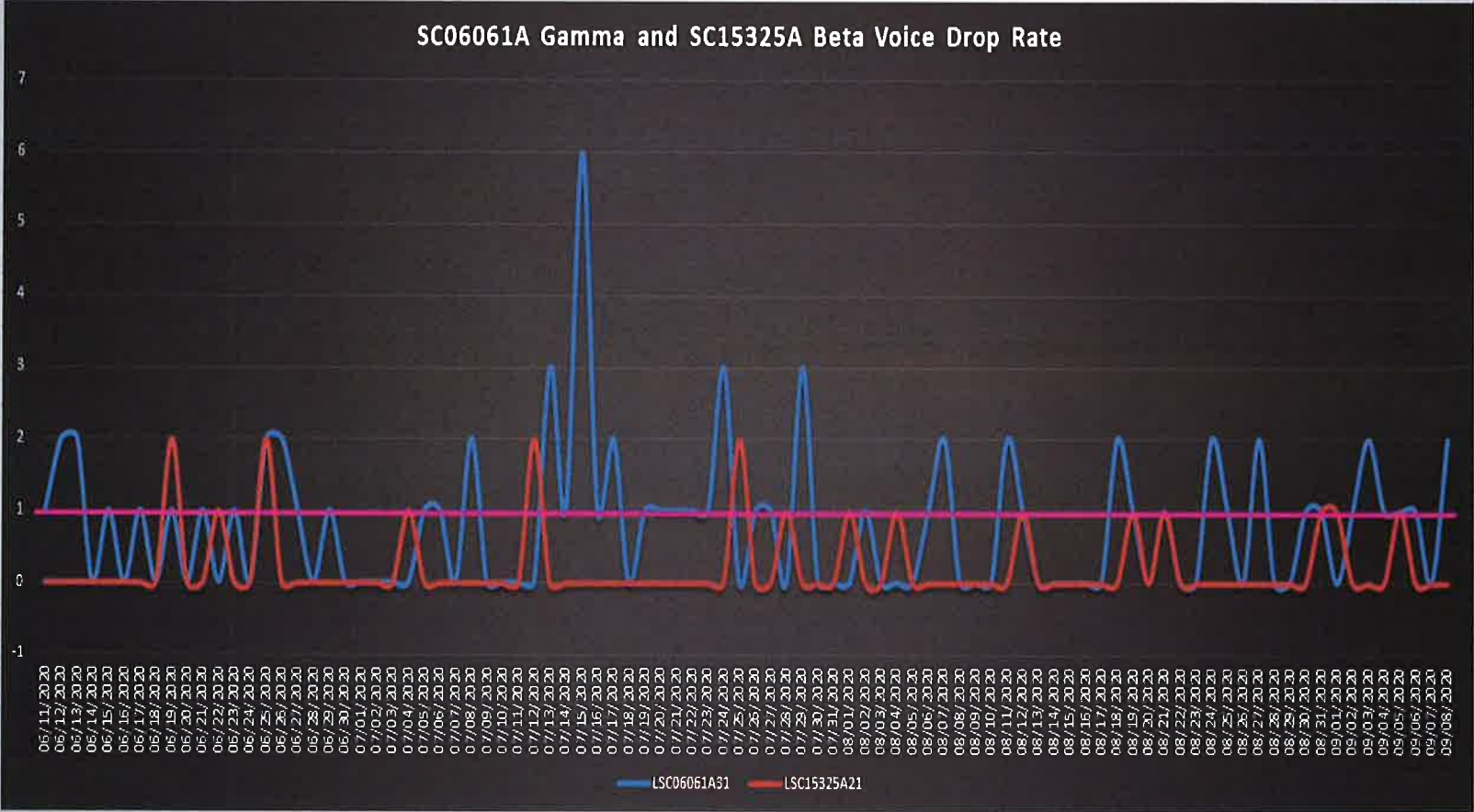
T-Mobile

ITEM 11.1.

Capacity

ITEM 11.1.

4G Voice Key Performance Indicators – Drop Call

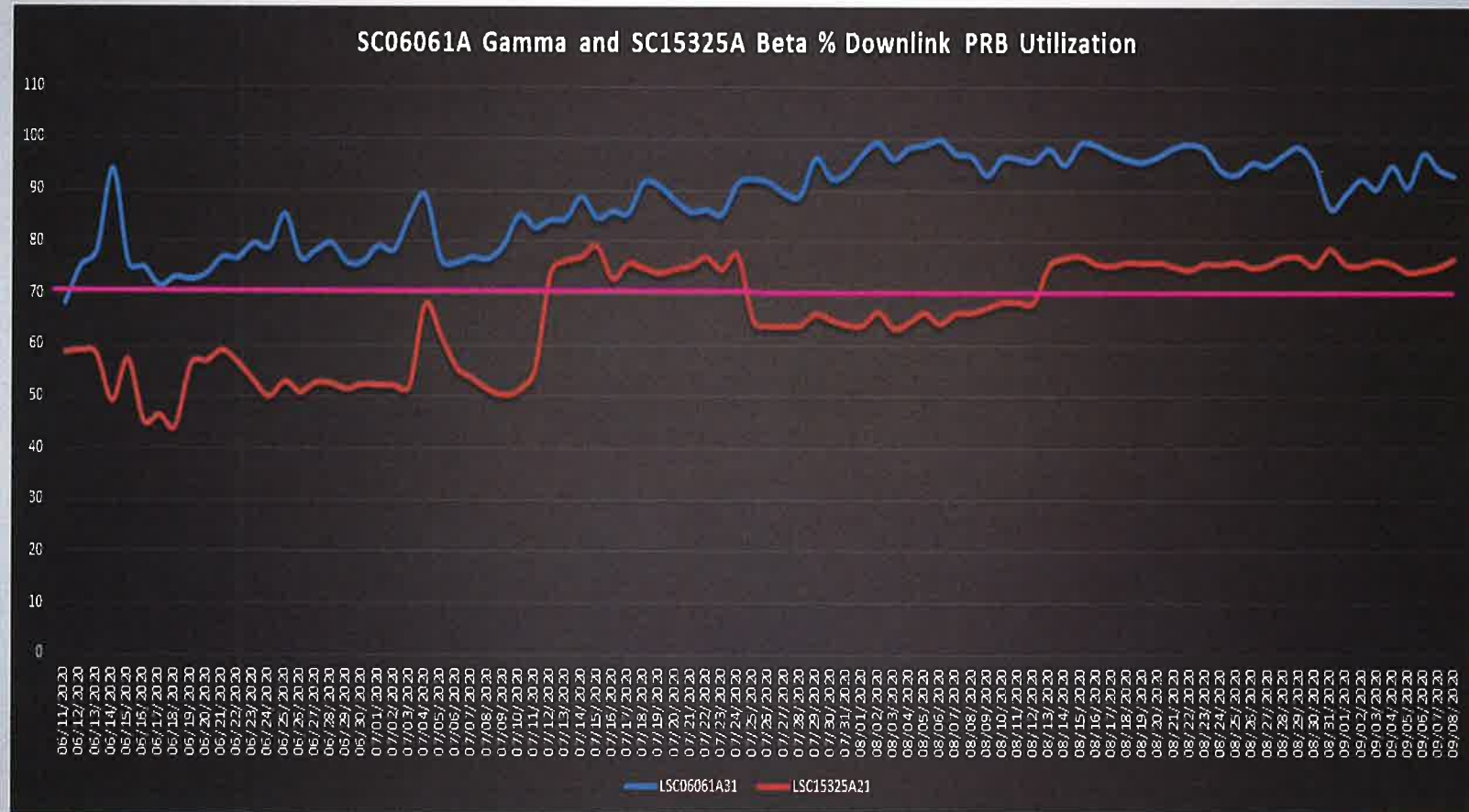


*1% Drop Call Metric



ITEM 11.1.

Capacity Data - %DL PRB Utilization



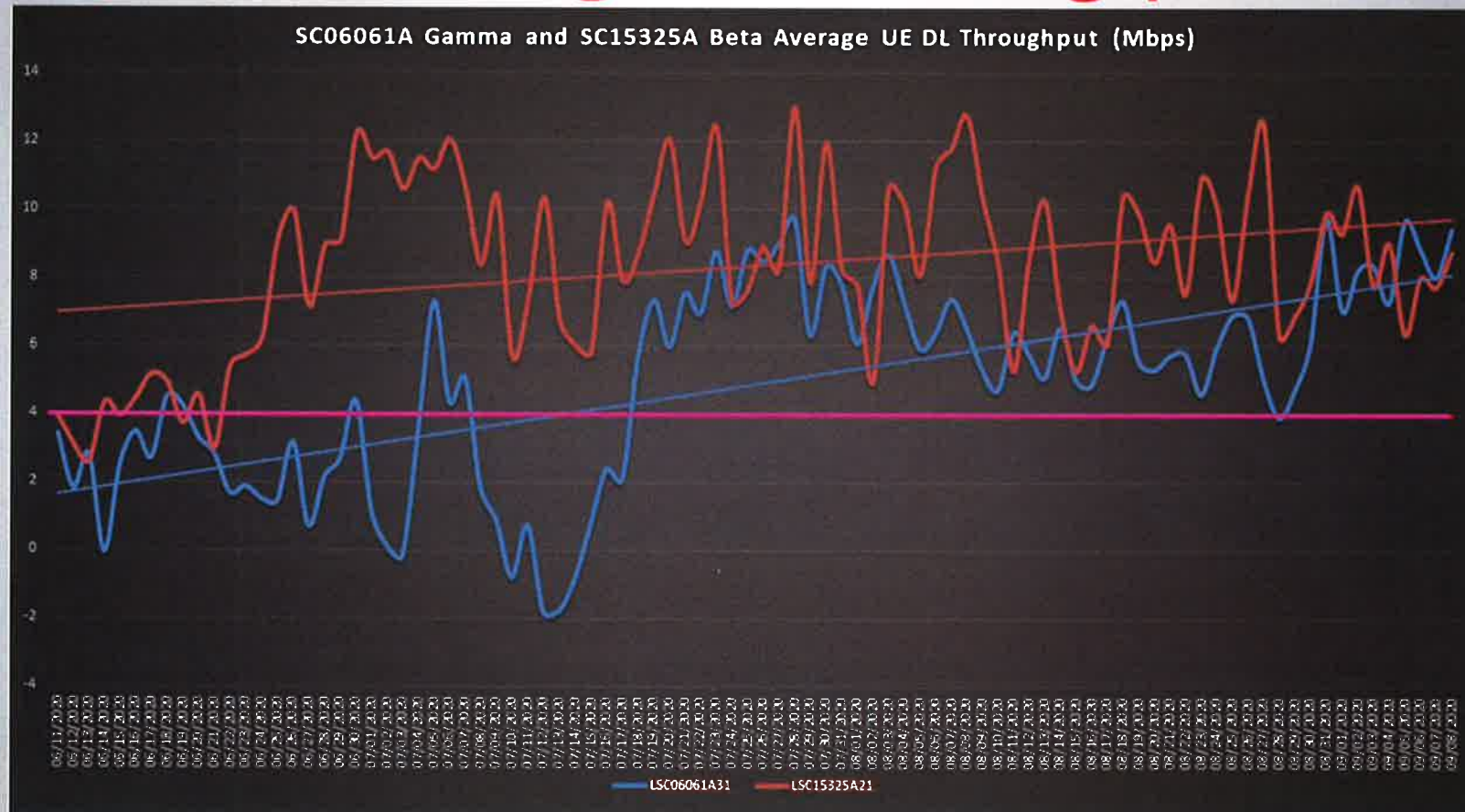
*70% %DL PRB Utilization Metric

* Planning for cell split occurs when %DL PRB Utilization > 70%



ITEM 11.1.

Capacity Data – Average UE DL Throughput



*4MB Average UE DL Throughput Metric

* Planning for cell split occurs when Average UE DL Throughput < 4Mbps

T-Mobile

ITEM 11.1.
Eco Site II Telecommunications Tower
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 Conditional Use Permit for Eco Site II Cellular 50 foot high Telecommunication Tower facility to include antennas and corresponding ground equipment within a screened masonry wall area located at the southeast corner of Folsom Boulevard and Zinfandel Drive. The project is approved with the conditions herein, for project number DD10018. Approval of this permit is subject to the attached project plans.	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 tower, change in use, or intensification of the site 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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	This permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the	Expiration	On-Going	Planning	

ITEM 11.1.
Eco Site II Telecommunications Tower
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)
	Community Development Director.				
6.	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	On-Going	SMUD	
7.	The entrance to the enclosed area shall be along the southern side of the enclosure.	Access	Prior to Issuance of Building Permit	Planning	
8.	Cellular Tower plans shall be submitted, reviewed and approved by the Sacramento Metro Fire Department.	Fire Access and Review	Prior to Issuance of Building Permit	Sacramento Metro Fire	
9.	All facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances.	Safety Design	Prior to Issuance of Building Permit	Planning	
10.	The Tower and related equipment shall not bear any signs or advertising devices other than certification, warning, or other required seals or signs.	Advertising	Prior to Final Inspection	Planning	

MEMORANDUM

ITEM 11.2.



DATE: June 7, 2021

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: ECO SITE II, CELLULAR TELECOMMUNICATION TOWER AT THE SOUTHEAST CORNER OF ZINFANDEL DRIVE AND FOLSOM BOULEVARD CONDITIONAL USE PERMIT PROJECT DD10018

PROPERTY OWNER: AHN Investments 2801 Zinfandel Drive Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Eco-Site II 1010 Sync Street, Suite 575 Morrisville, NC 27560
---	--

PROJECT: The applicant is requesting a Conditional Use Permit for the development of a 50 foot high Telecommunication Tower that includes the following: • The telecommunication tower is designed as a clock tower • Installation of new lines and antennas • 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall.	
FILE:	DD10018
LOCATION:	2801 Zinfandel Drive
ZONING:	Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP)
APN:	072-0330-064-0000
PLANNER:	June Cowles, Senior Planner

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 Conditional Use Permit.

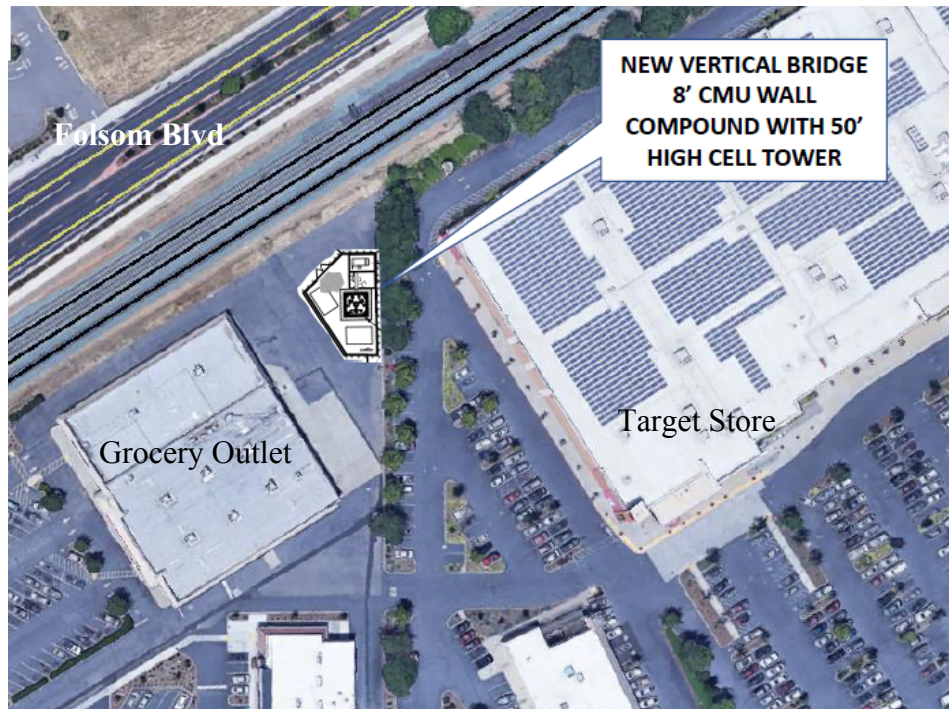
RESULT OF RECOMMENDED ACTION

Adoption of the above referenced resolution would approve the Conditional Use Permit for a new 50 foot high cellular telecommunication tower project. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

The project site location is at the southeast corner of Zinfandel Drive and Folsom Boulevard, behind the existing Grocery Outlet store at 2801 Zinfandel Drive. The site is located within the Folsom Boulevard Specific Plan area. **Figure 1: Site Location.**

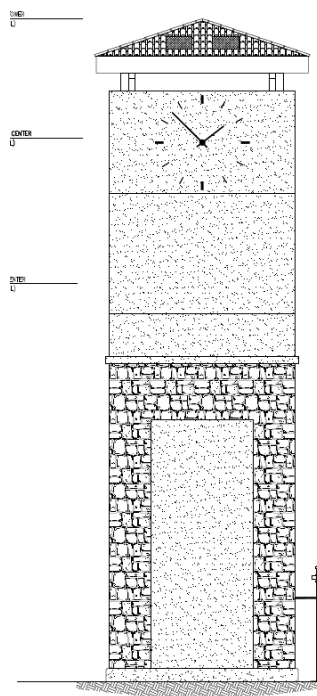
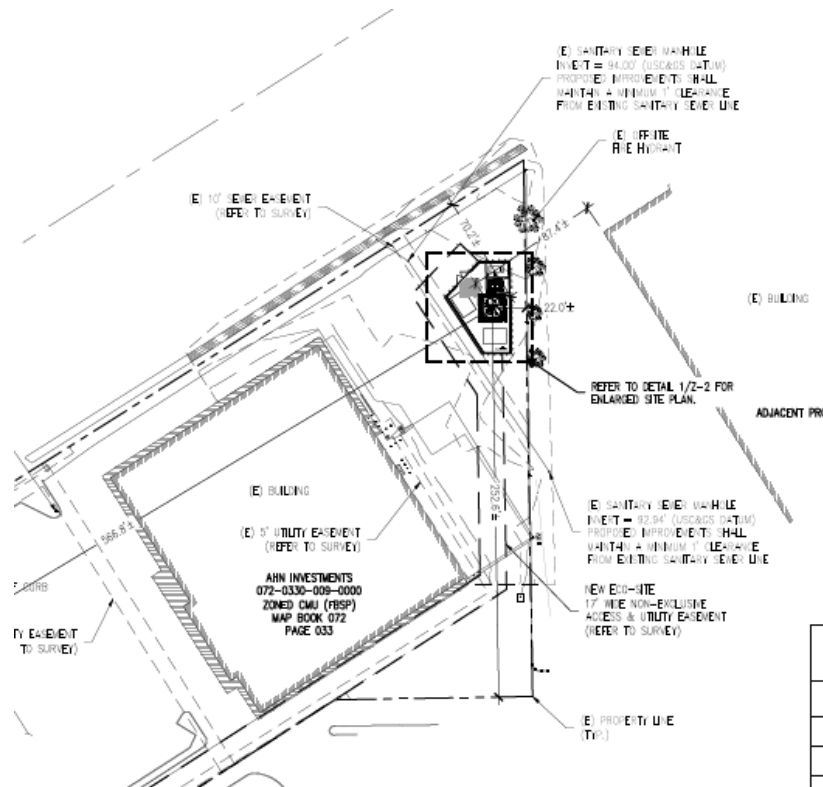
Figure 1: Site Location

**PROPOSED PROJECT:**

The applicant, Eco-Site LLC, is requesting a conditional use permit to install a 50 foot high telecommunication tower **Figure 2: Proposed Telecommunication Tower Site Plan and Elevation** that includes the following:

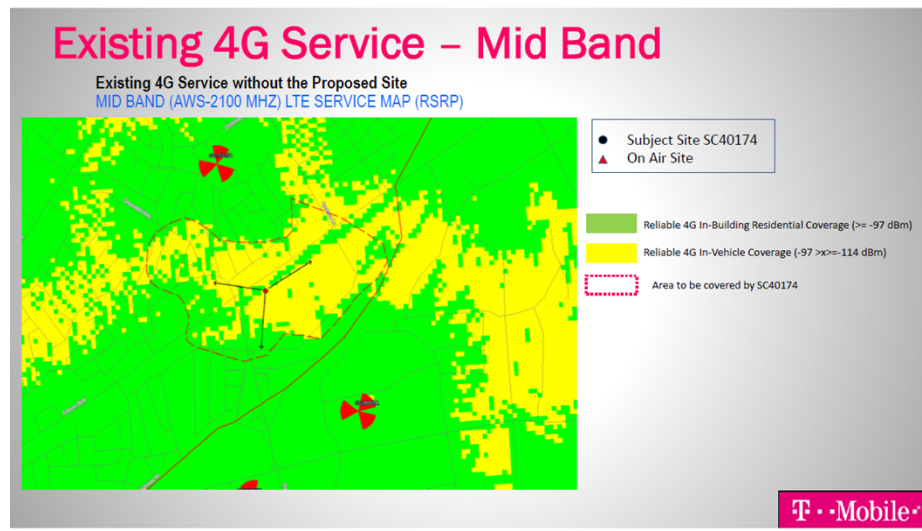
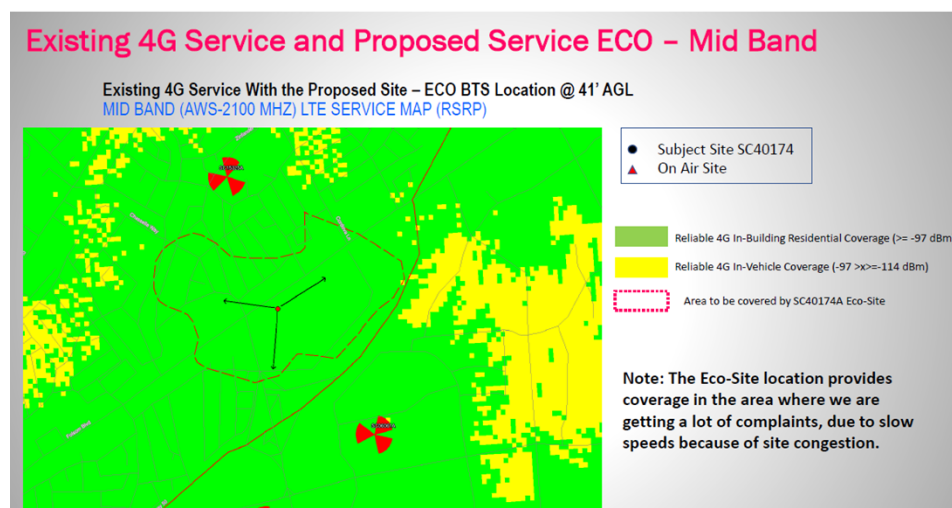
- The 50 foot high telecommunication tower is designed as a clock tower
- Installation of new lines and antennas (twelve (12) 8 foot panel antennas, 9 Remote Radio Units (RRUs)).
- 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall. Ground equipment includes 1 diesel fuel generator and associated wireless equipment cabinets.
- The proposed facility is designed for co-location and includes equipment and tower space for additional carriers.

Figure 2: Proposed Telecommunication Tower Site Plan and Elevation



APPLICANT'S ADDITIONAL INFORMATION:

The applicant is requesting to build a new telecommunication tower in order to improve existing coverage and quality in residential and commercial areas along Zinfandel Drive and Folsom Boulevard and to offload congestion for neighboring sites. The applicant provided an existing site coverage map and a coverage map with the proposed telecommunication tower. **Figure: 3 Existing Coverage Map and Figure 4: Coverage Map with Proposed Telecommunication Tower.**

Figure 3: Existing Coverage Map**Figure 4: Coverage Map with Proposed Telecommunication Tower****ANALYSIS**

General Plan

The project site is located within the Folsom Boulevard Specific Plan and Downtown Planning Area Commercial designation.

Zoning District

The project site is located within the Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP) zoning district which allows a Telecommunication Facility with an Administrative Use Permit approval and is subject to the provisions of the Telecommunication Facility section of the City's Zoning Ordinance (23.907.020).

Conditional Use Permit

The proposed telecommunication site is within 500 feet of a residential zoning district and therefore, a conditional use permit is required, Zoning Ordinance Section (23.907.020). In addition, the City of Rancho Cordova Zoning Code section 23.907.020(G) Development Standards for Towers states the following:

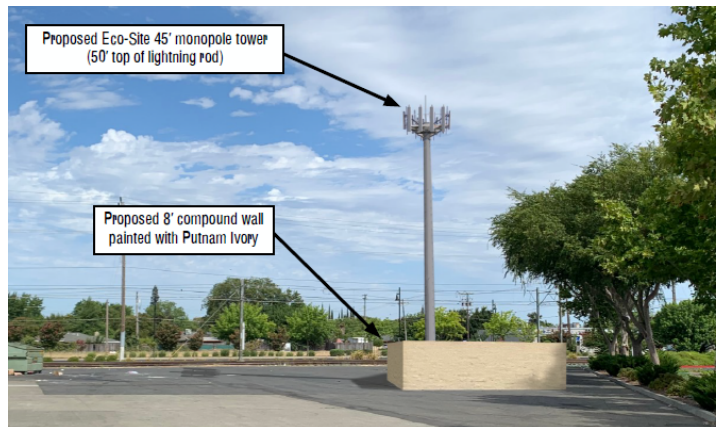
"New Towers shall be camouflaged whenever possible, if not feasible to camouflage, the tower and related equipment shall have subdued colors and non-reflective materials that blend with the colors and materials of surrounding areas."

Telecommunication Tower Designs:**First Submittal:**

The applicant's first submittal included two telecommunication tower designs **Figure 5: First Submittal Telecommunication Tower Designs**, as follows:

Figure 5: First Submittal Telecommunication Tower Designs

Cell Pole Tower



MonoPine





Staff provided comments on the design to the applicant as follows:

- Staff stated the concern was the view from Folsom Boulevard and Zinfandel Drive.
- The proposed design should consider and reflect the surrounding area including the Folsom Boulevard infrastructure redesign **Figure 6: Folsom Boulevard Infrastructure Redesign**.
- Light rail is adjacent to the site which transports people that live in and out of the area.
- Staff prefers a design that is a "signature piece" tied to the area.

Figure 6: Folsom Boulevard Infrastructure Redesign

The Folsom Boulevard infrastructure redesign included landscape medians, stamped red brick pavement within the hard surface median, detached sidewalks with landscaping, wrought iron fencing, and architectural lights.

Street View 2018 Folsom Boulevard

2007 Street View, same area. The beginning of construction to revitalize Folsom Blvd. The landscape median was put in during this year.



Second Submittal:

The applicant's second submittal includes a tower design **Figure 7: Second Submittal Tower Design.**

Figure 7: Second Submittal Tower Design



Staff provided comments as follows:

- Prefer a clock tower feature.
- Add architectural elements: Brick or other coloring to break it up.
- Landscape buffer to screen from Folsom.

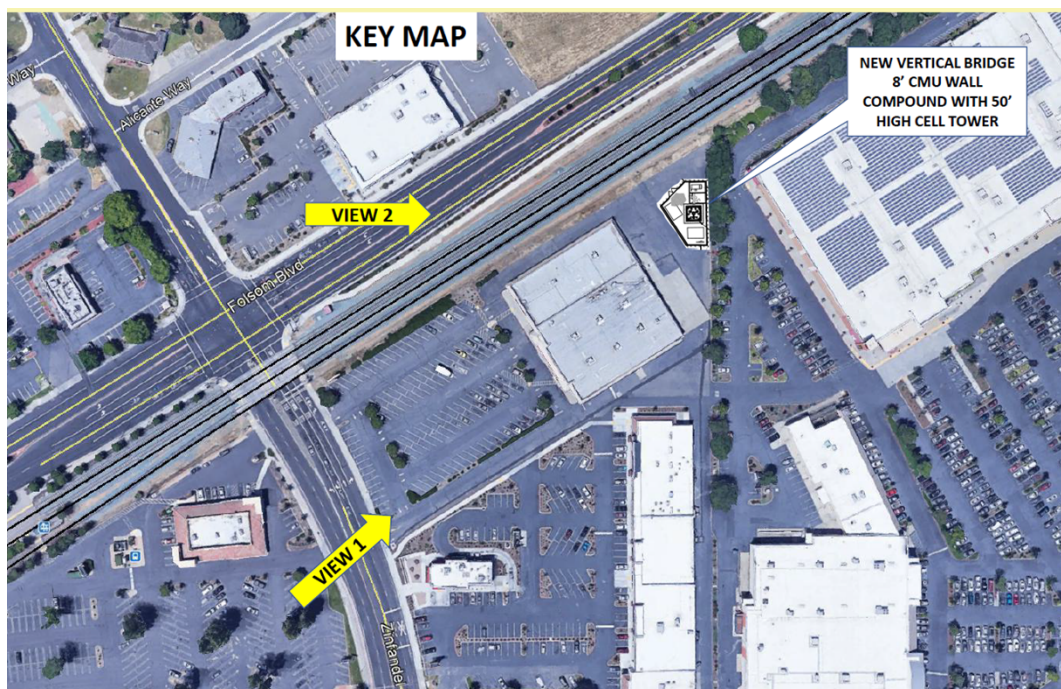
Third Submittal, Proposed Design:

The applicant provided photo simulations for the proposed clock tower design that included a clock on all 4 elevations and different colored brick stone elements. **Figure 8: Third Submittal Tower Design**

Figure 8: Third Submittal Tower Design



View Map



View 1 without the tower (From Zinfandel Drive)



Photo simulation with clock tower



View 2 without the tower (From Folsom Boulevard)



Photo simulation with the clock tower



Telecommunication Tower Development Standards

The City of Rancho Cordova Zoning Ordinance Section 23.907.020 *Telecommunication Tower* includes development standards for new telecommunication towers. The proposed telecommunication tower is consistent with the standards as follows:

- The new facility provides for future collocations.
- The new tower provides at least 10 feet of horizontal clearance between antenna and any power lines.
- The new tower is not located within the front or street side yard. The minimum setback of 20 percent of the height of the tower (10 feet) is met.
- The height limit does not exceed the maximum building height of the zoning district (50 feet).
- The proposed new tower meets all building setback requirements.
- Faux vines are provided on the outside of the screen wall

Landscaping

The City of Rancho Cordova Zoning Ordinance Telecommunication Tower Section 23.907.020 states telecommunication towers shall meet the landscape Section 23.716.060.E as follows:

“Telecommunication Towers. Where appropriate, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses, and to buffer public trails.”

Although the site is not adjacent to residential zoning districts or uses or public trails, the site includes existing landscaping (trees and shrubs) along the eastern screen wall.

The Telecommunication Tower Development Standards Section 23.907.020 (G)(2) *Telecommunication Tower Safety Design* states the following:

“All facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances”.

Staff recommended that vines be provided along the screen wall in order to prevent graffiti. However, the applicant stated that they would not want to include the vines due to the following issues:

- The site design is very tight. A drive study was performed to ensure that the tower facility would not impede on the commercial site truck traffic.
- The lease would need to be amended with the property owner to increase the size.
- A reduced size of the walled area would inhibit the possibility of adding additional carriers onto the site.

The applicant suggested utilizing faux vines, “Ivy-It”, to cover the screen wall and provided information about the product, <https://ivy-it.com/env/cell-site-solutions/> Attachment 4. Ivy-It is a synthetic ivy and vine system that creates a realistic and aesthetically true representation of natural foliage with the following benefits:

- Minimizes the requirements of costly graffiti removal programs and the unsightly results of non-matching surface painting.
- Helps reduce crime stemming from graffiti.
- No costly water consumption or sprinklers needed.
- No pesticides
- Maintenance free (no trimming)
- Aesthetically appealing, lush and green all year
- 100% recycled renewable resources.
- Easy, quick installation through secure anchoring system.
- Can be cut and sculpted into any shape/size
- 1 year warranty and 7 year life expectancy.

After reviewing the Ivy-It information and case studies, staff included a condition of approval to the project for the faux vines, Ivy-It, as follows:

“The applicant/owner shall provide faux vines, such as Ivy-It, along the outside of the screen wall in order to prevent graffiti. The applicant/owner is responsible for the maintenance and routine maintenance at least twice a year to ensure the vines are in good condition”.

Access

Access to the ground equipment is located on the northern side of the screen wall with an open view metal gate. The access metal open view gate is visible from Folsom Boulevard which is in conformance with Crime Prevention Through Environmental Design or CPTED method to provide visibility for police and security.

Conditional Use Permit Findings

The approving authority may approve a Conditional Use Permit (Amendment) if all of the following findings can be found:

1. ***Finding:*** *The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Evidence: The proposed project is located within the Folsom Boulevard Specific Plan Commercial Mixed Use zoning district with surrounding commercial uses. The proposed clock cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907020.(D) and (G) which includes setbacks, height requirements, future collocation users, distance requirements for antennas and power lines, and tower design. The proposed telecommunication tower is camouflaged in the design of a clock tower. The proposed ground area that includes ground equipment and emergency generator is surrounded by an 8 foot high masonry wall. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

2. ***Finding:*** *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The proposed telecommunication tower is camouflaged in the design of a clock tower. The camouflage telecom tower reduces the visual impact on the environment by blending in with the natural or urban landscape. The ground equipment is screened by a proposed 8 foot high wall and is conditioned to include vines. The colors and materials are consistent with the surrounding area.

3. ***Finding:*** *All required public facilities have adequate capacity to serve the proposal*

Evidence: The site location includes existing utilities that will be utilized for the proposed telecommunication tower. The site includes existing pavement and access to the site. Required public facilities have the capacity to serve the proposal.

4. ***Finding:*** *The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The proposed clock cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907.020.(D) and (G) which includes setbacks, height requirements, space for future collocation users, distance requirements for antennas and power lines, and the tower is camouflaged in the design of a clock tower. The camouflage telecom tower reduces the visual impact on the environment by blending in with the natural or urban landscape. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

5. ***Finding:*** *If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.*

Evidence: The proposed telecommunication tower is new and meets all the zoning district setback and height requirements and telecommunication tower development standards. Therefore, there are no elements of the project that are nonconforming.

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs.

ENVIRONMENTAL

The proposed project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15303 and adopt the Resolution approving the Eco Site II, Cellular Telecommunications Tower Facility Conditional Use Permit DD10018, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans and Coverage Maps
3. Exhibit B to the Resolution - Conditions of Approval
4. Ivy-It information
5. 500' Radius Map and Labels

MEMORANDUM



ITEM 11.1.

DATE: August 2, 2021

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: ECO SITE II, CELLULAR TELECOMMUNICATION TOWER AT THE SOUTHEAST CORNER OF ZINFANDEL DRIVE AND FOLSOM BOULEVARD CONDITIONAL USE PERMIT PROJECT DD10018

PROPERTY OWNER: AHN Investments 2801 Zinfandel Drive Rancho Cordova, CA 95670	APPLICANT/DEVELOPER: Eco-Site II 1010 Sync Street, Suite 575 Morrisville, NC 27560
---	--

PROJECT: The applicant is requesting a Conditional Use Permit for the development of a Telecommunication Tower that includes the following: • A 50 foot high telecommunication tower • Installation of new lines and antennas • 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall.	
FILE:	DD10018
LOCATION:	2801 Zinfandel Drive
ZONING:	Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP)
APN:	072-0330-064-0000
PLANNER:	June Cowles, Senior Planner

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 Conditional Use Permit.

RESULT OF RECOMMENDED ACTION

Adoption of the above referenced resolution would approve the Conditional Use Permit for a new 50 foot high cellular telecommunication tower project. Approval would allow the applicant to pursue necessary building permits for new construction.

JUNE 7, 2021 CITY COUNCIL MEETING

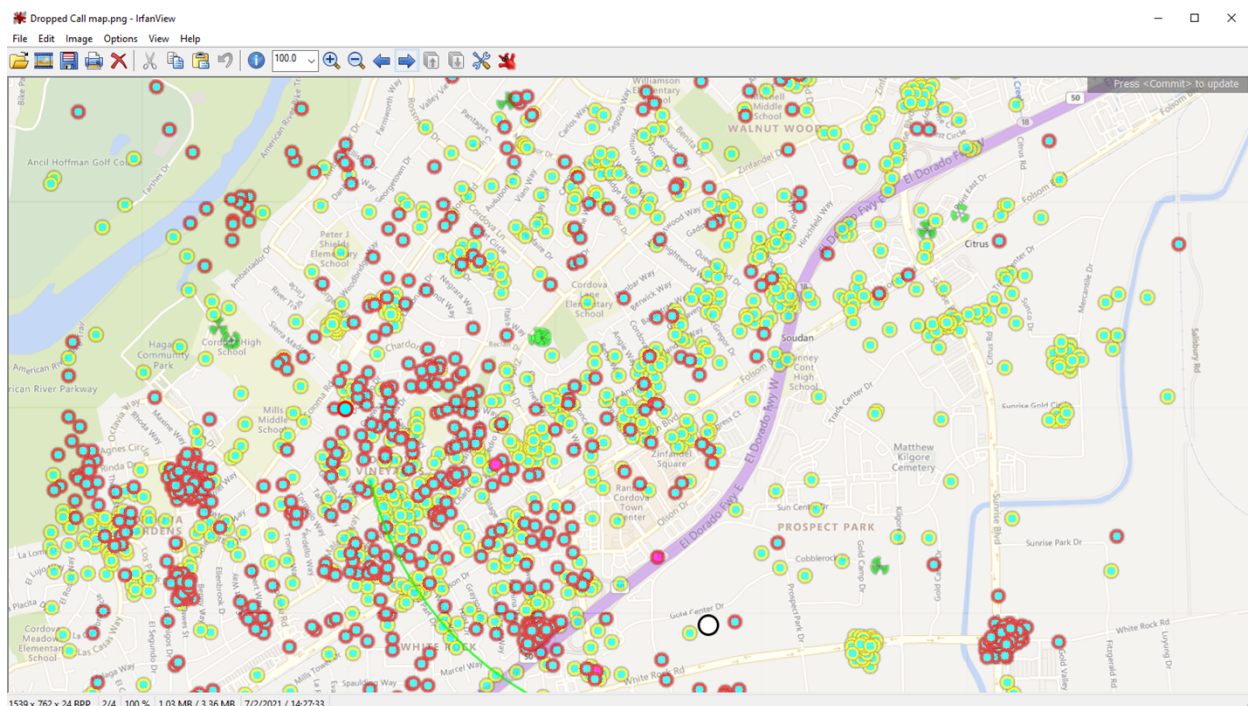
This item was presented to the City Council at their June 7, 2021 meeting and was continued due to the City Council's request for additional information and design concerns as follows:

1. Additional Information regarding coverage and quality improvements within the areas along Zinfandel Drive and Folsom Boulevard.

The applicant provided additional data showing dropped calls for a 1-week period within the area.
Figure 1: Dropped call Map.

The Red outline circles indicate dropped connection.
 The Yellow outline circles indicate failed attempt.

Figure 1: Dropped call Map



2. An additional cell tower design that features a placemaking monument to the City.

At the June 7th City Council meeting, City Council discussed a potential additional design that included utilizing the cell tower design as a placemaking monument to the City, similar to the Sunrise Boulevard and other wayfinding signs. Staff reviewed the Sunrise Boulevard, Folsom Boulevard, and Bradshaw Road wayfinding signs that included design elements as follows:

- Recognition to the area (i.e. Sunrise Boulevard sign includes a “river” theme).
- Design that includes the sign location (“Downtown area”)

Theme for Folsom Boulevard and Zinfandel Drive Area

The Folsom Boulevard and Zinfandel area includes shopping centers with retail, restaurants and the light rail station. This is an area where people come to shop and congregate/assemble. A design theme evolved as follows:

- An image of people gathering consistent with the location.
- A monument to the city; "Rancho Cordova".

Proposed Project:

The applicant provided a 50 foot tower City monument **Figure 2: Proposed Cell Tower Design**, that included the following design elements:

- Silhouettes of people located around the enclosure wall. Reference to people gathering to the area.
- The words "Rancho Cordova"
- Top border with a skyline of buildings. The outline of buildings on the proposed cell tower is shown as an example.
- Relocated the entry gate to the enclosed area to the southern side (away from Folsom Boulevard).

Figure 2: Proposed Cell Tower Design



In addition, the project also includes the following:

- Installation of new lines and antennas (twelve (12) 8 foot panel antennas, 9 Remote Radio Units (RRUs)).
- 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall. Ground equipment includes 1 diesel fuel generator and associated wireless equipment cabinets.
- The proposed facility is designed for co-location and includes equipment and tower space for additional carriers.

ANALYSIS

General Plan

The project site is located within the Folsom Boulevard Specific Plan and Downtown Planning Area Commercial designation.

Zoning District

The project site is located within the Commercial Mixed Use Folsom Boulevard Specific Plan (CMU FBSP) zoning district which allows a Telecommunication Facility with an Administrative Use Permit approval and is subject to the provisions of the Telecommunication Facility section of the City's Zoning Ordinance (23.907.020).

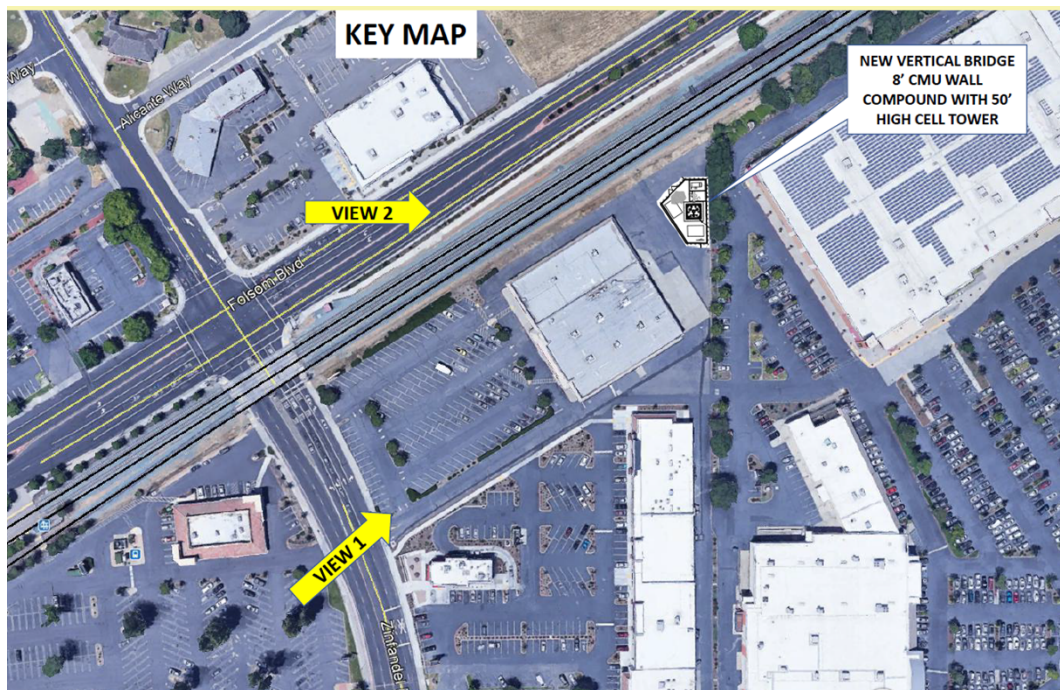
Conditional Use Permit

The proposed telecommunication site is within 500 feet of a residential zoning district and therefore, a conditional use permit is required, Zoning Ordinance Section (23.907.020). In addition, the City of Rancho Cordova Zoning Code section 23.907.020(G) Development Standards for Towers states the following:

"New Towers shall be camouflaged whenever possible, if not feasible to camouflage, the tower and related equipment shall have subdued colors and non-reflective materials that blend with the colors and materials of surrounding areas."

The applicant provided photo simulations for the proposed cell tower. **Figure 3: Telecommunication Tower Design Photo Simulations.**

Figure 3: Telecommunication Tower Design Photo Simulations:



View 1 without the tower (From Zinfandel Drive)



Photo simulation with the tower.



View 2 without the tower (From Folsom Boulevard)



Photo simulation with the cell tower



Design Options

Top Border

Staff discussed two top border designs that included the following:

- Skyline of buildings. (as noted earlier, the building skyline design is an example).
- An airplane as a reference to the Mather Airport.

The building skyline design was chosen for the proposed tower design.

Wording

Staff discussed an additional wording for two sides of the proposed tower design: “All American City”. The additional phrase is an option for two sides of the four sided cell tower.

Final Design

Staff is requesting City Council provide direction regarding the final design for the proposed cell tower city monument design.

Telecommunication Tower Development Standards

The City of Rancho Cordova Zoning Ordinance Section 23.907.020 *Telecommunication Tower* includes development standards for new telecommunication towers. The proposed telecommunication tower is consistent with the standards as follows:

- The new facility provides for future collocations.
- The new tower provides at least 10 feet of horizontal clearance between antenna and any power lines.
- The new tower is not located within the front or street side yard. The minimum setback of 20 percent of the height of the tower (10 feet) is met.
- The height limit does not exceed the maximum building height of the zoning district (50 feet).
- The proposed new tower meets all building setback requirements.

Landscaping

The City of Rancho Cordova Zoning Ordinance Telecommunication Tower Section 23.907.020 states telecommunication towers shall meet the landscape Section 23.716.060.E as follows:

“Telecommunication Towers. Where appropriate, facilities shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage, and shrubs, whether or not utilized for screening. Additional landscaping shall be planted around the tower and related equipment to buffer abutting residential zoning districts or uses, and to buffer public trails.”

Although the site is not adjacent to residential zoning districts or uses or public trails, the site includes existing landscaping (trees and shrubs) along the eastern screen wall.

Safety Design

The Telecommunication Tower Development Standards Section 23.907.020 (G)(2) *Telecommunication Tower Safety Design* states the following:

“All facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances”.

A condition is included that states the above statement to ensure that the enclosure wall is built to include graffiti resistant surface. The enclosure area will be restricted access.

Access

Access to the ground equipment is located on the south elevation of the screen wall with an open view metal gate. The applicant revised the access to the equipment on the south elevation. Therefore, the equipment area would not be visible from Folsom Boulevard.

Conditional Use Permit Findings

The approving authority may approve a Conditional Use Permit (Amendment) if all of the following findings can be found:

1. ***Finding:*** *The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Evidence: The proposed project is located within the Folsom Boulevard Specific Plan Commercial Mixed Use zoning district with surrounding commercial uses. The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907020.(D) and (G) which includes setbacks, height requirements, future collocation users, distance requirements for antennas and power lines, and tower design. The proposed telecommunication tower is camouflaged in the design of a city monument. The proposed ground area that includes ground equipment and emergency generator is surrounded by an 8 foot high masonry wall. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

2. ***Finding:*** *The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The proposed telecommunication tower is camouflaged in the design of a city monument that reflects the area as a gathering shopping and dining location. The camouflage telecom tower reduces the visual impact on the environment by blending in with the natural or urban landscape. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area.

3. ***Finding:*** *All required public facilities have adequate capacity to serve the proposal*

Evidence: The site location includes existing utilities that will be utilized for the proposed telecommunication tower. The site includes existing pavement and access to the site. Required public facilities have the capacity to serve the proposal.

4. ***Finding:*** *The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The proposed cellular telecommunication tower design meets the Zoning Ordinance Telecommunication tower development standards Section 23.907.020.(D) and (G) which includes setbacks, height requirements, space for future collocation users, distance requirements for antennas and power lines, and the tower is camouflaged in the design of a city monument. The camouflage telecom tower reduces the visual impact on the environment by reflecting the theme of the area of commercial shopping and dining and utilizing the cell tower as a city monument. The ground equipment is screened by a proposed 8 foot high wall. The colors and materials are consistent with the surrounding area. The applicant submitted additional information to include coverage maps and alternative designs for review. The size, location, topography, and access are adequate for the needs of the proposed use.

5. ***Finding:*** *If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought to compliance with the zoning code, where feasible.*

Evidence: The proposed telecommunication tower is new and meets all the zoning district setback and height requirements and telecommunication tower development standards. Therefore, there are no elements of the project that are nonconforming.

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs.

ENVIRONMENTAL

The proposed project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project compliant with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15303; and

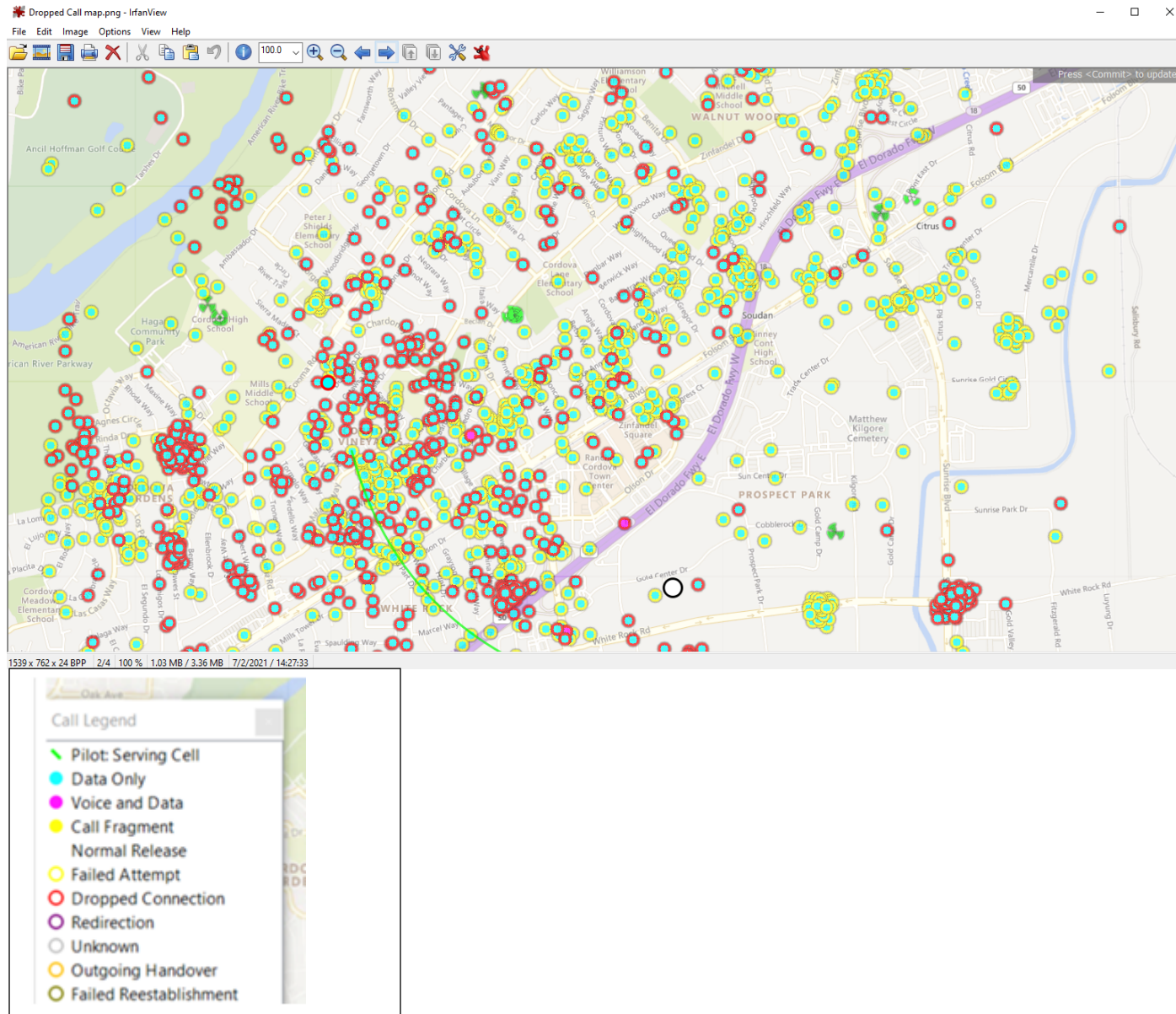
If City Council requests additional design revisions, a condition can be added that reflects the revisions and the applicant will work with staff to finalize the design; and

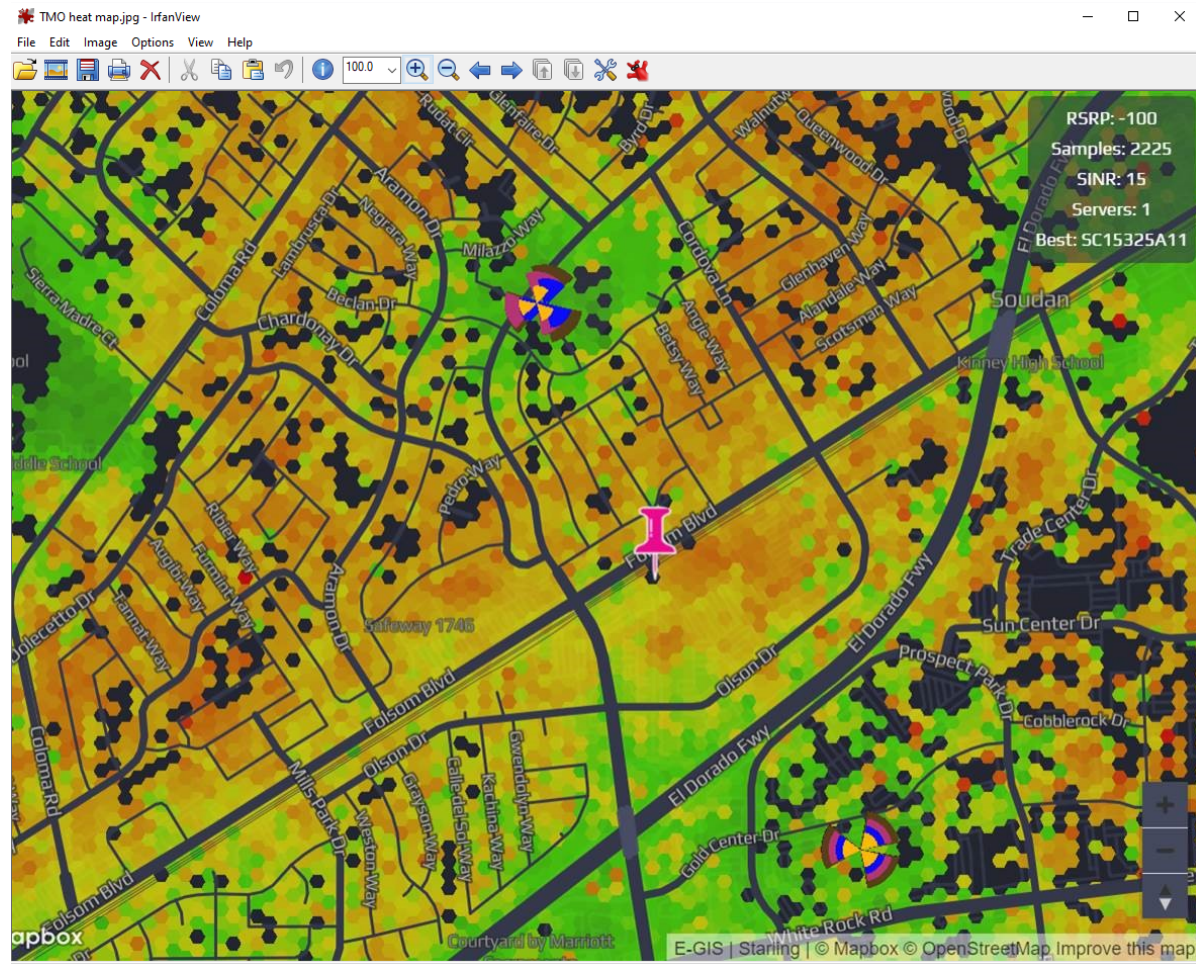
Adopt the Resolution approving the Eco Site II, Cellular Telecommunications Tower Facility Conditional Use Permit DD10018, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans and Coverage Maps
3. Exhibit B to the Resolution - Conditions of Approval
4. June 7, 2021 Staff Report
5. Dropped Call Map
6. Cell Tower Photo Simulation
7. 500' Radius Map with Mailing Labels
8. Presentation

Dropped Call Map for 1 week.





Green area is Good Coverage

Orange area is Weak Coverage

ITEM 11.1.

KEY MAP

ATTACHMENT 7
NEW VERTICAL BRIDGE
8' CMU WALL
COMPOUND WITH 50'
HIGH CELL TOWER

VIEW 2

VIEW 1









NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN



NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN





NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN

ITEM 11.1.

VIEW 2 - AFTER
ATTACHMENT 7



NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN

ITEM 11.1.

072-0330-062-0000
2875 ZINFANDEL LLC
4441 E VALLEY GATE DR
ANAHEIM CA 92807

072-0330-002-0000
AJ HERITAGE PROPERTIES
INCORPORATED
PO BOX 8899
STOCKTON CA 95208

072-0330-006-0000
ATALE LLC
46228 WARM SPRINGS BLVD 404
FREMONT CA 94539

057-0254-009-0000
BRANCH KAREN R
10790 BASIE WAY
RANCHO CORDOVA CA 95670

057-0240-033-0000
CURRENT OCCUPANT
10655 FOLSOM BLVD
RANCHO CORDOVA CA 95670

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RANCHO CORDOVA CA 95670

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10709 ALICANTE WAY
RANCHO CORDOVA CA 95670

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CURRENT OCCUPANT
10751 FOLSOM BLVD # A
RANCHO CORDOVA CA 95670

057-0240-033-0000
AGREE CENTRAL LLC(WALMART)
70 E LONG LAKE RD
BLOOMFIELD HIL MI 48304

072-0330-003-0000
ALBORADO INVESTMENT LLC
616 ARBOLADO DR
FULLERTON CA 92835

057-0294-007-0000
AUTOZONE INC
PO BOX 2198
MEMPHIS TN 38101

072-0330-016-0000
CHOY FAMILY TRUST
277 7TH AVE
SAN FRANCISCO CA 94118

057-0240-034-0000
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RANCHO CORDOVA CA 95670

ATTACHMENT 8

072-0330-063-0000
AHN INVESTMENTS INC/ETAL
3140 GOLD CAMP DR STE 150
RANCHO CORDOVA CA 95670

057-0291-013-0000
ASHKAN AZARKEYVAN/MAHDIS
ABADIAN REV 2015 TRUST
8520 ROYALL OAKS DR
GRANITE BAY CA 95746

057-0240-034-0000
BJI INVESTMENTS LLC/KIE
INVESTMENTS LLC
1220 HOWARD AVE STE 216
BURLINGAME CA 94010

057-0294-004-0000
CONRAD ETHAN
1300 NATIONAL DR STE 100
SACRAMENTO CA 95834

057-0240-020-0000
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RANCHO CORDOVA CA 95670

ITEM 11.1.

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ATTACHMENT 8

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2800 ZINFANDEL DR
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ITEM 11.1.

CURRENT OCCUPANT
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ITEM 11.1.

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RANCHO CORDOVA CA 95670

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JEAN M SIMON IRREVOCABLE
TRUST/ETAL
850 BUTTERNUT DR
SAN RAFAEL CA 94903
057-0254-022-0000
OK PROGRAM
10702 ALICANTE WAY
RANCHO CORDOVA CA 95670

072-0210-070-0000
SAC-PLCRVLE TRANSPORTATION CORR
JOINT POWERS AUTHO
PO BOX 2110
SACRAMENTO CA 95816
057-0294-006-0000
SUZANNE HERSKOVIC PONDER LIVING
TRUST
2525 E EL SEGUNDO BLVD
EL SEGUNDO CA 90245
057-0252-003-0000
TIRZIU VALENTINA/VALENTIN
2722 CABERNET WAY
RANCHO CORDOVA CA 95670

057-0252-004-0000
WU JORGE L
120 WATERBORO SQ
FOLSOM CA 95630

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RANCHO CORDOVA CA 95670

072-0330-006-0000
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2878 ZINFANDEL DR
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2881 ZINFANDEL DR
RANCHO CORDOVA CA 95670

057-0253-003-0000
DICKSON LIVING TRUST
6233 COLE AVE
CARMICHAEL CA 95608

057-0254-008-0000
LOGAN LYNETTE
10724 ALICANTE WAY
RANCHO CORDOVA CA 95670

072-0280-073-0000
RANCHO CORDOVA PROP HOLDCO LLC
PO BOX 3666
OAK BROOK IL 60522

072-0280-005-0000
SOUTHERN PACIFIC TRANSPORTATION
1400 DOUGLAS ST 1640
OMAHA NE 68179

057-0254-007-0000
TADHG/BERNADETTE CANNIFFE
REVOCABLE TRST
123 DWIGHT RD
BURLINGAME CA 94010
072-0330-018-0000
UONG 1995 TRUST
PO BOX 1835
MILL VALLEY CA 94942

ATTACHMENT 8

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2891 ZINFANDEL DR
RANCHO CORDOVA CA 95670

072-0330-021-0000
GENE WONG FAMILY TRUST/CREDIT
TRUST C/ETAL
2200 DOUGLAS BLVD STE 125
ROSEVILLE CA 95661
057-0254-010-0000
NARGIS NURUN N/MD ABDUL MOMEN
175 ARBUCKLE AVE
FOLSOM CA 95630

057-0254-023-0000
RANCHO WG YNC LLC(WALGREEN
CO)/ETAL
5800 SAINT PAUL CT
OAKLAND CA 94618
072-0330-007-0000
SUPERIOR GAS & CONVENIENCE STORE
1556 BELL AVE
SACRAMENTO CA 95838

072-0280-097-0000
TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS MN 55440

057-0255-003-0000
WALKER WILLIAM
10729 ALICANTE WAY
RANCHO CORDOVA CA 95670

ITEM 11.1.

ATTACHMENT 8

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

GOLDEN STATE WATER
3005 GOLD CANAL DRIVE
RANCHO CORDOVA CA 95670

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

Eco Site II Cellular Telecommunication Tower

Rancho Cordova City Council

June Cowles, Senior Planner
August 16, 2021

Project Request

The applicant is requesting a Conditional Use Permit for the development of a 50 foot high Telecommunication Tower that includes the following:

- The telecommunication 50 foot high tower.
- Installation of new lines and antennas
- 1,130 square foot area with ground equipment surrounded by an 8 foot high masonry wall.



August 2, 2021 City Council Meeting

- Revise the blue color to a dark blue color (city color)
- Utilize the City seal skyline in the top border
- t6
- Replace the silhouettes around the enclosure wall with a river or parkway theme











NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN



VIEW 2 – AFTER





VIEW 2 – AFTER



VIEW 2 - AFTER



**NEW VERTICAL BRIDGE
8' CMU WALL COMPOUND
WITH 50' HIGH CELL TOWER
MODERN DESIGN**



Staff recommends that the City Council find the project as follows:

That City Council find the project compliant with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15303; and

If City Council requests additional design revisions, a condition can be added that reflects the revisions and the applicant will work with staff to finalize the design; and

Adopt the Resolution approving the Eco Site II, Cellular Telecommunications Tower Facility Conditional Use Permit DD10018, subject to the findings, Project Plans ([Attachment 2](#)) and Conditions of Approval ([Attachment 3](#)).

Questions???

MEMORANDUM



ITEM 12.1.

DATE: August 16, 2021

TO: Honorable Mayor and Council Members

FROM: Maria Kniestedt, Communications & Public Affairs Director
Stefan Heisler, Housing Manager

SUBJECT: PRESENTATION OF RESULTS FROM THE 2021 RESIDENT SATISFACTION SURVEY

RECOMMENDATION

Receive presentation of the results from the 2021 Resident Satisfaction Survey.

RESULT OF RECOMMENDED ACTION

Council will receive the results of the Survey and provide feedback to staff.

BACKGROUND

In July, 2021 the City of Rancho Cordova completed its seventh Resident Satisfaction Survey. This is the second time it has been administered by consultant Dennis Tootelian Ph.D. The first Resident Satisfaction Survey was completed in 2006. These surveys are used to gauge resident opinions on the quality of life in the City of Rancho Cordova and satisfaction with the services provided by the City.

Resident satisfaction surveys prior to 2018 were conducted by Godbe Research. In 2018, City staff decided to review past methodologies and questionnaires to streamline the survey while maintaining some ability to compare the 2018 findings with those from the 2016 survey. The 2021 survey followed the same methodology and is nearly identical to the 2018 survey.

The 2021 biennial Resident Satisfaction Survey had the following scope:

- A reduced questionnaire of 19 questions, mirroring the 2018 survey that was jointly developed by City staff and Dennis Tootelian, maintaining key metrics from previous surveys
- 350 residents over age 18 were surveyed by telephone (land lines and cell phones)
- Survey interviews lasted less than 20 minutes
- The surveys occurred during the month of May 2021

The specific topics assessed were:

- Overall perceptions of living in Rancho Cordova

- Satisfaction with services offered by the City
- Satisfaction with customer service when contacting the City
- Public safety and the services provided by the Police Department
- Satisfaction with the City's responsiveness to resident issues/concerns
- Satisfaction with information provided by the City on its programs and services
- Sources of information used to learn about City programs and services

The survey results will assist the City Council and staff in setting its strategic and budgetary priorities.

FISCAL IMPACT

The cost of this survey was a not to exceed \$26,350. There is no direct additional fiscal impact associated with this activity, except that the results of this survey may inform future policy and fiscal decisions.

ATTACHMENTS

1. 2021 Resident Satisfaction Survey Report
2. PowerPoint Presentation

DRAFT: August 12, 2021

2021 RESIDENT SATISFACTION SURVEY FOR THE CITY OF RANCHO CORDOVA

Presented to:

City of Rancho Cordova

Presented by:

**Dr. Dennis H. Tootelian
Sacramento, California**

**Final Report
August 2021**

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2021 RESIDENT SATISFACTION SURVEY FOR THE CITY OF RANCHO CORDOVA

EXECUTIVE SUMMARY

INTRODUCTION

In January 2020, the City of Rancho Cordova, California (City) retained Dennis H. Tootelian, Ph.D. (Consultant) to assist it in conducting a survey of residents' view on various topics and their satisfaction with services offered by the City. The overall goal of the survey was to provide City officials with residents' views on how well City services are meeting residents' needs and areas where the City could improve. A very similar resident satisfaction study was conducted in 2018, as well as in previous years. Due to various factors, including the COVID-19 pandemic, the survey scheduled for 2020 was delayed until 2021. It was felt that conducting a survey during the early and main stages of the COVID-19 pandemic would provide findings which were atypical of normal living conditions.

METHODOLOGY

The population for this study was residents of the City of Rancho Cordova who were at least 18 years of age. Given the nature of the study, it was determined that a telephone survey would be the most appropriate method of data collection. Telephone interviews are cost effective and can be conducted in a reasonably short period of time which reduces the risk of extraneous events occurring during the data collection process.

The sample size for the survey was established by examining the nature of the questions and expectations regarding variability of responses. Based on this, and taking into consideration time and costs, the sample size for the survey was set at 350.

The questionnaire for the survey focused on the issues identified in the Introduction of this Report. The City approved the questionnaire prior to the launch of the survey.

SUMMARY AND CONCLUSIONS

Based on the findings of this study, and subject to the Caveats expressed in the Methodology, the following conclusions appear warranted for the 2021 Resident Survey. They are provided in bullet format for emphasis:

- The great majority of residents thought they can have a good quality of life when living in Rancho Cordova, and very few did not believe this to be the case. Furthermore, more than three-fourths of the residents would recommend living in the City to a friend.
- Most respondents thought the image of Rancho Cordova has improved in the last two years, and the next largest group thought it has remained the same. Reasons cited by those who believed the image has improved were the quality of the streets and infrastructure, the City's growth rate, the businesses that have come into the area, and a lower crime rate. Among the relatively few residents who thought the image has gotten worse, most cited crime/homelessness.
- The City continued to receive high ratings for its services. The majority of respondents rated City services as very good or good on all of the dimensions studied except for addressing homeless population issues. Highest ratings were for garbage/yard waste/recycling, maintaining the streets, repairing and resurfacing the streets, and providing police protection.

The only area in which there were an appreciable number of negative ratings was for addressing homeless population issues. Approximately one-third of the respondents rated the City as poor or very poor in this area compared to about one-fourth who rated it as very good or good. It is important to note, however, that during the COVID-19 pandemic, the City was bound by the Governor's Executive Order and by County Health requirements, which only allowed limited actions and interactions with those experiencing homelessness. These limitations are likely to have caused this change in respondent ratings.

- The great majority of respondents were very or somewhat satisfied overall with the services provided by the City. Furthermore, the majority of respondents were very or somewhat satisfied with the customer service they received when contacting the City, and relatively few were not very or not at all satisfied. It is unknown whether those negative ratings are due to the interaction between residents and City representatives or due to the residents not getting the actions/answers they wanted.
- Most respondents felt safe when alone, in their neighborhoods, or in the other venues included in this study. However, more than two-fifths of the respondents indicated they felt neither safe nor unsafe. A few respondents said they felt unsafe at local schools for meetings/events. Since schools were closed during the pandemic and no meetings/events took place, it is most likely that they were indicating that they would feel unsafe attending meetings/events at schools during the COVID-19 pandemic.
- A majority of respondents rated the Rancho Cordova Police Department positively on all dimensions studied. They rated the Police Department particularly high on its community involvement and helping citizens. Few respondents gave the Police Department a poor rating on any of the dimensions studied.

- Nearly three-fourths of the respondents indicated they were satisfied that the City tries to be responsive to the well-being and concerns of its residents. This is consistent with the other perceptions of the City and the ratings respondents gave to various City services.
- The majority of respondents were satisfied with the City's efforts to keep them informed about the programs and services it makes available to residents. This indicates that the City's efforts are being noticed and well-received.
- Nearly half of the respondents indicated they get their information about City activities from City-provided sources, with those mainly being printed material (e.g., mailer or brochure) and the City's website. This indicates that City sources of information are viewed as important and useful to residents. Additionally, nearly one-fourth of the respondents get their information from social media (e.g., Facebook), while only about one-tenth get their information from television/radio/newspapers. It is important to note that media outreach was limited due to COVID-19, thus resulting in fewer television/radio/newspaper stories.
- Respondents to the 2021 survey tended to be a little younger and have higher household incomes than was found in the 2018 survey. However, based on the chi-square tests, which must be used with some caution, there appeared to be few if any major differences in responses based on these demographic characteristics. Many of the differences found in 2021 were changes from one rating category to the next one above or below it, rather than major shifts.
- Nearly all of the results of this survey were positive. Some of the most impressive findings were that respondents continued to believe they can have a good quality of life by living in the City and would recommend it to a friend. They also thought the image of the City has improved, mainly through beautification efforts and the ability of the City to grow and attract desirable businesses. Given the difficulties residents of this and other cities experienced over the last 18 months due to the COVID-19 pandemic, the positive nature of these results was especially notable.

Furthermore, the City continued to get very good ratings for the services it offers and the information it provides to its residents. The slight decline in positive ratings from 2018 regarding providing residents with information about City programs indicates that in-person outreach efforts used during pre-pandemic periods were recognized and valuable. Additionally, there has been a shift in what sources of information residents use, and City-provided sources seem very much in line with those.

Overall, the results of this survey indicate a high level of satisfaction with living in Rancho Cordova and the services residents receive from the City. The findings are consistent in showing that residents rate City services, the Police Department, and City information sources positively.

2021 RESIDENT SATISFACTION SURVEY FOR THE CITY OF RANCHO CORDOVA

INTRODUCTION

In January 2020, the City of Rancho Cordova, California (City) retained Dennis H. Tootelian, Ph.D. (Consultant) to assist it in conducting a survey of residents' views on various topics and their satisfaction with services offered by the City. Similar surveys have been conducted previously on a bi-annual basis, with the most recent being in 2018. The results of these surveys are used by City officials to assess selected services and make adjustments as necessary to better serve residents of Rancho Cordova.

Due to various factors, including the COVID-19 pandemic, the survey originally scheduled for 2020 was delayed until 2021. It was felt that conducting a survey during the early and main stages of the COVID-19 pandemic would provide findings which were atypical of normal living conditions.

Goals of the Survey

The overall goals of the survey were to provide City officials with residents' views on how well City services are meeting residents' needs and areas where the City could improve. The specific objectives of the survey were to assess resident perceptions and satisfaction on a variety of topics, including:

- Overall perceptions of living in Rancho Cordova.
- Satisfaction with services offered by the City.
- Satisfaction with customer service when contacting the City.
- Public safety and the services provided by the Police Department.
- Satisfaction with the City's responsiveness to resident issues/concerns.
- Satisfaction with information provided by the City on its programs and services.
- Sources of information used to learn about City programs and services.

Background

Prior to 2018, another firm(s) was retained to conduct this type of survey. In 2018, it was decided to review past methodologies and questionnaires, and to streamline the survey while maintaining some ability to compare future findings with those from the 2016 survey. This 2021 survey used

the same methodology and a similar questionnaire to what was used in 2018. Accordingly, direct comparisons of results from 2018 to 2021 were possible, and some comparisons to 2016 could be made as well.

About the Consultant

Dr. Dennis H. Tootelian is the founder and principal of The Tootelian Company, a marketing and management consulting firm in Rancho Cordova and Sacramento, California. Dr. Tootelian is an Emeritus Professor of Marketing and former Director of the Center for Small Business in the College of Business at California State University, Sacramento. He received his Ph.D. in Marketing from Arizona State University, with minor fields in Accounting and Management.

Dennis has published approximately one hundred articles dealing with all facets of business, and has co-authored six texts on marketing and small business management. His academic research has appeared as peer-reviewed articles (i.e., reviewed by academicians for quality of research methodology) in such journals as the Journal of Marketing, Journal of Retailing, Journal of Business Research, Journal of Food Products Marketing, Journal of Health Care Marketing, and Journal of Professional Services Marketing. Results of some of his applied research and writing have appeared in The Congressional Record, The Wall Street Journal, Forbes, The Kiplinger Report, USA Today, ABC National News website, and even The National Enquirer.

In addition to teaching at the undergraduate and graduate levels, Dennis has worked in a consulting capacity with Fortune 500 companies (e.g., McDonald's Corporation, Merck, Johnson & Johnson, Nestle U.S.A., McKesson Corporation), not-for-profit organizations (e.g., California Pharmacists Association, California Dental Association), and federal and State governmental agencies (e.g., Centers for Disease Control, California Environmental Protection Agency, California Department of Parks and Recreation, and California Department of Food and Agriculture). He also has served on the Board of Directors of several publicly traded and not-for-profit organizations.

Among the services Dennis offers are assistance in marketing research for external and internal constituencies, developing marketing plans, assisting in strategic business planning, conducting economic impact studies, and designing materials to be used in public relations programs.

METHODOLOGY

The methodology for this survey conformed to generally accepted research practices. Adjustments in the methodology needed to address normal time and cost constraints were not considered significant.

Population for the Study

The population for this study was defined to be residents of the City of Rancho Cordova who were at least 18 years of age and resided in 95670, 95742, and 95827 zip codes.

Research Design

Given the nature of the study, it was determined that a telephone survey would be the most appropriate method of data collection. Telephone interviews are cost-effective and can be conducted in a reasonably short period of time. The speed with which telephone surveys are completed reduces the risk of extraneous events occurring during the data collection process which could adversely affect the quality of the information obtained. Additionally, this method was used in 2018 and was one of the methods used in previous resident satisfaction surveys. Maintaining similar methodologies allowed for better comparisons to past findings.

Sample Plan and Sample Size

The sample size for the survey of residents was established on the basis of the nature of the questions and expectations regarding variability of responses. Accuracy levels for a survey are generally determined by the extent to which responses vary. The more responses vary, the larger the sample size needs to be.

Based on this, and taking into consideration time and costs, the sample size for the survey was set at 350 completed interviews. This was considered adequate given the nature and objectives of the study to achieve normally acceptable accuracy levels at the 95% confidence level.

Questionnaire Design

The questionnaire for the survey was jointly developed by the City and the Consultant. It focused on the issues identified in the Introduction of this Report.

The questionnaire contained nineteen questions. However, several questions were multi-part in nature, which resulted in asking residents as many as thirty-five questions. The Consultant reviewed the questionnaire used in the 2018 survey and prepared a 2021 questionnaire in draft form based on the issues described above as well as additional ones he thought might be considered. The City was then asked to decide which questions to retain, and the Consultant prepared them with the appropriate wording and in the appropriate sequence. The City approved the questionnaire prior to the launch of the survey.

The final questionnaire used in this survey was very similar to what was used in 2018. A copy of the questionnaire is presented in Appendix A.

Caveats

The results of any research should be used with caution and at the reader's own discretion. Every study, no matter how well constructed, contains the possibility of some degree of error. Accordingly, the reader assumes sole responsibility for the use of this information.

FINDINGS OF THE STUDY

The findings of this study are presented in eight sections:

- Respondent Characteristics
- Perceptions of Living in Rancho Cordova
- Ratings of the City on Service Attributes
- Perceptions of Safety and Ratings of the Rancho Cordova Police Department
- Ratings of the City on Responsiveness and Information Dissemination
- Main Sources of Information Regarding City Activities
- Significant Cross-Tabulations
- Comparisons to the 2018 and 2016 Surveys

Tabled data is presented immediately following the Summary and Conclusion section of this Report.

Statistical tests were conducted to measure the error level of the sample based on categorized data. The sample of 350 was found to be statistically sound at a 95% confidence level.

Respondent Characteristics

Respondent demographic and geographic characteristics are presented in Tables One and Two respectively.

As presented in Table One, females (49.4%) and males (50.6%) were nearly equally represented. With respect to age, the single largest group of respondents (35.4%) were 40 to 54 years of age, and the next largest groups were 55 to 64 (22.3%) and 25 to 39 (21.7%). There were about equal representations of those under 40 (29.7%), 40 to 54 (35.4%), and 55 and older (34.9%).

The largest groups of respondents (24.9%) had 2020 household incomes between \$51,000 and \$75,000, and the next largest group (24.6%) had incomes of \$76,000 to \$100,000. Approximately 22.0% of the respondents had incomes below \$51,000, and 38.0% had incomes in excess of \$100,000.

Most respondents (58.0%) were Caucasian, and the next largest groups were Latino/Hispanic (11.7%), Asian-American (6.9%), and African-Americans (6.3%). Another 8.3% of the respondents indicated they were of two or more races.

As shown in Table Two, the largest group of respondents (35.7%) has lived in the City for 11 to 20 years. The other groups of respondents were well represented, with 14.0% having lived in the City for 5 years or less, 24.3% for 6 to 10 years, and 26.0% for more than 20 years.

The majority of respondents (66.6%) live in zip code 95670, which comprises the bulk of the City's population. Both 95742 (19.7%) and 95827 (13.7%) were reasonably represented in the sample as well.

Most respondents (78.3%) indicated they owned their homes. The remaining 21.7% rent homes or apartments.

Perceptions of Living in Rancho Cordova

Respondents were asked whether they thought someone could have a good quality of life when living in the City, whether they would recommend living in Rancho Cordova to a friend, and whether they thought the image of the City has become better or worse and why they felt that way. Their responses are presented in Table Three.

Overall, 84.0% of the respondents believed a person could have a good quality of life when living in the City. The majority of respondents (56.6%) agreed with the statement that "You can have a good quality of life living in Rancho Cordova," and the next largest group (27.4%) strongly agreed with the statement. Only 4.0% disagreed with the statement.

Consistent with the above finding, 78.9% of the respondents indicated they would recommend living in Rancho Cordova to a friend. An additional 11.7% said they were unsure, and 9.4% said they would not recommend living in the City to a friend.

About 88.0% of the respondents thought the image of the City has either gotten better or remained unchanged in the last two years. The majority of respondents (53.4%) believed the image of Rancho Cordova has gotten better and the next largest group (34.6%) thought the image has remained the same. Only 12.0% believed it has gotten worse. Given their perceptions cited above regarding the quality of life and willingness to recommend the City to friends, this suggests that remaining the same is more positive than negative.

When asked the main reason for their beliefs about the image of the City, those that thought it had gotten better primarily cited the quality of streets and infrastructure (26.7%), the City's growth rate (23.0%), businesses that have come in (18.7%), and less crime/good police/less homelessness (9.6%).

A relatively small number of respondents (12.0% or 42 of 350 respondents) thought the image has gotten worse in the last two years. Therefore, caution should be used in considering percentages since the base is small. The main reasons cited were more crime/homelessness (4.0% of the total sample) and the quality of streets and infrastructure (1.4% of the total sample).

Respondent comments on this and other issues are presented in Table Seven.

Ratings of the City on Service Attributes

Respondents were asked to rate the City on a variety of services, how satisfied they were with contacting the City regarding a question/problem, and overall how satisfied they were with the services the City provides. Their responses are presented in Table Four.

As shown below, the majority of respondents rated the City as very good or good on eight of the nine services studied. The most positive responses (i.e., very good, good) were for garbage/yard waste/recycling (86.0%), maintaining the streets (78.9%), repairing and resurfacing the streets (74.3%), and providing police protection (65.7%).

C) Garbage, yard waste, curbside recycling pick-up?	
Very Good or Good	86.0%
Poor or Very Poor	1.4%
A) Maintaining the streets, including cleanliness, lighting and landscaping?	
Very Good or Good	78.9%
Poor or Very Poor	6.9%
B) Repairing and resurfacing City streets?	
Very Good or Good	74.3%
Poor or Very Poor	6.6%
G) Providing police protection in your neighborhood?	
Very Good or Good	65.7%
Poor or Very Poor	7.1%
D) Enforcing city requirements in your neighborhood	
Very Good or Good	60.0%
Poor or Very Poor	9.4%
H) Using the City's Community Enhancement Funds to meet resident needs?	
Very Good or Good	56.9%
Poor or Very Poor	6.6%
F) Attracting and retaining businesses within the City?	
Very Good or Good	56.3%
Poor or Very Poor	9.1%
I) Planning for the future of the City?	
Very Good or Good	51.1%
Poor or Very Poor	13.7%
E) Addressing homeless population issues	
Very Good or Good	26.6%
Poor or Very Poor	34.3%

The least positive rating was for addressing homeless population issues. In this case, the single largest group rated the City as fair (39.1%), with more rating it poor or very poor (34.3%) than good or very good (26.6%). It is important to note, however, that the City was not allowed to conduct many of its activities to address homeless issues during the COVID-19 pandemic due to the Governor's Executive Order and by County Health officials.

Respondents were asked if they had contacted the City to report a problem, get a problem resolved, ask a question, etc. Just under half of the respondents (48.6%) indicated they had contacted the City. The single largest group of respondents who had contacted the City (37.6%) were very satisfied with the customer service they received, and another 31.8% were somewhat satisfied. Accordingly, 69.4% of the respondents who contacted the City were satisfied, while 14.7% were either somewhat or very dissatisfied with the customer service they received.

Overall, 76.5% of the respondents were very or somewhat satisfied with the services provided by the City. The single largest group of respondents (43.1%) were somewhat satisfied with the services and an additional 33.4% were very satisfied. Comparatively, 5.2% were somewhat or very dissatisfied. The remaining 18.3% were neither satisfied nor dissatisfied.

Perceptions of Safety and Ratings of the Rancho Cordova Police Department

Respondents were asked how safe they feel when they are in particular situations and venues, and how they rate the Rancho Cordova Police Department on selected dimensions. Their responses are presented in Table Five.

As shown below, respondents generally felt safe in all of the situations studied. They felt safest when they were in their neighborhood (84.3%), alone (76.6%), or shopping within the City (75.1%). To a slightly lesser extent, they felt safe when at a local park (68.6%) and at local schools for meetings/events (55.1%). With respect to the meetings/events at local schools, it is unknown whether the feelings of being less safe were due to the COVID-19 pandemic or other factors.

B) When you are in your neighborhood?

Very Safe or Somewhat Safe	84.3%
Somewhat Unsafe or Very Unsafe	9.1%

A) When you are alone?

Very Safe or Somewhat Safe	76.6%
Somewhat Unsafe or Very Unsafe	11.7%

C) When you are shopping within Rancho Cordova?

Very Safe or Somewhat Safe	75.1%
Somewhat Unsafe or Very Unsafe	12.6%

D) When you are at your local parks?

Very Safe or Somewhat Safe	68.6%
Somewhat Unsafe or Very Unsafe	5.4%

E) When you are at your local schools for meetings and events?

Very Safe or Somewhat Safe	55.1%
Somewhat Unsafe or Very Unsafe	2.6%

Respondents were asked to rate the Rancho Cordova Police Department on a variety of dimensions. As shown below, the Police Department was rated very good or good by a large majority of the respondents on each dimension studied. This was especially the case for community involvement (70.6%), helping citizens (66.6%), being able to respond quickly when needed (64.0%), and treating people fairly (62.3%).

It is important to note that only a very small percentage of respondents rated the Police Department as poor or very poor on any of the dimensions included in this survey. Perhaps even more significant is the fact that less than 4.0% of the respondents rated the Police Department as very poor on any individual dimension.

A) Community involvement?

Very Good or Good	70.6%
Poor or Very Poor	6.3%

B) Helping citizens?

Very Good or Good	66.6%
Poor or Very Poor	6.3%

D) Being able to respond quickly when needed?

Very Good or Good	64.0%
Poor or Very Poor	8.6%

C) Treating people fairly?

Very Good or Good	62.3%
Poor or Very Poor	7.1%

E) Responsive to crime trends in the City?

Very Good or Good	58.3%
Poor or Very Poor	6.6%

Ratings of the City on Responsiveness and Information Dissemination

Respondents were asked how satisfied they were with the City's efforts to be responsive to resident well-being and concerns, how they would rate the City on the information it provides residents about its programs and services, and what was their main source of information about what the City is doing in the community. Their responses are shown in Table Six.

Overall, 73.2% of the respondents were very or somewhat satisfied that the City tries to be responsive to the well-being and concerns of its residents. The single largest group of respondents (42.9%) indicated they were somewhat satisfied and another 30.3% were very satisfied. Comparatively, only 7.4% were somewhat or very dissatisfied. The remaining 19.4% were neither satisfied nor dissatisfied.

About 62.0% of the respondents rated the City as very good or good on providing information about the programs and services it makes available to its residents. The largest group of respondents (31.7%) rated the City as good in providing information and another 30.3% rated the City's efforts as very good. Comparatively, 11.2% rated the City's efforts as poor or very poor. The remaining 26.9% rated the City's efforts as fair. It is important to note that the City had to change, and in some cases, limit its outreach efforts due to the COVID-19 pandemic.

The single largest group of respondents (28.0%) indicated their main source of information about what the City is doing in the community is from City-printed material such as mailers or brochures. The next largest groups get their information from social media such as Facebook (23.7%), word of mouth from friends/others (13.7%), and the City's website (11.4%).

Overall, 48.0% of the respondents indicated that their main source of information about what the City is doing comes from City-provided sources. Television/radio/newspaper was cited by 10.3% of the respondents as their main source of information about the City's activities, and the Nextdoor App was mentioned by several respondents (please see Table Seven).

Comments from Respondents

During the course of the interviews, some respondents provided additional comments. Presented in Table Seven are summarized comments from respondents—*they are not verbatim*.

On the positive side, the most common comments were that the City is making a positive effort to beautify various parts of Rancho Cordova, and increase development and outreach/partnerships. These actions by the City definitely have been recognized by respondents. Respondents also commented positively on the Police Department and City Hall.

On the negative side, the comments centered mainly on the homeless population. Both the increase in numbers and trash and safety issues associated with the homeless population were cited.

Significant Cross-Tabulations

Questions 2, 3, 4, 7, 8, 9, 10, 11, 12, and 13 were cross-tabulated with each of the respondent demographics (i.e., Questions 18, 15, 16, 17, 19, 1, and 14).

Chi-Square tests were performed to measure if observed numbers (i.e., actual responses) were greater or less than what would normally be expected by chance. Chi-Square tests are commonly used to compare the actual distribution of responses to a question with what would normally be expected to occur by chance. If a sufficiently larger or smaller number of actual responses occur than would be expected by chance, it assumes there is some relationship between the variables

studied. A Chi-Square test is statistically significant at the 0.05 level, meaning that the differences between observed and expected is not likely to occur simply by chance.

Only those cross-tabulations that were found to show statistically significant differences at the 0.05 level are presented in Table Eight. The cells in each table in which the Consultant thought the differences were most meaningful are highlighted. Therefore, if the “observed” (i.e., actual responses) number is greater than the “expected” number, it means that: “More respondents than normally expected by chance think....” Conversely, if the “observed” number is less than the “expected” number, it means that: “Fewer respondents than normally expected by chance think...”

Caution should be used, however, in drawing conclusions from the cross-tabulations presented in Table Eight. Generally, the Chi-Square test requires that there are at least 5 responses in each cell to help ensure the accuracy of the test results. In the results reported here, some cells do not have the required minimum observed number. Therefore, it is best to review the cross-tabulations as possible relationships rather than draw conclusions that relationships absolutely exist.

Comparisons to the 2018 and 2016 Surveys

To the extent possible, comparisons were made between the results of this survey and the survey conducted in 2018. As previously indicated, nearly all of the questions were worded the same in 2021 and 2018, so comparisons of those results were possible. Comparisons to the finding of the survey conducted in 2016 are more difficult because of the changes to questions and manner in which results were computed by the firm doing that survey. Accordingly, those results are only included for reader reference.

Presented below in *italics* are brief summaries of the Consultant’s impressions of the similarities and differences in finding between 2021 and 2018.

- To what extent do you agree or disagree with the statement: “You can have a good quality of life living in Rancho Cordova?”

In 2021, more respondents agreed with the statement and fewer strongly agreed than was found in 2018. However, the combined percentage of respondents who strongly agreed or agreed was higher in 2021 than in 2018.

- Would you recommend living in Rancho Cordova to a friend?

In 2021, more respondents said they would recommend the City than was found in 2018, and more also said they would not recommend the City. The main difference between the two years was that the number who were uncertain declined appreciably in 2021, resulting in about 8.3% more indicated they would recommend the City to a friend and 5.1% more indicating they would not do so.

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- Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?

The results were not much different from 2018. While slightly fewer said the image has remained the same and slightly more said it has gotten worse, the majority in both years felt the image has gotten better.

- What is the one main reason you feel the image of the City has gotten better/worse?

In 2021, more respondents cited the city's growth and the businesses that have come to the area as reasons for the image improvement. Furthermore, fewer respondents in 2021 cited a high crime rate/police/homeless as a reason for why the image has gotten worse than was found in 2018.

- How would you rate the City of Rancho Cordova on each of the following:
 - A) Maintaining the streets, including cleanliness, lighting and landscaping?
 - B) Repairing and resurfacing City streets?
 - C) Garbage, yard waste, curbside recycling pick-up?
 - D) Enforcing city requirements in your neighborhood?
 - E) Addressing homeless population issues?
 - F) Attracting and retaining businesses within the City?
 - G) Providing police protection in your neighborhood?
 - H) Using the City's Community Enhancement Funds to meet resident needs?
 - I) Planning for the future of the City?

In 2021, the responses were very similar to what was found in 2018. Please note that (E) and (H) above were not included in the 2018 survey. The majority of respondents continued to rate the City as very good and good on the ones included in both 2021 and 2018, and relatively few rated the City poor or very poor on any individual dimension.

- If you have contacted the City to obtain information, report a problem, get a problem resolved, or for some other reason, how satisfied were you with the customer service you received?

In 2021, slightly fewer respondents were very or somewhat satisfied, but even fewer were somewhat and very dissatisfied. Overall, satisfaction with contact with the City probably improved slightly.

- Overall, how satisfied are you with the city services provided by the City of Rancho Cordova?

The responses in 2021 were quite similar to those in 2018. The great majority of respondents were very or somewhat satisfied, and very few were somewhat or very dissatisfied.

- How safe do you feel on each of the following:
 - A) When you are alone?
 - B) When you are in your neighborhood?
 - C) When you are shopping within Rancho Cordova?
 - D) When you are at your local parks?
 - E) When you are at your local schools for meetings and events?

In 2021, the great majority of respondents indicated they felt safe everywhere other than at local schools for meetings/events. This is consistent with the 2018 findings, except fewer respondents indicated they felt very or somewhat safe at local schools than was found in 2018. Even though the changes are small, more respondents indicated they felt somewhat or very unsafe when alone or shopping within the City than in 2018. It is unknown whether the feelings of being less safe are due to the COVID-19 pandemic or other factors such as crime, homeless populations, etc.

- How would you rate the Rancho Cordova Police Department on each of the following? In 2021, the ratings were: very good, good, fair, poor, and very poor. In 2016, positive statements were made, and respondents were asked whether they strongly apply, somewhat apply, or does not apply.
 - A) Community involvement?
 - B) Helping citizens?
 - C) Treating people fairly?
 - D) Being able to respond quickly when needed?
 - E) Responsive to crime trends in the City?

In 2021, the majority of respondents rated the Police Department as very good or good on each of the dimensions included in the survey. This is consistent with the 2018 findings, although it appears that fewer respondents rated the Police Department as very good or good, and more rated it as fair than was found in 2018. As was the case in 2018, very few respondents in 2021 rated the Police Department as poor or very poor on any individual dimension studied.

- Overall, how satisfied are you that the City of Rancho Cordova tries to be responsive to the well-being and concerns of its residents?

In 2021, the responses were similar to those in 2018. However, more respondents in 2021 said they were very satisfied than was found in 2018.

- How would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents?

In 2021, the responses were similar to those in 2018, although more respondents rated the City as very good and fewer rated it as good than was found in 2018. Slightly more respondents in 2021 rated the City as poor or very poor than was found in 2018. It should be noted that the City was not able to conduct, or conduct in the same manner, many of the outreach programs during the COVID-19 pandemic, and that likely was a causal factor for these differences.

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- Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community?

In 2021, more respondents used City-provided sources of information than was found in 2018. Additionally, more respondents used social media and fewer used television/radio/newspaper in 2021 compared to 2018.

SUMMARY AND CONCLUSIONS

Based on the findings of this study, and subject to the Caveats expressed in the Methodology, the following conclusions appear warranted for the 2021 Resident Survey. They are provided in bullet format for emphasis:

- The great majority of residents thought they can have a good quality of life when living in Rancho Cordova, and very few did not believe this to be the case. Furthermore, more than three-fourths of the residents would recommend living in the City to a friend.
- Most respondents thought the image of Rancho Cordova has improved in the last two years, and the next largest group thought it has remained the same. Reasons cited by those who believed the image has improved were the quality of the streets and infrastructure, the City's growth rate, the businesses that have come into the area, and a lower crime rate. Among the relatively few residents who thought the image has gotten worse, most cited crime/homelessness.
- The City continued to receive high ratings for its services. The majority of respondents rated City services as very good or good on all of the dimensions studied except for addressing homeless population issues. Highest ratings were for garbage/yard waste/recycling, maintaining the streets, repairing and resurfacing the streets, and providing police protection.

The only area in which there were an appreciable number of negative ratings was for addressing homeless population issues. Approximately one-third of the respondents rated the City as poor or very poor in this area compared to about one-fourth who rated it as very good or good. It is important to note, however, that during the COVID-19 pandemic, the City was bound by the Governor's Executive Order and by County Health requirements, which only allowed limited actions and interactions with those experiencing homelessness. These limitations are likely to have caused this change in respondent ratings.

- The great majority of respondents were very or somewhat satisfied overall with the services provided by the City. Furthermore, the majority of respondents were very or somewhat satisfied with the customer service they received when contacting the City, and relatively few were not very or not at all satisfied. It is unknown whether those negative ratings are due to the interaction between residents and City representatives or due to the residents not getting the actions/answers they wanted.
- Most respondents felt safe when alone, in their neighborhoods, or in the other venues included in this study. However, more than two-fifths of the respondents indicated they felt neither safe nor unsafe. A few respondents said they felt unsafe at local schools for meetings/events. Since schools were closed during the pandemic and no meetings/events took place, it is most likely that they were indicating that they would feel unsafe attending meetings/events at schools during the COVID-19 pandemic.

- A majority of respondents rated the Rancho Cordova Police Department positively on all dimensions studied. They rated the Police Department particularly high on its community involvement and helping citizens. Few respondents gave the Police Department a poor rating on any of the dimensions studied.
- Nearly three-fourths of the respondents indicated they were satisfied that the City tries to be responsive to the well-being and concerns of its residents. This is consistent with the other perceptions of the City and the ratings respondents gave to various City services.
- The majority of respondents were satisfied with the City's efforts to keep them informed about the programs and services it makes available to residents. This indicates that the City's efforts are being noticed and well-received.
- Nearly half of the respondents indicated they get their information about City activities from City-provided sources, with those mainly being printed material (e.g., mailer or brochure) and the City's website. This indicates that City sources of information are viewed as important and useful to residents. Additionally, nearly one-fourth of the respondents get their information from social media (e.g., Facebook), while only about one-tenth get their information from television/radio/newspapers. It is important to note that media outreach was limited due to COVID-19, thus resulting in fewer television/radio/newspaper stories.
- Respondents to the 2021 survey tended to be a little younger and have higher household incomes than was found in the 2018 survey. However, based on the chi-square tests, which must be used with some caution, there appeared to be few if any major differences in responses based on these demographic characteristics. Many of the differences found in 2021 were changes from one rating category to the next one above or below it, rather than major shifts.
- Nearly all of the results of this survey were positive. Some of the most impressive findings were that respondents continued to believe they can have a good quality of life by living in the City and would recommend it to a friend. They also thought the image of the City has improved, mainly through beautification efforts and the ability of the City to grow and attract desirable businesses. Given the difficulties residents of this and other cities experienced over the last 18 months due to the COVID-19 pandemic, the positive nature of these results was especially notable.

Furthermore, the City continued to get very good ratings for the services it offers and the information it provides to its residents. The slight decline in positive ratings from 2018 regarding providing residents with information about City programs indicates that in-person outreach efforts used during pre-pandemic periods were recognized and valuable. Additionally, there has been a shift in what sources of information residents use, and City-provided sources seem very much in line with those.

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Overall, the results of this survey indicate a high level of satisfaction with living in Rancho Cordova and the services residents receive from the City. The findings are consistent in showing that residents rate City services, the Police Department, and City information sources positively.

TABLE ONE: RESPONDENT DEMOGRAPHIC CHARACTERISTICS

	Number	Percent
18. Respondent's gender.		
Female	173	49.4%
Male	177	50.6%
Total	350	100.0%
15. What is your age?		
Under 24	28	8.0%
25 to 39	76	21.7%
40 to 54	124	35.4%
55 to 64	78	22.3%
65 or older	44	12.6%
Total	350	100.0%
16. What was your total household income before taxes in 2020?		
\$30,000 or less	40	11.4%
\$31,000 to \$50,000	37	10.6%
\$51,000 to \$75,000	87	24.9%
\$76,000 to \$100,000	53	15.1%
\$101,000 to \$150,000	86	24.6%
More than \$150,000	47	13.4%
Total	350	100.0%
17. What ethnic group do you consider yourself a part of?		
African-American/Black	22	6.3%
Asian-American	24	6.9%
Caucasian/White	203	58.0%
Latino/Hispanic	41	11.7%
Native American	3	0.9%
Pacific Islander	3	0.9%
Two or more races	29	8.3%
Other	19	5.4%
Not sure	6	1.7%
Total	350	100.0%

TABLE TWO: RESPONDENT RESIDENT CHARACTERISTICS

	Number	Percent
1. Number of years lived in the City of Rancho Cordova?		
Less than 2 years	6	1.7%
2 to 5 years	43	12.3%
6 to 10 years	85	24.3%
11 to 20 years	125	35.7%
More than 20 years	91	26.0%
Total	350	100.0%
19. Respondent's zip code.		
95670	233	66.6%
95742	69	19.7%
95827	48	13.7%
Total	350	100.0%
14. Do you own or rent your home?		
Own	274	78.3%
Rent	76	21.7%
Total	350	100.0%

TABLE THREE: PERCEPTIONS OF LIVING IN RANCHO CORDOVA

	Number	Percent
2. To what extent agree or disagree with the statement: "You can have a good quality of life living in Rancho Cordova"?		
Strongly agree	96	27.4%
Agree	198	56.6%
Neither agree nor disagree	42	12.0%
Disagree	10	2.9%
Strongly disagree	4	1.1%
Total	350	100.0%
3. Would you recommend living in Rancho Cordova to a friend?		
Yes	276	78.9%
No	41	11.7%
Uncertain	33	9.4%
Total	350	100.0%
4. Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?		
Gotten better	187	53.4%
Remained the same	121	34.6%
Gotten worse	42	12.0%
Total	350	100.0%
5. What is the main reason you feel the image of the City has gotten <u>better</u>?		
Lower crime rate/police/homeless	18	9.6%
Convenient to rest of Sacramento Region	0	0.0%
Businesses that have come	35	18.7%
Reasonable cost of housing	1	0.5%
Diversity of the population	2	1.1%
Quality of the schools	1	0.5%
Quality of streets and infrastructure (bike paths, bridges, medians, etc.)	50	26.7%
Traffic congestion	0	0.0%
Community events	7	3.7%
City's growth rate	43	23.0%
Parks and other amenities have improved/places are cleaner	10	5.3%
Other	20	10.7%
Total	187	100.0%

ITEM 12.1.**ATTACHMENT 1****5. What is the main reason you feel the image of the City has gotten worse?**

	Number	Percent
Higher crime rate/police/homeless	14	33.3%
Inconvenient to rest of Sacramento Region	0	0.0%
Businesses that have come/left	1	2.4%
Unreasonable cost of housing	0	0.0%
Diversity of the population	0	0.0%
Quality of the schools	0	0.0%
Quality of streets and infrastructure (bike paths, bridges, medians, etc.)	5	11.9%
Traffic congestion	0	0.0%
Community events	1	2.4%
City's growth rate	0	0.0%
Parks and other amenities have gotten worse/places are dirtier	4	9.5%
Other	17	40.5%
Total	42	100.0%

TABLE FOUR: RATINGS OF THE CITY ON SERVICE ATTRIBUTES

	Number	Percent
6. How do you rate the City of Rancho Cordova on each of the following:		
A) Maintaining the streets, including cleanliness, lighting and landscaping?		
Very Good	112	32.0%
Good	164	46.9%
Fair	50	14.3%
Poor	17	4.9%
Very Poor	7	2.0%
Total	350	100.0%
B) Repairing and resurfacing City streets?		
Very Good	87	24.9%
Good	173	49.4%
Fair	67	19.1%
Poor	17	4.9%
Very Poor	6	1.7%
Total	350	100.0%
C) Garbage, yard waste, curbside recycling pick-up?		
Very Good	169	48.3%
Good	132	37.7%
Fair	44	12.6%
Poor	4	1.1%
Very Poor	1	0.3%
Total	350	100.0%
D) Enforcing city requirements in your neighborhood		
Very Good	62	17.7%
Good	148	42.3%
Fair	107	30.6%
Poor	28	8.0%
Very Poor	5	1.4%
Total	350	100.0%
E) Addressing homeless population issues		
Very Good	9	2.6%
Good	84	24.0%
Fair	137	39.1%
Poor	79	22.6%
Very Poor	41	11.7%
Total	350	100.0%

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Number	Percent
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F) Attracting and retaining businesses within the City?

Very Good	44	12.6%
Good	153	43.7%
Fair	121	34.6%
Poor	24	6.9%
Very Poor	8	2.3%
Total	350	100.0%

G) Providing police protection in your neighborhood?

Very Good	69	19.7%
Good	161	46.0%
Fair	95	27.1%
Poor	18	5.1%
Very Poor	7	2.0%
Total	350	100.0%

H) Using the City's Community Enhancement Funds to meet resident needs?

Very Good	56	16.0%
Good	143	40.9%
Fair	128	36.6%
Poor	16	4.6%
Very Poor	7	2.0%
Total	350	100.0%

I) Planning for the future of the City?

Very Good	38	10.9%
Good	141	40.3%
Fair	123	35.1%
Poor	38	10.9%
Very Poor	10	2.9%
Total	350	100.0%

7. If you have contacted the City to obtain information, report a problem, get a problem resolved, or for some other reason, how satisfied were you with the customer service you received?

Very satisfied	64	37.6%
Somewhat satisfied	54	31.8%
Neither satisfied or dissatisfied	27	15.9%
Somewhat dissatisfied	9	5.3%
Very dissatisfied	16	9.4%
Have not contacted the City	180	51.4%
Total of those who have contacted the City	170	100.0%

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Number	Percent
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8. Overall, how satisfied are you with the city services provided by the City of Rancho Cordova?

Very satisfied	117	33.4%
Somewhat satisfied	151	43.1%
Neither satisfied or dissatisfied	64	18.3%
Somewhat dissatisfied	10	2.9%
Very dissatisfied	8	2.3%
Total	350	100.0%

TABLE FIVE: PERCEPTIONS ON PERSONAL SAFETY AND RATINGS OF THE RANCHO CORDOVA POLICE DEPARTMENT

Number	Percent
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9. How safe do you feel on each of the following:

A) When you are alone?

Very Safe	106	30.3%
Somewhat Safe	162	46.3%
Neither Safe nor Unsafe	41	11.7%
Somewhat Unsafe	24	6.9%
Very Unsafe	17	4.9%
Total	350	100.0%

B) When you are in your neighborhood?

Very Safe	185	52.9%
Somewhat Safe	110	31.4%
Neither Safe nor Unsafe	23	6.6%
Somewhat Unsafe	15	4.3%
Very Unsafe	17	4.9%
Total	350	100.0%

C) When you are shopping within Rancho Cordova?

Very Safe	122	34.9%
Somewhat Safe	141	40.3%
Neither Safe nor Unsafe	43	12.3%
Somewhat Unsafe	30	8.6%
Very Unsafe	14	4.0%
Total	350	100.0%

D) When you are at your local parks?

Very Safe	125	35.7%
Somewhat Safe	115	32.9%
Neither Safe nor Unsafe	91	26.0%
Somewhat Unsafe	10	2.9%
Very Unsafe	9	2.6%
Total	350	100.0%

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Number	Percent
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E) When you are at your local schools for meetings and events?

Very Safe	126	36.0%
Somewhat Safe	67	19.1%
Neither Safe nor Unsafe	148	42.3%
Somewhat Unsafe	3	0.9%
Very Unsafe	6	1.7%
Total	350	100.0%

10. How would you rate the Rancho Cordova Police Department on each of the following:**A) Community involvement?**

Very Good	113	32.3%
Good	134	38.3%
Fair	81	23.1%
Poor	11	3.1%
Very Poor	11	3.1%
Total	350	100.0%

B) Helping citizens?

Very Good	99	28.3%
Good	134	38.3%
Fair	95	27.1%
Poor	10	2.9%
Very Poor	12	3.4%
Total	350	100.0%

C) Treating people fairly?

Very Good	96	27.4%
Good	122	34.9%
Fair	107	30.6%
Poor	12	3.4%
Very Poor	13	3.7%
Total	350	100.0%

D) Being able to respond quickly when needed?

Very Good	93	26.6%
Good	131	37.4%
Fair	96	27.4%
Poor	18	5.1%
Very Poor	12	3.4%
Total	350	100.0%

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E) Responsive to crime trends in the City?

	Number	Percent
Very Good	73	20.9%
Good	131	37.4%
Fair	123	35.1%
Poor	13	3.7%
Very Poor	10	2.9%
Total	350	100.0%

TABLE SIX: RATINGS OF THE CITY ON RESPONSIVENESS AND INFORMATION DISSEMINATION

	Number	Percent
11. Overall, how satisfied are you that the City of Rancho Cordova tries to be responsive to the well-being and concerns of its residents?		
Very satisfied	106	30.3%
Somewhat satisfied	150	42.9%
Neither satisfied or dissatisfied	68	19.4%
Somewhat dissatisfied	19	5.4%
Very dissatisfied	7	2.0%
Total	350	100.0%
12. How would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents?		
Very Good	106	30.3%
Good	111	31.7%
Fair	94	26.9%
Poor	22	6.3%
Very Poor	17	4.9%
Total	350	100.0%
13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community?		
Television/Radio/Newspaper	36	10.3%
City's website	40	11.4%
City printed material, such as a mailer or brochure	98	28.0%
City's digital newsletter, such as Fresh News or Fresh Events	30	8.6%
Social media, such as Facebook	83	23.7%
Word of mouth from friends or others	48	13.7%
Other (please specify)	15	4.3%
Total	350	100.0%

TABLE SEVEN: CONDENSED COMMENTS FROM RESPONDENTS

Please note that the comments shown below are condensed and summarized comments and not verbatim.

Comments from respondents who thought the image of the City of Rancho Cordova has gotten better:

- A lot of progress with housing, new development everywhere.
- Art put up recently and neighborhood homes look better.
- Beautification, starting to upgrade.
- Because of partnership, things are improving.
- City council is doing a lot to beautify the city.
- City has worked to change their image.
- Cleaning up the city
- More outreach has been going on.
- New homes & businesses and community city hall events.
- South Rancho Cordova has gotten better.
- Tax dollars going in the community like the art center and college.
- The city government is really proactive, and the administration philosophy is really progressive.
- There is a lot of new construction, beautification, painting etc. going on.
- There is a lot of new development.
- They are decorating electrical boxes with art.
- They are not making it safer but it's being beautified.
- They're starting to clean up the city.
- We have a good police department, the city is repaving the streets, and the parks look good!
- We have better policing.
- We have better representation by City Hall.

Comments from respondents who thought the image of the City of Rancho Cordova has gotten worse:

- Cockroaches everywhere in the city!
- Homeless camps on main road in sight.
- Homelessness is increasing.
- I don't like the city politics.
- It looks trashy, also the people are not good citizens.
- My water bill has gone up and utility has gone up!
- The amount of homeless people are a big issue.

- The amount of homeless has skyrocketed.
- The character of people in the area is poor.
- The city policies like property tax for parks.
- The homeless population is bad.
- There are a lot of homeless people and gangs.
- There are more and more homeless.
- There is a big homeless issue.
- There is a lot of homeless along Coloma, we feel unsafe.

Comments from Question #13: Which of the following is your main source of information about what the City of Rancho Cordova is doing in the community?

- All of the above
- City council contact
- E-mails
- E-mails
- Google
- Nextdoor App
- Nextdoor App
- Nextdoor App
- Nextdoor App
- Nextdoor App
- Nextdoor App
- None
- None
- River City Church
- The Chamber of Commerce

TABLE EIGHT: SIGNIFICANT CROSS-TABULATIONS¹

Significant Cross-Tabulations by Gender

6A * Q18

			Q18		
			1	2	Total
6A	1	Count	51	61	112
		Expected Count	55.4	56.6	112.0
	2	Count	90	74	164
		Expected Count	81.1	82.9	164.0
	3	Count	27	23	50
		Expected Count	24.7	25.3	50.0
	4	Count	3	14	17
		Expected Count	8.4	8.6	17.0
	5	Count	2	5	7
		Expected Count	3.5	3.5	7.0
Total	Count	173	177	350	
	Expected Count	173.0	177.0	350.0	
Value			df	Significance	
Pearson Chi-Square			11.133 ^a	4	.025

18. INTERVIEWER: Record respondent's gender.

- 1) Female
- 2) Male

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- A) Maintaining the streets, including cleanliness, lighting and landscaping?

¹ Because there were so few respondents with incomes of \$30,000 or less, that category was merged with \$31,000 to \$50,000 to create one category of \$50,000 or less for cross-tabulation purposes.

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6B * Q18

			Q18		
			1	2	Total
6B	1	Count	45	42	87
		Expected Count	43.0	44.0	87.0
	2	Count	87	86	173
		Expected Count	85.5	87.5	173.0
	3	Count	37	30	67
		Expected Count	33.1	33.9	67.0
	4	Count	3	14	17
		Expected Count	8.4	8.6	17.0
	5	Count	1	5	6
		Expected Count	3.0	3.0	6.0
Total		Count	173	177	350
		Expected Count	173.0	177.0	350.0
Value			df	Significance	
Pearson Chi-Square			10.581 ^a	4	.032

18. INTERVIEWER: Record respondent's gender.

- 1) Female
- 2) Male

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

B) Repairing and resurfacing City streets?

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6I * Q18

			Q18		
			1	2	Total
6I	1	Count	22	16	38
		Expected Count	18.8	19.2	38.0
	2	Count	62	79	141
		Expected Count	69.7	71.3	141.0
	3	Count	72	51	123
		Expected Count	60.8	62.2	123.0
	4	Count	14	24	38
		Expected Count	18.8	19.2	38.0
	5	Count	3	7	10
		Expected Count	4.9	5.1	10.0
Total	Count	173	177	350	
	Expected Count	173.0	177.0	350.0	
Value			df	Significance	
Pearson Chi-Square		10.770 ^a	4	.029	

18. INTERVIEWER: Record respondent's gender.

- 1) Female
- 2) Male

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- l) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

Q8 * Q18

			Q18		
			1	2	Total
Q8	1	Count	72	45	117
		Expected Count	57.8	59.2	117.0
	2	Count	61	90	151
		Expected Count	74.6	76.4	151.0
	3	Count	37	27	64
		Expected Count	31.6	32.4	64.0
	4	Count	3	7	10
		Expected Count	4.9	5.1	10.0
	5	Count	0	8	8
		Expected Count	4.0	4.0	8.0
Total		Count	173	177	350
		Expected Count	173.0	177.0	350.0
Value			df	Significance	
Pearson Chi-Square			22.920 ^a	4	.000

18. INTERVIEWER: Record respondent's gender.

- 1) Female
- 2) Male

8. Overall, how satisfied are you with the services provided by the City of Rancho Cordova?

- 1) Very satisfied
- 2) Somewhat satisfied
- 3) Neither satisfied or dissatisfied
- 4) Somewhat dissatisfied
- 5) Very dissatisfied

ITEM 12.1.

ATTACHMENT 1

Q11 * Q18

			Q18		
			1	2	Total
Q11	1	Count	46	60	106
		Expected Count	52.4	53.6	106.0
	2	Count	89	61	150
		Expected Count	74.1	75.9	150.0
	3	Count	28	40	68
		Expected Count	33.6	34.4	68.0
	4	Count	7	12	19
		Expected Count	9.4	9.6	19.0
	5	Count	3	4	7
		Expected Count	3.5	3.5	7.0
Total		Count	173	177	350
		Expected Count	173.0	177.0	350.0

Value		df	Significance	
Pearson Chi-Square		10.608 ^a	4	.031

18. INTERVIEWER: Record respondent's gender.

- 1) Female
- 2) Male

11. Overall, in the last two years, how satisfied are you that the City of Rancho Cordova has tried to be responsive to the well-being and concerns of its residents?

- 1) Very satisfied
- 2) Somewhat satisfied
- 3) Neither satisfied or dissatisfied
- 4) Somewhat dissatisfied
- 5) Very dissatisfied

Significant Cross-Tabulations by Age

6I * Q15

			Q15					
			1	2	3	4	5	Total
6I	1	Count	10	5	11	10	2	38
		Expected Count	3.0	8.3	13.5	8.5	4.8	38.0
	2	Count	6	36	42	30	27	141
		Expected Count	11.3	30.6	50.0	31.4	17.7	141.0
	3	Count	12	27	48	25	11	123
		Expected Count	9.8	26.7	43.6	27.4	15.5	123.0
	4	Count	0	7	16	13	2	38
		Expected Count	3.0	8.3	13.5	8.5	4.8	38.0
	5	Count	0	1	7	0	2	10
		Expected Count	.8	2.2	3.5	2.2	1.3	10.0
Total	Count	28	76	124	78	44	350	
	Expected Count	28.0	76.0	124.0	78.0	44.0	350.0	
Value			df	Significance				
Pearson Chi-Square		46.806 ^a	16	.000				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- I) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

9D * Q15

			Q15					
			1	2	3	4	5	Total
9D	1	Count	9	34	43	21	18	125
		Expected Count	10.0	27.1	44.3	27.9	15.7	125.0
	2	Count	16	22	39	31	7	115
		Expected Count	9.2	25.0	40.7	25.6	14.5	115.0
	3	Count	1	15	35	22	18	91
		Expected Count	7.3	19.8	32.2	20.3	11.4	91.0
	4	Count	1	2	4	3	0	10
		Expected Count	.8	2.2	3.5	2.2	1.3	10.0
	5	Count	1	3	3	1	1	9
		Expected Count	.7	2.0	3.2	2.0	1.1	9.0
Total		Count	28	76	124	78	44	350
		Expected Count	28.0	76.0	124.0	78.0	44.0	350.0
Value			df	Significance				
Pearson Chi-Square		27.870 ^a	16	.033				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

D) When you are at your local parks?

ITEM 12.1.

ATTACHMENT 1

9E * Q15

			Q15					
			1	2	3	4	5	Total
9E	1	Count	11	36	46	17	16	126
		Expected Count	10.1	27.4	44.6	28.1	15.8	126.0
	2	Count	12	11	27	16	1	67
		Expected Count	5.4	14.5	23.7	14.9	8.4	67.0
	3	Count	5	25	48	43	27	148
		Expected Count	11.8	32.1	52.4	33.0	18.6	148.0
	4	Count	0	1	1	1	0	3
		Expected Count	.2	.7	1.1	.7	.4	3.0
	5	Count	0	3	2	1	0	6
		Expected Count	.5	1.3	2.1	1.3	.8	6.0
Total	Count	28	76	124	78	44	350	
	Expected Count	28.0	76.0	124.0	78.0	44.0	350.0	
Value			df	Significance				
Pearson Chi-Square		40.635 ^a	16	.001				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

E) When you are at your local schools for meetings and events?

ITEM 12.1.

ATTACHMENT 1

Q11 * Q15

			Q15					
			1	2	3	4	5	Total
Q11	1	Count	8	27	26	26	19	106
		Expected Count	8.5	23.0	37.6	23.6	13.3	106.0
	2	Count	15	29	57	29	20	150
		Expected Count	12.0	32.6	53.1	33.4	18.9	150.0
	3	Count	5	12	34	14	3	68
		Expected Count	5.4	14.8	24.1	15.2	8.5	68.0
	4	Count	0	5	6	8	0	19
		Expected Count	1.5	4.1	6.7	4.2	2.4	19.0
	5	Count	0	3	1	1	2	7
		Expected Count	.6	1.5	2.5	1.6	.9	7.0
Total	Count	28	76	124	78	44	350	
	Expected Count	28.0	76.0	124.0	78.0	44.0	350.0	
Value			df	Significance				
Pearson Chi-Square		29.355 ^a	16	.022				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

11. Overall, in the last two years, how satisfied are you that the City of Rancho Cordova has tried to be responsive to the well-being and concerns of its residents?

- 1) Very satisfied
- 2) Somewhat satisfied
- 3) Neither satisfied or dissatisfied
- 4) Somewhat dissatisfied
- 5) Very dissatisfied

ITEM 12.1.

ATTACHMENT 1

Q12 * Q15

			Q15					
			1	2	3	4	5	Total
Q12	1	Count	8	12	35	33	18	106
		Expected Count	8.5	23.0	37.6	23.6	13.3	106.0
	2	Count	6	34	37	21	13	111
		Expected Count	8.9	24.1	39.3	24.7	14.0	111.0
	3	Count	10	15	42	15	12	94
		Expected Count	7.5	20.4	33.3	20.9	11.8	94.0
	4	Count	2	8	8	3	1	22
		Expected Count	1.8	4.8	7.8	4.9	2.8	22.0
	5	Count	2	7	2	6	0	17
		Expected Count	1.4	3.7	6.0	3.8	2.1	17.0
Total	Count	28	76	124	78	44	350	
	Expected Count	28.0	76.0	124.0	78.0	44.0	350.0	
Value			df	Significance				
Pearson Chi-Square		36.277 ^a	16	.003				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

12. Over the last two years how would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents? INTERVIEWER: RECORD VERBAL RESPONSES RELATED TO COVID-19

- 1) Very Good
- 2) Good
- 3) Fair
- 4) Poor
- 5) Very Poor

ITEM 12.1.

ATTACHMENT 1

Q13 * Q15

			Q15						
			1	2	3	4	5	Total	
Q13	1	Count	7	4	13	2	10	36	
		Expected Count	2.9	7.8	12.8	8.0	4.5	36.0	
	2	Count	3	8	17	9	3	40	
		Expected Count	3.2	8.7	14.2	8.9	5.0	40.0	
	3	Count	1	16	38	31	12	98	
		Expected Count	7.8	21.3	34.7	21.8	12.3	98.0	
	4	Count	2	10	8	6	4	30	
		Expected Count	2.4	6.5	10.6	6.7	3.8	30.0	
	5	Count	12	24	33	10	4	83	
		Expected Count	6.6	18.0	29.4	18.5	10.4	83.0	
	6	Count	3	13	10	13	9	48	
		Expected Count	3.8	10.4	17.0	10.7	6.0	48.0	
	7	Count	0	1	5	7	2	15	
		Expected Count	1.2	3.3	5.3	3.3	1.9	15.0	
Total	Count	28	76	124	78	44	350		
	Expected Count	28.0	76.0	124.0	78.0	44.0	350.0		
Value			df	Significance					
Pearson Chi-Square			61.530 ^a	24	.000				

15. What is your age?

- 1) Under 24
- 2) 25 to 39
- 3) 40 to 54
- 4) 55 to 64
- 5) 65 or older

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community? INTERVIEWER: READ LIST TO RESPONDENT.

- 1) Television/Radio/Newspaper
- 2) City's website
- 3) City printed material, such as a mailer or brochure
- 4) City's digital newsletter, such as Fresh News or Fresh Events
- 5) Social media, such as Facebook
- 6) Word of mouth from friends or others
- 7) Other (please specify)

Significant Cross-Tabulations by Income

Q2 * Q16

			Q16					
			1	2	3	4	5	6
Q2	1	Count	14	5	22	15	26	14
		Expected Count	11.0	10.1	23.9	14.5	23.6	12.9
	2	Count	19	23	51	21	56	28
		Expected Count	22.6	20.9	49.2	30.0	48.7	26.6
	3	Count	4	7	10	14	3	4
		Expected Count	4.8	4.4	10.4	6.4	10.3	5.6
	4	Count	2	2	3	3	0	0
		Expected Count	1.1	1.1	2.5	1.5	2.5	1.3
	5	Count	1	0	1	0	1	1
		Expected Count	.5	.4	1.0	.6	1.0	.5
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0
Value			df		Significance			
Pearson Chi-Square		34.072 ^a	20		.026			

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

2. To what extent do you agree or disagree with the statement: "You can have a good quality of life living in Rancho Cordova?" Again, please do not consider living conditions during this corona virus outbreak.

- 1) Strongly agree
- 2) Agree
- 3) Neither agree nor disagree
- 4) Disagree
- 5) Strongly disagree

ITEM 12.1.

ATTACHMENT 1

Q4 * Q16

Crosstab								
			Q16					
			1	2	3	4	5	6
Q4	1	Count	21	17	44	19	57	29
		Expected Count	21.4	19.8	46.5	28.3	45.9	25.1
	2	Count	16	14	33	21	21	16
		Expected Count	13.8	12.8	30.1	18.3	29.7	16.2
	3	Count	3	6	10	13	8	2
		Expected Count	4.8	4.4	10.4	6.4	10.3	5.6
Total	Count	40	37	87	53	86	47	
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance				
Pearson Chi-Square		21.596 ^a	10	.017				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

4. Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?

- 1) Gotten better Go to Question 5
- 2) Remained the same Go to Question 6
- 3) Gotten worse Go to Question 5

ITEM 12.1.

ATTACHMENT 1

6B * Q16

			Q16					
			1	2	3	4	5	6
6B	1	Count	13	4	19	12	26	13
		Expected Count	9.9	9.2	21.6	13.2	21.4	11.7
	2	Count	14	19	43	34	39	24
		Expected Count	19.8	18.3	43.0	26.2	42.5	23.2
	3	Count	8	12	15	4	19	9
		Expected Count	7.7	7.1	16.7	10.1	16.5	9.0
	4	Count	2	2	9	1	2	1
		Expected Count	1.9	1.8	4.2	2.6	4.2	2.3
	5	Count	3	0	1	2	0	0
		Expected Count	.7	.6	1.5	.9	1.5	.8
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0

	Value	df	Significance
Pearson Chi-Square	37.942 ^a	20	.009

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

B) Repairing and resurfacing City streets?

ITEM 12.1.

ATTACHMENT 1

6C * Q16

			Q16						
			1	2	3	4	5	6	
6C	1	Count	21	15	38	20	53	22	
		Expected Count	19.3	17.9	42.0	25.6	41.5	22.7	
	2	Count	14	15	39	26	26	12	
		Expected Count	15.1	14.0	32.8	20.0	32.4	17.7	
	3	Count	4	7	10	6	7	10	
		Expected Count	5.0	4.7	10.9	6.7	10.8	5.9	
	4	Count	1	0	0	0	0	3	
		Expected Count	.5	.4	1.0	.6	1.0	.5	
	5	Count	0	0	0	1	0	0	
		Expected Count	.1	.1	.2	.2	.2	.1	
Total		Count	40	37	87	53	86	47	
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance					
Pearson Chi-Square			37.926 ^a	20	.009				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

C) Garbage, yard waste, curbside recycling pick-up?

ITEM 12.1.

ATTACHMENT 1

6D * Q16

			Q16					
			1	2	3	4	5	6
6D	1	Count	8	5	11	7	15	16
		Expected Count	7.1	6.6	15.4	9.4	15.2	8.3
	2	Count	12	15	38	28	43	12
		Expected Count	16.9	15.6	36.8	22.4	36.4	19.9
	3	Count	19	13	28	11	23	13
		Expected Count	12.2	11.3	26.6	16.2	26.3	14.4
	4	Count	1	3	7	6	5	6
		Expected Count	3.2	3.0	7.0	4.2	6.9	3.8
	5	Count	0	1	3	1	0	0
		Expected Count	.6	.5	1.2	.8	1.2	.7
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0
Value			df	Significance				
Pearson Chi-Square		32.487 ^a	20	.038				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

D) Enforcing city requirements in your neighborhood?

ITEM 12.1.

ATTACHMENT 1

6H * Q16

			Q16					
			1	2	3	4	5	6
6H	1	Count	9	1	17	6	14	9
		Expected Count	6.4	5.9	13.9	8.5	13.8	7.5
	2	Count	14	18	36	13	40	22
		Expected Count	16.3	15.1	35.5	21.7	35.1	19.2
	3	Count	16	16	26	28	28	14
		Expected Count	14.6	13.5	31.8	19.4	31.5	17.2
	4	Count	1	1	7	2	3	2
		Expected Count	1.8	1.7	4.0	2.4	3.9	2.1
	5	Count	0	1	1	4	1	0
		Expected Count	.8	.7	1.7	1.1	1.7	.9
Total	Count	40	37	87	53	86	47	
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance				
Pearson Chi-Square		32.584 ^a	20	.037				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- I) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

Q7 * Q16

			Q16						
			1	2	3	4	5	6	
Q7	1	Count	5	7	19	4	20	9	
		Expected Count	7.3	6.8	15.9	9.7	15.7	8.6	
	2	Count	1	6	13	8	14	12	
		Expected Count	6.2	5.7	13.4	8.2	13.3	7.3	
	3	Count	6	5	5	4	3	4	
		Expected Count	3.1	2.9	6.7	4.1	6.6	3.6	
	4	Count	0	1	2	3	0	3	
		Expected Count	1.0	1.0	2.2	1.4	2.2	1.2	
	5	Count	0	1	6	5	3	1	
		Expected Count	1.8	1.7	4.0	2.4	3.9	2.1	
	6	Count	28	17	42	29	46	18	
		Expected Count	20.6	19.0	44.7	27.3	44.2	24.2	
Total	Count	40	37	87	53	86	47		
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0		
Value			df	Significance					
Pearson Chi-Square			39.644 ^a	25	.032				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

7. If you have contacted the City to obtain information, report a problem, get a problem resolved, or for some other reason, how satisfied were you with the customer service you received?

- 1) Very satisfied
- 2) Somewhat satisfied
- 3) Neither satisfied or dissatisfied
- 4) Somewhat dissatisfied
- 5) Very dissatisfied
- 6) Have not contacted the City

ITEM 12.1.

ATTACHMENT 1

9A * Q16

			Q16					
			1	2	3	4	5	6
9A	1	Count	19	6	24	9	28	20
		Expected Count	12.1	11.2	26.3	16.1	26.0	14.2
	2	Count	17	13	44	24	44	20
		Expected Count	18.5	17.1	40.3	24.5	39.8	21.8
	3	Count	3	10	8	9	8	3
		Expected Count	4.7	4.3	10.2	6.2	10.1	5.5
	4	Count	0	4	5	7	4	4
		Expected Count	2.7	2.5	6.0	3.6	5.9	3.2
	5	Count	1	4	6	4	2	0
		Expected Count	1.9	1.8	4.2	2.6	4.2	2.3
Total	Count	40	37	87	53	86	47	
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance				
Pearson Chi-Square		41.253 ^a	20	.003				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

A) When you are alone?

ITEM 12.1.

ATTACHMENT 1

9B * Q16

			Q16					
			1	2	3	4	5	6
9B	1	Count	16	12	44	24	54	35
		Expected Count	21.1	19.6	46.0	28.0	45.5	24.8
	2	Count	20	14	26	18	22	10
		Expected Count	12.6	11.6	27.3	16.7	27.0	14.8
	3	Count	2	5	5	5	5	1
		Expected Count	2.6	2.4	5.7	3.5	5.7	3.1
	4	Count	1	2	5	3	3	1
		Expected Count	1.7	1.6	3.7	2.3	3.7	2.0
	5	Count	1	4	7	3	2	0
		Expected Count	1.9	1.8	4.2	2.6	4.2	2.3
Total	Count	40	37	87	53	86	47	
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance				
Pearson Chi-Square		33.395 ^a	20	.031				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

B) When you are in your neighborhood?

ITEM 12.1.

ATTACHMENT 1

9C * Q16

			Q16					
			1	2	3	4	5	6
9C	1	Count	18	9	28	16	30	21
		Expected Count	13.9	12.9	30.3	18.5	30.0	16.4
	2	Count	15	9	39	18	46	14
		Expected Count	16.1	14.9	35.0	21.4	34.6	18.9
	3	Count	6	10	7	8	6	6
		Expected Count	4.9	4.5	10.7	6.5	10.6	5.8
	4	Count	0	5	7	10	2	6
		Expected Count	3.4	3.2	7.5	4.5	7.4	4.0
	5	Count	1	4	6	1	2	0
		Expected Count	1.6	1.5	3.5	2.1	3.4	1.9
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0
Value			df	Significance				
Pearson Chi-Square		48.304 ^a	20	.000				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

C) When you are shopping within Rancho Cordova?

ITEM 12.1.

ATTACHMENT 1

10A * Q16

			Q16					
			1	2	3	4	5	6
10A	1	Count	13	8	34	13	24	21
		Expected Count	12.9	11.9	28.1	17.1	27.8	15.2
	2	Count	19	11	25	19	45	15
		Expected Count	15.3	14.2	33.3	20.3	32.9	18.0
	3	Count	4	15	23	19	14	6
		Expected Count	9.3	8.6	20.1	12.3	19.9	10.9
	4	Count	1	2	3	0	2	3
		Expected Count	1.3	1.2	2.7	1.7	2.7	1.5
	5	Count	3	1	2	2	1	2
		Expected Count	1.3	1.2	2.7	1.7	2.7	1.5
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0
Value			df	Significance				
Pearson Chi-Square		38.887 ^a	20	.007				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

10. How would you rate the Rancho Cordova Police Department on EACH of the following? Your choices are: Very Good, Good, Fair, Poor, Very Poor

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.

- A) Being involved in the community?

ITEM 12.1.

ATTACHMENT 1

10D * Q16

			Q16					
			1	2	3	4	5	6
10D	1	Count	14	8	22	13	19	17
		Expected Count	10.6	9.8	23.1	14.1	22.9	12.5
	2	Count	13	15	29	12	46	16
		Expected Count	15.0	13.8	32.6	19.8	32.2	17.6
	3	Count	7	10	30	23	16	10
		Expected Count	11.0	10.1	23.9	14.5	23.6	12.9
	4	Count	4	1	4	3	4	2
		Expected Count	2.1	1.9	4.5	2.7	4.4	2.4
	5	Count	2	3	2	2	1	2
		Expected Count	1.4	1.3	3.0	1.8	2.9	1.6
Total		Count	40	37	87	53	86	47
		Expected Count	40.0	37.0	87.0	53.0	86.0	47.0
Value			df	Significance				
Pearson Chi-Square		31.601 ^a	20	.048				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

10. How would you rate the Rancho Cordova Police Department on EACH of the following? Your choices are: Very Good, Good, Fair, Poor, Very Poor

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.

- D) Being able to respond quickly when needed?

ITEM 12.1.

ATTACHMENT 1

Q13 * Q16

			Q16					
			1	2	3	4	5	6
Q13	1	Count	14	6	5	3	8	0
		Expected Count	4.1	3.8	8.9	5.5	8.8	4.8
	2	Count	5	5	6	6	12	6
		Expected Count	4.6	4.2	9.9	6.1	9.8	5.4
	3	Count	6	4	28	22	20	18
		Expected Count	11.2	10.4	24.4	14.8	24.1	13.2
	4	Count	1	6	6	5	8	4
		Expected Count	3.4	3.2	7.5	4.5	7.4	4.0
	5	Count	4	11	32	8	20	8
		Expected Count	9.5	8.8	20.6	12.6	20.4	11.1
	6	Count	8	4	9	7	13	7
		Expected Count	5.5	5.1	11.9	7.3	11.8	6.4
	7	Count	2	1	1	2	5	4
		Expected Count	1.7	1.6	3.7	2.3	3.7	2.0
Total	Count	40	37	87	53	86	47	
	Expected Count	40.0	37.0	87.0	53.0	86.0	47.0	
Value			df	Significance				
Pearson Chi-Square		72.050 ^a	30	.000				

16. What was your total household income before taxes in 2020?

- 1) \$30,000 or less
- 2) \$31,000 to \$50,000
- 3) \$51,000 to \$75,000
- 4) \$76,000 to \$100,000
- 5) \$101,000 to \$150,000
- 6) More than \$150,000

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community? INTERVIEWER: READ LIST TO RESPONDENT.

- 1) Television/Radio/Newspaper
- 2) City's website
- 3) City printed material, such as a mailer or brochure
- 4) City's digital newsletter, such as Fresh News or Fresh Events
- 5) Social media, such as Facebook
- 6) Word of mouth from friends or others
- 7) Other (please specify)

Significant Cross-Tabulations by Ethnicity

Q4 * Q17

			Q17					
			1	2	3	4	5	6
Q4	1	Count	13	16	105	27	1	3
		Expected Count	11.8	12.8	108.5	21.9	1.6	1.6
	2	Count	8	8	80	7	2	0
		Expected Count	7.6	8.3	70.2	14.2	1.0	1.0
	3	Count	1	0	18	7	0	0
		Expected Count	2.6	2.9	24.4	4.9	.4	.4
Total	Count	22	24	203	41	3	3	
	Expected Count	22.0	24.0	203.0	41.0	3.0	3.0	

			Q17			
			7	8	9	
Q4	1	Count	10	9	3	187
		Expected Count	15.5	10.2	3.2	187.0
	2	Count	11	4	1	121
		Expected Count	10.0	6.6	2.1	121.0
	3	Count	8	6	2	42
		Expected Count	3.5	2.3	.7	42.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	35.748 ^a	16	.003

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

4. Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?

- 1) Gotten better Go to Question 5
- 2) Remained the same Go to Question 6
- 3) Gotten worse Go to Question 5

ITEM 12.1.

ATTACHMENT 1

6E * Q17

			Q17					
			1	2	3	4	5	6
6E	1	Count	1	0	6	0	0	0
		Expected Count	.6	.6	5.2	1.1	.1	.1
	2	Count	10	8	44	13	0	1
		Expected Count	5.3	5.8	48.7	9.8	.7	.7
	3	Count	7	11	82	20	1	0
		Expected Count	8.6	9.4	79.5	16.0	1.2	1.2
	4	Count	1	4	50	7	2	1
		Expected Count	5.0	5.4	45.8	9.3	.7	.7
	5	Count	3	1	21	1	0	1
		Expected Count	2.6	2.8	23.8	4.8	.4	.4
Total	Count	22	24	203	41	3	3	
	Expected Count	22.0	24.0	203.0	41.0	3.0	3.0	

			Q17			
			7	8	9	
6E	1	Count	0	0	2	9
		Expected Count	.7	.5	.2	9.0
	2	Count	3	4	1	84
		Expected Count	7.0	4.6	1.4	84.0
	3	Count	6	10	0	137
		Expected Count	11.4	7.4	2.3	137.0
	4	Count	7	5	2	79
		Expected Count	6.5	4.3	1.4	79.0
	5	Count	13	0	1	41
		Expected Count	3.4	2.2	.7	41.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	87.304 ^a	32	.000

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

ITEM 12.1.

ATTACHMENT 1

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

E) Addressing homeless population issues?

ITEM 12.1.

ATTACHMENT 1

6G * Q17

			Q17					
			1	2	3	4	5	6
6G	1	Count	2	5	48	10	0	0
		Expected Count	4.3	4.7	40.0	8.1	.6	.6
	2	Count	8	16	107	14	1	2
		Expected Count	10.1	11.0	93.4	18.9	1.4	1.4
	3	Count	10	3	35	13	2	1
		Expected Count	6.0	6.5	55.1	11.1	.8	.8
	4	Count	1	0	9	4	0	0
		Expected Count	1.1	1.2	10.4	2.1	.2	.2
	5	Count	1	0	4	0	0	0
		Expected Count	.4	.5	4.1	.8	.1	.1
Total		Count	22	24	203	41	3	3
		Expected Count	22.0	24.0	203.0	41.0	3.0	3.0

			Q17			
			7	8	9	
6G	1	Count	1	2	1	69
		Expected Count	5.7	3.7	1.2	69.0
	2	Count	5	6	2	161
		Expected Count	13.3	8.7	2.8	161.0
	3	Count	19	10	2	95
		Expected Count	7.9	5.2	1.6	95.0
	4	Count	3	1	0	18
		Expected Count	1.5	1.0	.3	18.0
	5	Count	1	0	1	7
		Expected Count	.6	.4	.1	7.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	70.769 ^a	32	.000

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

ITEM 12.1.

ATTACHMENT 1

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

G) Providing police protection in your neighborhood?

ITEM 12.1.

ATTACHMENT 1

6H * Q17

			Q17					
			1	2	3	4	5	6
6H	1	Count	5	4	36	9	0	0
		Expected Count	3.5	3.8	32.5	6.6	.5	.5
	2	Count	8	10	82	19	1	3
		Expected Count	9.0	9.8	82.9	16.8	1.2	1.2
	3	Count	9	10	72	12	0	0
		Expected Count	8.0	8.8	74.2	15.0	1.1	1.1
	4	Count	0	0	8	1	2	0
		Expected Count	1.0	1.1	9.3	1.9	.1	.1
	5	Count	0	0	5	0	0	0
		Expected Count	.4	.5	4.1	.8	.1	.1
Total	Count	22	24	203	41	3	3	
	Expected Count	22.0	24.0	203.0	41.0	3.0	3.0	

			Q17			
			7	8	9	
6H	1	Count	0	2	0	56
		Expected Count	4.6	3.0	1.0	56.0
	2	Count	8	8	4	143
		Expected Count	11.8	7.8	2.5	143.0
	3	Count	16	9	0	128
		Expected Count	10.6	6.9	2.2	128.0
	4	Count	3	0	2	16
		Expected Count	1.3	.9	.3	16.0
	5	Count	2	0	0	7
		Expected Count	.6	.4	.1	7.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	70.814 ^a	32	.000

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

ITEM 12.1.

ATTACHMENT 1

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

H) Using the City's Community Enhancement Funds to meet resident needs?

ITEM 12.1.

ATTACHMENT 1

6I * Q17

			Q17					
			1	2	3	4	5	6
6I	1	Count	3	4	22	9	0	0
		Expected Count	2.4	2.6	22.0	4.5	.3	.3
	2	Count	7	11	88	16	0	2
		Expected Count	8.9	9.7	81.8	16.5	1.2	1.2
	3	Count	9	8	62	15	1	0
		Expected Count	7.7	8.4	71.3	14.4	1.1	1.1
	4	Count	3	1	21	1	2	1
		Expected Count	2.4	2.6	22.0	4.5	.3	.3
	5	Count	0	0	10	0	0	0
		Expected Count	.6	.7	5.8	1.2	.1	.1
Total		Count	22	24	203	41	3	3
		Expected Count	22.0	24.0	203.0	41.0	3.0	3.0

			Q17			
			7	8	9	
6I	1	Count	0	0	0	38
		Expected Count	3.1	2.1	.7	38.0
	2	Count	5	8	4	141
		Expected Count	11.7	7.7	2.4	141.0
	3	Count	19	9	0	123
		Expected Count	10.2	6.7	2.1	123.0
	4	Count	5	2	2	38
		Expected Count	3.1	2.1	.7	38.0
	5	Count	0	0	0	10
		Expected Count	.8	.5	.2	10.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	57.793 ^a	32	.003

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

ITEM 12.1.

ATTACHMENT 1

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

l) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

10C * Q17

			Q17					
			1	2	3	4	5	6
10C	1	Count	3	7	62	12	0	0
		Expected Count	6.0	6.6	55.7	11.2	.8	.8
	2	Count	8	10	75	13	0	3
		Expected Count	7.7	8.4	70.8	14.3	1.0	1.0
	3	Count	8	7	52	13	3	0
		Expected Count	6.7	7.3	62.1	12.5	.9	.9
	4	Count	2	0	10	0	0	0
		Expected Count	.8	.8	7.0	1.4	.1	.1
	5	Count	1	0	4	3	0	0
		Expected Count	.8	.9	7.5	1.5	.1	.1
Total	Count	22	24	203	41	3	3	
	Expected Count	22.0	24.0	203.0	41.0	3.0	3.0	

			Q17			
			7	8	9	
10C	1	Count	7	4	1	96
		Expected Count	8.0	5.2	1.6	96.0
	2	Count	6	7	0	122
		Expected Count	10.1	6.6	2.1	122.0
	3	Count	12	8	4	107
		Expected Count	8.9	5.8	1.8	107.0
	4	Count	0	0	0	12
		Expected Count	1.0	.7	.2	12.0
	5	Count	4	0	1	13
		Expected Count	1.1	.7	.2	13.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

	Value	df	Significance
Pearson Chi-Square	49.113 ^a	32	.027

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

ITEM 12.1.

ATTACHMENT 1

10. How would you rate the Rancho Cordova Police Department on EACH of the following? Your choices are: Very Good, Good, Fair, Poor, Very Poor

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.

B) Treating people fairly?

ITEM 12.1.

ATTACHMENT 1

Q13 * Q17

			Q17					
			1	2	3	4	5	6
Q13	1	Count	1	5	17	7	2	0
		Expected Count	2.3	2.5	20.9	4.2	.3	.3
	2	Count	1	2	24	7	0	0
		Expected Count	2.5	2.7	23.2	4.7	.3	.3
	3	Count	10	6	66	4	1	1
		Expected Count	6.2	6.7	56.8	11.5	.8	.8
	4	Count	0	2	18	1	0	0
		Expected Count	1.9	2.1	17.4	3.5	.3	.3
	5	Count	8	6	42	12	0	2
		Expected Count	5.2	5.7	48.1	9.7	.7	.7
	6	Count	1	1	26	9	0	0
		Expected Count	3.0	3.3	27.8	5.6	.4	.4
	7	Count	1	2	10	1	0	0
		Expected Count	.9	1.0	8.7	1.8	.1	.1
Total	Count	22	24	203	41	3	3	
	Expected Count	22.0	24.0	203.0	41.0	3.0	3.0	

			Q17			
			7	8	9	
Q13	1	Count	4	0	0	36
		Expected Count	3.0	2.0	.6	36.0
	2	Count	6	0	0	40
		Expected Count	3.3	2.2	.7	40.0
	3	Count	4	5	1	98
		Expected Count	8.1	5.3	1.7	98.0
	4	Count	5	2	2	30
		Expected Count	2.5	1.6	.5	30.0
	5	Count	6	4	3	83
		Expected Count	6.9	4.5	1.4	83.0
	6	Count	4	7	0	48
		Expected Count	4.0	2.6	.8	48.0
	7	Count	0	1	0	15
		Expected Count	1.2	.8	.3	15.0
Total	Count	29	19	6	350	
	Expected Count	29.0	19.0	6.0	350.0	

ITEM 12.1.

ATTACHMENT 1

	Value	df	Significance
Pearson Chi-Square	73.938 ^a	48	.009

17. What ethnic group do you consider yourself a part of?

- 1) African-American/Black
- 2) Asian-American
- 3) Caucasian/White
- 4) Latino/Hispanic
- 5) Native American
- 6) Pacific Islander
- 7) Two or more races
- 8) Other
- 9) Not sure

Significant Cross-Tabulations by Zip Code

Q3 * Q19

			Q19			
			1	2	3	Total
Q3	1	Count	179	63	34	276
		Expected Count	183.7	54.4	37.9	276.0
	2	Count	33	2	6	41
		Expected Count	27.3	8.1	5.6	41.0
	3	Count	21	4	8	33
		Expected Count	22.0	6.5	4.5	33.0
Total	Count	233	69	48	350	
	Expected Count	233.0	69.0	48.0	350.0	

	Value	df	Significance
Pearson Chi-Square	11.340 ^a	4	.023

19. INTERVIEWER: Record respondent's zip code.

95670

95742

95827

3. Would you recommend living in Rancho Cordova to a friend?

1) Yes

2) No

3) Uncertain

ITEM 12.1.

ATTACHMENT 1

6B * Q19

			Q19			
			1	2	3	Total
6B	1	Count	43	25	19	87
		Expected Count	57.9	17.2	11.9	87.0
	2	Count	117	37	19	173
		Expected Count	115.2	34.1	23.7	173.0
	3	Count	54	5	8	67
		Expected Count	44.6	13.2	9.2	67.0
	4	Count	15	0	2	17
		Expected Count	11.3	3.4	2.3	17.0
	5	Count	4	2	0	6
		Expected Count	4.0	1.2	.8	6.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			26.057 ^a	8	.001	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

B) Repairing and resurfacing City streets?

ITEM 12.1.

ATTACHMENT 1

6E * Q19

			Q19			
			1	2	3	Total
6E	1	Count	2	4	3	9
		Expected Count	6.0	1.8	1.2	9.0
	2	Count	38	29	17	84
		Expected Count	55.9	16.6	11.5	84.0
	3	Count	98	24	15	137
		Expected Count	91.2	27.0	18.8	137.0
	4	Count	60	11	8	79
		Expected Count	52.6	15.6	10.8	79.0
	5	Count	35	1	5	41
		Expected Count	27.3	8.1	5.6	41.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			38.857 ^a	8	.000	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

E) Addressing homeless population issues?

ITEM 12.1.

ATTACHMENT 1

6F * Q19

			Q19			
			1	2	3	Total
6F	1	Count	21	14	9	44
		Expected Count	29.3	8.7	6.0	44.0
	2	Count	90	40	23	153
		Expected Count	101.9	30.2	21.0	153.0
	3	Count	93	14	14	121
		Expected Count	80.6	23.9	16.6	121.0
	4	Count	22	0	2	24
		Expected Count	16.0	4.7	3.3	24.0
	5	Count	7	1	0	8
		Expected Count	5.3	1.6	1.1	8.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			27.600 ^a	8	.001	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

F) Attracting and retaining businesses within the City?

ITEM 12.1.

ATTACHMENT 1

6H * Q19

			Q19				
			1	2	3	Total	
6H	1	Count	35	6	15	56	
		Expected Count	37.3	11.0	7.7	56.0	
	2	Count	95	30	18	143	
		Expected Count	95.2	28.2	19.6	143.0	
	3	Count	89	30	9	128	
		Expected Count	85.2	25.2	17.6	128.0	
	4	Count	11	1	4	16	
		Expected Count	10.7	3.2	2.2	16.0	
	5	Count	3	2	2	7	
		Expected Count	4.7	1.4	1.0	7.0	
Total	Count	233	69	48	350		
	Expected Count	233.0	69.0	48.0	350.0		
Value			df	Significance			
Pearson Chi-Square			19.868 ^a	8	.011		

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

H) Using the City's Community Enhancement Funds to meet resident needs?

ITEM 12.1.

ATTACHMENT 1

6I * Q19

			Q19			
			1	2	3	Total
6I	1	Count	14	11	13	38
		Expected Count	25.3	7.5	5.2	38.0
	2	Count	88	39	14	141
		Expected Count	93.9	27.8	19.3	141.0
	3	Count	99	15	9	123
		Expected Count	81.9	24.2	16.9	123.0
	4	Count	27	0	11	38
		Expected Count	25.3	7.5	5.2	38.0
	5	Count	5	4	1	10
		Expected Count	6.7	2.0	1.4	10.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			52.095 ^a	8	.000	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

l) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

9C * Q19

			Q19			
			1	2	3	Total
9C	1	Count	82	18	22	122
		Expected Count	81.2	24.1	16.7	122.0
	2	Count	84	40	17	141
		Expected Count	93.9	27.8	19.3	141.0
	3	Count	31	5	7	43
		Expected Count	28.6	8.5	5.9	43.0
	4	Count	24	4	2	30
		Expected Count	20.0	5.9	4.1	30.0
	5	Count	12	2	0	14
		Expected Count	9.3	2.8	1.9	14.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			17.114 ^a	8	.029	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

C) When you are shopping within Rancho Cordova?

ITEM 12.1.

ATTACHMENT 1

10D * Q19

			Q19			
			1	2	3	Total
10D	1	Count	59	22	12	93
		Expected Count	61.9	18.3	12.8	93.0
	2	Count	86	24	21	131
		Expected Count	87.2	25.8	18.0	131.0
	3	Count	66	23	7	96
		Expected Count	63.9	18.9	13.2	96.0
	4	Count	12	0	6	18
		Expected Count	12.0	3.5	2.5	18.0
	5	Count	10	0	2	12
		Expected Count	8.0	2.4	1.6	12.0
Total		Count	233	69	48	350
		Expected Count	233.0	69.0	48.0	350.0
			Value	df	Significance	
Pearson Chi-Square			16.955 ^a	8	.031	

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

10. How would you rate the Rancho Cordova Police Department on EACH of the following? Your choices are: Very Good, Good, Fair, Poor, Very Poor

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.

D) Being able to respond quickly when needed?

ITEM 12.1.

ATTACHMENT 1

Q13 * Q19

			Q19			
			1	2	3	Total
Q13	1	Count	24	4	8	36
		Expected Count	24.0	7.1	4.9	36.0
	2	Count	20	15	5	40
		Expected Count	26.6	7.9	5.5	40.0
	3	Count	77	8	13	98
		Expected Count	65.2	19.3	13.4	98.0
	4	Count	25	4	1	30
		Expected Count	20.0	5.9	4.1	30.0
	5	Count	45	24	14	83
		Expected Count	55.3	16.4	11.4	83.0
	6	Count	30	11	7	48
		Expected Count	32.0	9.5	6.6	48.0
	7	Count	12	3	0	15
		Expected Count	10.0	3.0	2.1	15.0
Total	Count	233	69	48	350	
	Expected Count	233.0	69.0	48.0	350.0	

	Value	df	Significance
Pearson Chi-Square	33.302 ^a	12	.001

19. INTERVIEWER: Record respondent's zip code.

95670
95742
95827

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community? INTERVIEWER: READ LIST TO RESPONDENT.

- 1) Television/Radio/Newspaper
- 2) City's website
- 3) City printed material, such as a mailer or brochure
- 4) City's digital newsletter, such as Fresh News or Fresh Events
- 5) Social media, such as Facebook
- 6) Word of mouth from friends or others
- 7) Other (please specify)

Significant Cross-Tabulations by Years in City of Rancho Cordova

10A * Q1

			Q1					
			1	2	3	4	5	Total
10A	1	Count	1	12	22	40	38	113
		Expected Count	1.9	13.9	27.4	40.4	29.4	113.0
	2	Count	1	15	28	55	35	134
		Expected Count	2.3	16.5	32.5	47.9	34.8	134.0
	3	Count	4	14	28	25	10	81
		Expected Count	1.4	10.0	19.7	28.9	21.1	81.0
	4	Count	0	1	4	2	4	11
		Expected Count	.2	1.4	2.7	3.9	2.9	11.0
	5	Count	0	1	3	3	4	11
		Expected Count	.2	1.4	2.7	3.9	2.9	11.0
Total		Count	6	43	85	125	91	350
		Expected Count	6.0	43.0	85.0	125.0	91.0	350.0
Value			df	Significance				
Pearson Chi-Square		26.646 ^a	16	.046				

1. For how many years have you lived in the City of Rancho Cordova?

- 1) Less than 2 years
- 2) 2 to 5 years
- 3) 6 to 10 years
- 4) 11 to 20 years
- 5) More than 20 years

10. How would you rate the Rancho Cordova Police Department on EACH of the following? Your choices are: Very Good, Good, Fair, Poor, Very Poor

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.

- A) Being involved in the community?

Significant Cross-Tabulations by Whether Own or Rent

6D * Q14

			Q14		
			1	2	Total
6D	1	Count	57	5	62
		Expected Count	48.5	13.5	62.0
	2	Count	111	37	148
		Expected Count	115.9	32.1	148.0
	3	Count	82	25	107
		Expected Count	83.8	23.2	107.0
	4	Count	19	9	28
		Expected Count	21.9	6.1	28.0
	5	Count	5	0	5
		Expected Count	3.9	1.1	5.0
Total	Count	274	76	350	
	Expected Count	274.0	76.0	350.0	
Value			df	Significance	
Pearson Chi-Square			11.085 ^a	4	.026

14. Do you own or rent your home?

- 1) Own
- 2) Rent

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- D) Enforcing city requirements in your neighborhood?

ITEM 12.1.

ATTACHMENT 1

6I * Q14

			Q14		
			1	2	Total
6I	1	Count	28	10	38
		Expected Count	29.7	8.3	38.0
	2	Count	116	25	141
		Expected Count	110.4	30.6	141.0
	3	Count	87	36	123
		Expected Count	96.3	26.7	123.0
	4	Count	33	5	38
		Expected Count	29.7	8.3	38.0
	5	Count	10	0	10
		Expected Count	7.8	2.2	10.0
Total	Count	274	76	350	
	Expected Count	274.0	76.0	350.0	
Value			df	Significance	
Pearson Chi-Square		10.329 ^a	4	.035	

14. Do you own or rent your home?

- 1) Own
- 2) Rent

6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- I) Planning for the future of the City?

ITEM 12.1.

ATTACHMENT 1

9C * Q14

			Q14		
			1	2	Total
9C	1	Count	96	26	122
		Expected Count	95.5	26.5	122.0
	2	Count	118	23	141
		Expected Count	110.4	30.6	141.0
	3	Count	27	16	43
		Expected Count	33.7	9.3	43.0
	4	Count	21	9	30
		Expected Count	23.5	6.5	30.0
	5	Count	12	2	14
		Expected Count	11.0	3.0	14.0
Total	Count	274	76	350	
	Expected Count	274.0	76.0	350.0	

Chi-Square Tests

	Value	df	Significance
Pearson Chi-Square	10.172 ^a	4	.038

14. Do you own or rent your home?

- 1) Own
- 2) Rent

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

C) When you are shopping within Rancho Cordova?

ITEM 12.1.

ATTACHMENT 1

9D * Q14

			Q14		
			1	2	Total
9D	1	Count	95	30	125
		Expected Count	97.9	27.1	125.0
	2	Count	98	17	115
		Expected Count	90.0	25.0	115.0
	3	Count	64	27	91
		Expected Count	71.2	19.8	91.0
	4	Count	10	0	10
		Expected Count	7.8	2.2	10.0
	5	Count	7	2	9
		Expected Count	7.0	2.0	9.0
Total	Count	274	76	350	
	Expected Count	274.0	76.0	350.0	
Value			df	Significance	
Pearson Chi-Square		9.798 ^a	4	.044	

14. Do you own or rent your home?

- 1) Own
- 2) Rent

9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe

INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE

D) When you are at your local parks?

ITEM 12.1.

ATTACHMENT 1

Q11 * Q14

			Q14		
			1	2	Total
Q11	1	Count	86	20	106
		Expected Count	83.0	23.0	106.0
	2	Count	123	27	150
		Expected Count	117.4	32.6	150.0
	3	Count	43	25	68
		Expected Count	53.2	14.8	68.0
	4	Count	17	2	19
		Expected Count	14.9	4.1	19.0
	5	Count	5	2	7
		Expected Count	5.5	1.5	7.0
Total		Count	274	76	350
		Expected Count	274.0	76.0	350.0
Value			df	Significance	
Pearson Chi-Square			12.376 ^a	4	.015

14. Do you own or rent your home?

- 1) Own
- 2) Rent

11. Overall, in the last two years, how satisfied are you that the City of Rancho Cordova has tried to be responsive to the well-being and concerns of its residents?

- 1) Very satisfied
- 2) Somewhat satisfied
- 3) Neither satisfied or dissatisfied
- 4) Somewhat dissatisfied
- 5) Very dissatisfied

ITEM 12.1.

ATTACHMENT 1

Q12 * Q14

			Q14		
			1	2	Total
Q12	1	Count	90	16	106
		Expected Count	83.0	23.0	106.0
	2	Count	78	33	111
		Expected Count	86.9	24.1	111.0
	3	Count	78	16	94
		Expected Count	73.6	20.4	94.0
	4	Count	14	8	22
		Expected Count	17.2	4.8	22.0
	5	Count	14	3	17
		Expected Count	13.3	3.7	17.0
Total		Count	274	76	350
		Expected Count	274.0	76.0	350.0
Value			df	Significance	
Pearson Chi-Square			11.089 ^a	4	.026

14. Do you own or rent your home?

- 1) Own
- 2) Rent

12. Over the last two years how would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents? INTERVIEWER: RECORD VERBAL RESPONSES RELATED TO COVID-19

- 1) Very Good
- 2) Good
- 3) Fair
- 4) Poor
- 5) Very Poor

ITEM 12.1.

ATTACHMENT 1

Q13 * Q14

			Q14		
			1	2	Total
Q13	1	Count	28	8	36
		Expected Count	28.2	7.8	36.0
	2	Count	36	4	40
		Expected Count	31.3	8.7	40.0
	3	Count	81	17	98
		Expected Count	76.7	21.3	98.0
	4	Count	21	9	30
		Expected Count	23.5	6.5	30.0
	5	Count	59	24	83
		Expected Count	65.0	18.0	83.0
	6	Count	34	14	48
		Expected Count	37.6	10.4	48.0
	7	Count	15	0	15
		Expected Count	11.7	3.3	15.0
Total	Count	274	76	350	
	Expected Count	274.0	76.0	350.0	
Value			df	Significance	
Pearson Chi-Square		13.807 ^a	6	.032	

14. Do you own or rent your home?

- 1) Own
- 2) Rent

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community? INTERVIEWER: READ LIST TO RESPONDENT.

- 1) Television/Radio/Newspaper
- 2) City's website
- 3) City printed material, such as a mailer or brochure
- 4) City's digital newsletter, such as Fresh News or Fresh Events
- 5) Social media, such as Facebook
- 6) Word of mouth from friends or others
- 7) Other (please specify)

TABLE NINE: SELECTED COMPARATIVE RESULTS TO THE 2018 RESIDENT SURVEY

	2021 Percent	2018 Percent	2016 Percent
1. Number of years lived in the City of Rancho Cordova?			
Less than 2 years	1.7%	6.3%	11.0%
2 to 5 years	12.3%	12.3%	16.9%
6 to 10 years	24.3%	16.3%	19.5%
11 to 20 years	35.7%	19.4%	25.0%
More than 20 years	26.0%	45.7%	27.1%
Total	100.0%	100.0%	99.5%
2. To what extent agree or disagree with the statement: "You can have a good quality of life living in Rancho Cordova"?			
Strongly agree	27.4%	48.0%	38.2%
Agree	56.6%	33.7%	40.3%
Neither agree nor disagree	12.0%	14.9%	8.8%
Disagree	2.9%	3.1%	7.3%
Strongly disagree	1.1%	0.3%	4.3%
Total	100.0%	100.0%	
3. Would you recommend living in Rancho Cordova to a friend?			
Yes	78.9%	70.6%	
No	11.7%	6.6%	
Uncertain	9.4%	22.9%	
Total	100.0%	100.0%	
4. Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?			
Gotten better	53.4%	54.0%	47.7%
Remained the same	34.6%	37.9%	37.0%
Gotten worse	12.0%	8.0%	10.6%
Total	100.0%	100.0%	95.3%

ITEM 12.1.

ATTACHMENT 1

2021 Percent	2018 Percent	2016 Percent
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5. What is the main reason you feel the image of the City has gotten better?

Lower crime rate/police/homeless	9.6%	20.9%
Convenient to rest of Sacramento Region	0.0%	0.0%
Businesses that have come	18.7%	8.6%
Reasonable cost of housing	0.5%	1.1%
Diversity of the population	1.1%	0.0%
Quality of the schools	0.5%	0.0%
Quality of streets and infrastructure (bike paths, bridges, medians, etc.)	26.7%	48.1%
Traffic congestion	0.0%	0.0%
Community events	3.7%	5.3%
City's growth rate	23.0%	1.6%
Parks and other amenities have improved/places are cleaner	5.3%	11.8%
Other	10.7%	2.7%
Total	100.0%	100.0%

5. What is the main reason you feel the image of the City has gotten worse?

Higher crime rate/police/homeless	33.3%	60.7%
Inconvenient to rest of Sacramento Region	0.0%	0.0%
Businesses that have come/left	2.4%	0.0%
Unreasonable cost of housing	0.0%	0.0%
Diversity of the population	0.0%	0.0%
Quality of the schools	0.0%	3.6%
Quality of streets and infrastructure (bike paths, bridges, medians, etc.)	11.9%	10.7%
Traffic congestion	0.0%	10.7%
Community events	2.4%	0.0%
City's growth rate	0.0%	0.0%
Parks and other amenities have gotten worse/places are dirtier	9.5%	3.6%
Other	40.5%	10.7%
Total	100.0%	100.0%

6. How do you rate the City of Rancho Cordova on each of the following:

A) Maintaining the streets, including cleanliness, lighting and landscaping?

Very Good	32.0%	30.0%	15.6%
Good	46.9%	48.0%	48.1%
Fair	14.3%	14.6%	24.8%
Poor	4.9%	6.0%	7.8%
Very Poor	2.0%	1.4%	0.7%
Total	100.0%	100.0%	97.0%

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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B) Repairing and resurfacing City streets?

Very Good	24.9%	30.9%	7.4%
Good	49.4%	47.6%	37.5%
Fair	19.1%	19.4%	30.0%
Poor	4.9%	0.6%	17.3%
Very Poor	1.7%	1.5%	2.3%
Total	100.0%	100.0%	

C) Garbage, yard waste, curbside recycling pick-up?

Very Good	48.3%	37.1%	38.9%
Good	37.7%	53.7%	42.6%
Fair	12.6%	6.9%	12.7%
Poor	1.1%	1.4%	4.0%
Very Poor	0.3%	0.9%	0.0%
Total	100.0%	100.0%	

D) Enforcing city requirements in your neighborhood

Very Good	17.7%	17.8%	10.3%
Good	42.3%	40.3%	32.8%
Fair	30.6%	22.2%	25.2%
Poor	8.0%	18.5%	6.6%
Very Poor	1.4%	1.2%	2.2%
Total	100.0%	100.0%	77.1%

E) Addressing homeless population issues

Very Good	2.6%
Good	24.0%
Fair	39.1%
Poor	22.6%
Very Poor	11.7%
Total	100.0%

F) Attracting and retaining businesses within the City?

Very Good	12.6%	25.8%	8.4%
Good	43.7%	51.6%	30.3%
Fair	34.6%	14.7%	32.5%
Poor	6.9%	7.9%	16.2%
Very Poor	2.3%	0.0%	5.9%
Total	100.0%	100.0%	

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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G) Providing police protection in your neighborhood?

Very Good	19.7%	28.3%	16.0%
Good	46.0%	50.8%	43.4%
Fair	27.1%	14.0%	24.5%
Poor	5.1%	5.9%	9.5%
Very Poor	2.0%	0.9%	3.2%
Total	100.0%	100.0%	96.6%

H) Using the City's Community Enhancement Funds to meet resident needs?

Very Good	16.0%
Good	40.9%
Fair	36.6%
Poor	4.6%
Very Poor	2.0%
Total	100.0%

I) Planning for the future of the City?

Very Good	10.9%	25.4%	10.2%
Good	40.3%	52.2%	34.1%
Fair	35.1%	15.5%	26.7%
Poor	10.9%	6.9%	7.7%
Very Poor	2.9%	0.0%	2.2%
Total	100.0%	100.0%	

7. If you have contacted the City to obtain information, report a problem, get a problem resolved, or for some other reason, how satisfied were you with the customer service you received?

Very satisfied	37.6%	40.1%	56.7%
Somewhat satisfied	31.8%	32.2%	23.6%
Neither satisfied or dissatisfied	15.9%	5.1%	9.1%
Somewhat dissatisfied	5.3%	12.4%	5.9%
Very dissatisfied	9.4%	10.2%	4.7%
Have not contacted the City	51.4%	49.4%	
Total of those who have contacted the City	100.0%	100.0%	

8. Overall, how satisfied are you with the city services provided by the City of Rancho Cordova?

Very satisfied	33.4%	18.0%	31.2%
Somewhat satisfied	43.1%	58.0%	42.5%
Neither satisfied or dissatisfied	18.3%	20.0%	9.9%
Somewhat dissatisfied	2.9%	3.7%	7.8%
Very dissatisfied	2.3%	0.3%	3.8%
Total	100.0%	100.0%	95.2%

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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9. How safe do you feel on each of the following:**A) When you are alone?**

Very Safe	30.3%	83.1%	20.1%
Somewhat Safe	46.3%	13.7%	47.6%
Neither Safe nor Unsafe	11.7%	1.1%	9.9%
Somewhat Unsafe	6.9%	2.0%	16.0%
Very Unsafe	4.9%	0.0%	4.5%
Total	100.0%	100.0%	

B) When you are in your neighborhood?

Very Safe	52.9%	53.6%	42.2%
Somewhat Safe	31.4%	33.8%	34.6%
Neither Safe nor Unsafe	6.6%	6.3%	5.8%
Somewhat Unsafe	4.3%	6.3%	11.9%
Very Unsafe	4.9%	0.0%	4.4%
Total	100.0%	100.0%	98.9%

C) When you are shopping within Rancho Cordova?

Very Safe	34.9%	32.1%	11.6%
Somewhat Safe	40.3%	51.4%	26.1%
Neither Safe nor Unsafe	12.3%	10.7%	8.9%
Somewhat Unsafe	8.6%	5.5%	23.6%
Very Unsafe	4.0%	0.3%	23.2%
Total	100.0%	100.0%	93.4%

D) When you are at your local parks?

Very Safe	35.7%	34.0%	33.2%
Somewhat Safe	32.9%	45.9%	32.8%
Neither Safe nor Unsafe	26.0%	13.1%	5.6%
Somewhat Unsafe	2.9%	6.2%	13.2%
Very Unsafe	2.6%	0.8%	10.1%
Total	100.0%	100.0%	94.9%

E) When you are at your local schools for meetings and events?

Very Safe	36.0%	43.3%	
Somewhat Safe	19.1%	44.4%	
Neither Safe nor Unsafe	42.3%	9.9%	
Somewhat Unsafe	0.9%	1.2%	
Very Unsafe	1.7%	1.2%	
Total	100.0%	100.0%	

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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10. How would you rate the Rancho Cordova Police Department on each of the following:

A) Community involvement?

Very Good	32.3%	25.8%	
Good	38.3%	56.8%	37.1%
Fair	23.1%	15.2%	36.0%
Poor	3.1%	2.3%	12.3%
Very Poor	3.1%	0.0%	
Total	100.0%	100.0%	

B) Helping citizens?

Very Good	28.3%	28.3%	
Good	38.3%	45.4%	45.8%
Fair	27.1%	19.1%	37.0%
Poor	2.9%	6.8%	6.1%
Very Poor	3.4%	0.4%	
Total	100.0%	100.0%	

C) Treating people fairly?

Very Good	27.4%	27.4%	
Good	34.9%	43.1%	34.1%
Fair	30.6%	20.6%	31.3%
Poor	3.4%	7.7%	11.6%
Very Poor	3.7%	1.2%	
Total	100.0%	100.0%	

D) Being able to respond quickly when needed?

Very Good	26.6%	33.2%	
Good	37.4%	49.2%	44.5%
Fair	27.4%	10.9%	30.7%
Poor	5.1%	5.5%	6.7%
Very Poor	3.4%	1.2%	
Total	100.0%	100.0%	

E) Responsive to crime trends in the City?

Very Good	20.9%	29.1%	
Good	37.4%	54.8%	34.3%
Fair	35.1%	9.5%	44.7%
Poor	3.7%	6.5%	10.6%
Very Poor	2.9%	0.0%	
Total	100.0%	100.0%	

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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11. Overall, how satisfied are you that the City of Rancho Cordova tries to be responsive to the well-being and concerns of its residents?

Very satisfied	30.3%	19.4%	23.9%
Somewhat satisfied	42.9%	55.7%	43.1%
Neither satisfied or dissatisfied	19.4%	21.7%	12.1%
Somewhat dissatisfied	5.4%	2.9%	8.5%
Very dissatisfied	2.0%	0.3%	5.1%
Total	100.0%	100.0%	92.7%

12. How would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents?

Very Good	30.3%	20.9%	15.2%
Good	31.7%	50.7%	39.9%
Fair	26.9%	26.4%	29.2%
Poor	6.3%	2.0%	10.0%
Very Poor	4.9%	0.0%	2.6%
Total	100.0%	100.0%	

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community?

Television/Radio/Newspaper	10.3%	27.1%	27.3%
City's website	11.4%	8.9%	9.9%
City printed material, such as a mailer or brochure	28.0%	20.3%	11.3%
City's digital newsletter, such as Fresh News or Fresh Events	8.6%	13.1%	8.8%
Social media, such as Facebook	23.7%	12.0%	8.9%
Word of mouth from friends or others	13.7%	18.3%	28.0%
Other (please specify)	4.3%	0.3%	
Total	100.0%	100.0%	

14. Do you own or rent your home?

Own	78.3%	83.4%	64.0%
Rent	21.7%	16.6%	32.6%
Total	100.0%	100.0%	

15. What is your age?

Under 24	8.0%	12.6%	12.6%
25 to 39	21.7%	17.4%	33.2%
40 to 54	35.4%	11.1%	23.8%
55 to 64	22.3%	20.9%	14.0%
65 or older	12.6%	38.0%	14.4%
Total	100.0%	100.0%	98.0%

ITEM 12.1.**ATTACHMENT 1**

2021 Percent	2018 Percent	2016 Percent
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16. What was your total household income before taxes in 2017?

\$30,000 or less	11.4%	0.6%	14.8%
\$31,000 to \$50,000	10.6%	12.5%	22.1%
\$51,000 to \$75,000	24.9%	33.1%	20.4%
\$76,000 to \$100,000	15.1%	24.8%	10.1%
\$101,000 to \$150,000	24.6%	16.7%	11.9%
More than \$150,000	13.4%	12.2%	6.0%
Total	100.0%	100.0%	85.3%

17. What ethnic group do you consider yourself a part of?

African-American/Black	6.3%	8.8%	9.2%
Asian-American	6.9%	13.6%	11.0%
Caucasian/White	58.0%	59.9%	51.1%
Latino/Hispanic	11.7%	13.0%	19.6%
Native American	0.9%	2.7%	0.6%
Pacific Islander	0.9%	0.6%	1.0%
Two or more races	8.3%	0.3%	5.0%
Other	5.4%	0.9%	0.7%
Not sure	1.7%	0.3%	98.2%
Total	100.0%	100.0%	

18. Respondent's gender.

Female	49.4%	56.0%	52.3%
Male	50.6%	44.0%	47.7%
Total	100.0%	100.0%	100.0%

19. Respondent's zip code.

95670	66.6%	73.1%	49.5%
95742	19.7%	11.7%	0.0%
95827	13.7%	15.1%	50.5%
Total	100.0%	100.0%	100.0%

APPENDIX A: QUESTIONNAIRE USED IN THE 2021 SURVEY

Hello, my name is _____, and we are conducting a brief survey sponsored by the City of Rancho Cordova. The City periodically conducts a survey of its residents to assess how well it is serving their needs, so your views are very important in helping us plan for the future. I am not selling anything, and you need not identify yourself for this survey. We know everybody has been dealing with unusual and challenging conditions caused by the corona virus. This survey focuses on conditions within the last two years, and I'd like to ask you a few questions such as:

INTERVIEWER: GO DIRECTLY TO QUESTION #1.

1. For how many years have you lived in the City of Rancho Cordova?
 - a. Less than 2 years
 - b. 2 to 5 years
 - c. 6 to 10 years
 - d. 11 to 20 years
 - e. More than 20 years
2. To what extent do you agree or disagree with the statement: "You can have a good quality of life living in Rancho Cordova?" Again, please do not consider living conditions during this corona virus outbreak.
 - a. Strongly agree
 - b. Agree
 - c. Neither agree nor disagree
 - d. Disagree
 - e. Strongly disagree
3. Would you recommend living in Rancho Cordova to a friend?
 - a. Yes
 - b. No
 - c. Uncertain
4. Do you think the image of the City of Rancho Cordova has gotten better, remained the same, or gotten worse over the last two years?
 - a. Gotten better Go to Question 5
 - b. Remained the same Go to Question 6
 - c. Gotten worse Go to Question 5

5. What is the one main reason you feel the image of the City has gotten BETTER/WORSE?
--INTERVIEWER USE "BETTER" or "WORSE" BASED ON ANSWER TO QUESTION #4.

--INTERVIEWER: DO NOT READ THIS LIST TO THE RESPONDENT.

- a. Crime rate
 - b. Convenience of location relative to rest of Sacramento Region
 - c. Businesses that have come/left
 - d. Cost of housing
 - e. Diversity of the population
 - f. Quality of the schools
 - g. Quality of streets and infrastructure (bike paths, bridges, medians, etc.)
 - h. Traffic congestion
 - i. Community events
 - j. City's growth rate
 - k. Parks and other amenities have improved/gotten worse
 - l. Other (Please specify)
6. How would you rate the City of Rancho Cordova on EACH of the following? Your choices are Very Good, Good, Fair, Poor, Very Poor.
INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR

- A) Maintaining the streets, including cleanliness, lighting and landscaping?
 - B) Repairing and resurfacing City streets?
 - C) Garbage, yard waste, curbside recycling pick-up?
 - D) Enforcing city requirements in your neighborhood?
 - E) Addressing homeless population issues?
 - F) Attracting and retaining businesses within the City?
 - G) Providing police protection in your neighborhood?
 - H) Using the City's Community Enhancement Funds to meet resident needs?
 - I) Planning for the future of the City?
7. If you have contacted the City to obtain information, report a problem, get a problem resolved, or for some other reason, how satisfied were you with the customer service you received?
- a. Very satisfied
 - b. Somewhat satisfied
 - c. Neither satisfied or dissatisfied
 - d. Somewhat dissatisfied
 - e. Very dissatisfied
 - f. Have not contacted the City

8. Overall, how satisfied are you with the services provided by the City of Rancho Cordova?
- Very satisfied
 - Somewhat satisfied
 - Neither satisfied or dissatisfied
 - Somewhat dissatisfied
 - Very dissatisfied
9. How safe from crime do you feel on each of the following: Your choices are: Very Safe, Somewhat Safe, Neither Safe nor Unsafe, Somewhat Unsafe, Very Unsafe
INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY SAFE, 2=SOMEWHAT SAFE, 3=NEITHER SAFE OR UNSAFE, 4=SOMEWHAT UNSAFE, 5=VERY UNSAFE
- When you are alone?
 - When you are in your neighborhood?
 - When you are shopping within Rancho Cordova?
 - When you are at your local parks?
 - When you are at your local schools for meetings and events?
10. How would you rate the Rancho Cordova Police Department on EACH of the following?
Your choices are: Very Good, Good, Fair, Poor, Very Poor
INTERVIEWER: READ EACH OF THESE, AND USE: 1=VERY GOOD, 2=GOOD, 3=FAIR, 4=POOR, 5=VERY POOR.
- Being involved in the community?
 - Helping citizens?
 - Treating people fairly?
 - Being able to respond quickly when needed?
 - Responsive to crime trends in the City?
11. Overall, in the last two years, how satisfied are you that the City of Rancho Cordova has tried to be responsive to the well-being and concerns of its residents?
- Very satisfied
 - Somewhat satisfied
 - Neither satisfied or dissatisfied
 - Somewhat dissatisfied
 - Very dissatisfied
12. Over the last two years how would you rate the City of Rancho Cordova on providing you with information about the programs and services it makes available to residents?
INTERVIEWER: RECORD VERBAL RESPONSES RELATED TO COVID-19
- Very Good
 - Good
 - Fair
 - Poor
 - Very Poor

13. Which one of the following is your main source of information about what the City of Rancho Cordova is doing in the community? INTERVIEWER: READ LIST TO RESPONDENT.

- a. Television/Radio/Newspaper
- b. City's website
- c. City printed material, such as a mailer or brochure
- d. City's digital newsletter, such as Fresh News or Fresh Events
- e. Social media, such as Facebook
- f. Word of mouth from friends or others
- g. Other (please specify)

The following questions are used for cross-classification purposes only.

14. Do you own or rent your home?

- a. Own
- b. Rent

15. What is your age?

- a. Under 24
- b. 25 to 39
- c. 40 to 54
- d. 55 to 64
- e. 65 or older

16. What was your total household income before taxes in 2020?

- a. \$30,000 or less
- b. \$31,000 to \$50,000
- c. \$51,000 to \$75,000
- d. \$76,000 to \$100,000
- e. \$101,000 to \$150,000
- f. More than \$150,000

17. What ethnic group do you consider yourself a part of?

- a. African-American/Black
- b. Asian-American
- c. Caucasian/White
- d. Latino/Hispanic
- e. Native American
- f. Pacific Islander
- g. Two or more races
- h. Other
- i. Not sure

This completes the survey. Thank you for your time, and we appreciate all of the individual efforts of our residents to minimize the impact of the coronavirus here in Rancho Cordova.

ITEM 12.1.

ATTACHMENT 1

18. INTERVIEWER: Record respondent's gender.

- a. Female
- b. Male

19. INTERVIEWER: Record respondent's zip code.

- a. 95670
- b. 95742
- c. 95827

RESIDENT SATISFACTION SURVEY

August 2021



Survey Goals

Overall Goal – to survey residents’ views on how well City services meet residents’ needs

In particular:

- Overall perceptions of living in Rancho Cordova
- Satisfaction with services offered by the City
- Satisfaction with customer service when contacting the City
- Public safety and the services provided by the Police Department
- Satisfaction with the City’s responsiveness to resident issues/concerns
- Satisfaction with information provided by the City on its programs and services
- Sources of information used to learn about City programs and services

Sample size and population

- 350 residents over age 18
- Respondents reached by phone - both land lines and cell phones
- Surveys were conducted during May, 2021
- All comparisons are to the last survey in 2018

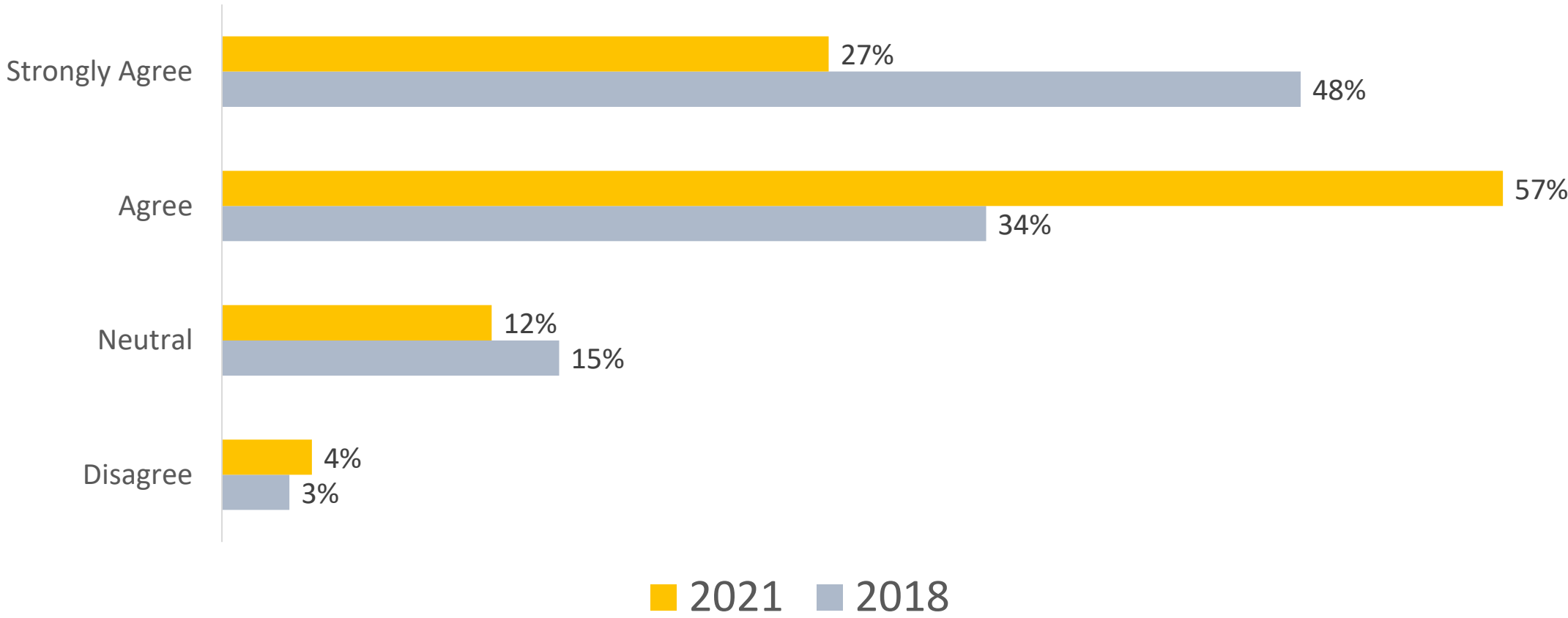
Respondent Characteristics

<u>Gender</u>	<u>2021</u>	<u>2018</u>	<u>2016</u>	<u>Tenure</u>	<u>2021</u>	<u>2018</u>	<u>2016</u>
Male	51%	44%	48%	Homeowners	78%	83%	64%
Female	49%	56%	52%	Renters	22%	17%	33%
<u>Age</u>				<u>Years in RC</u>			
65 and older	13%	38%	14%	More than 20 years	26%	46%	27%
40 to 64	58%	32%	38%	6 to 20 years	60%	36%	45%
Under 40	29%	30%	46%	5 years or less	14%	19%	28%
<u>Income</u>				<u>Race</u>			
Above \$100,000	38%	29%	18%	Caucasian	58%	60%	51%
\$76,000 to \$100,000	15%	25%	10%	Asian American	7%	14%	11%
\$51,000 to \$75,000	25%	33%	20%	Latino/Hispanic	12%	13%	20%
Less than \$51,000	22%	13%	37%	African American	6%	9%	9%
				Other/Mixed	17%	4%	9%

Perceptions of Living in Rancho Cordova

Part 1 of 5

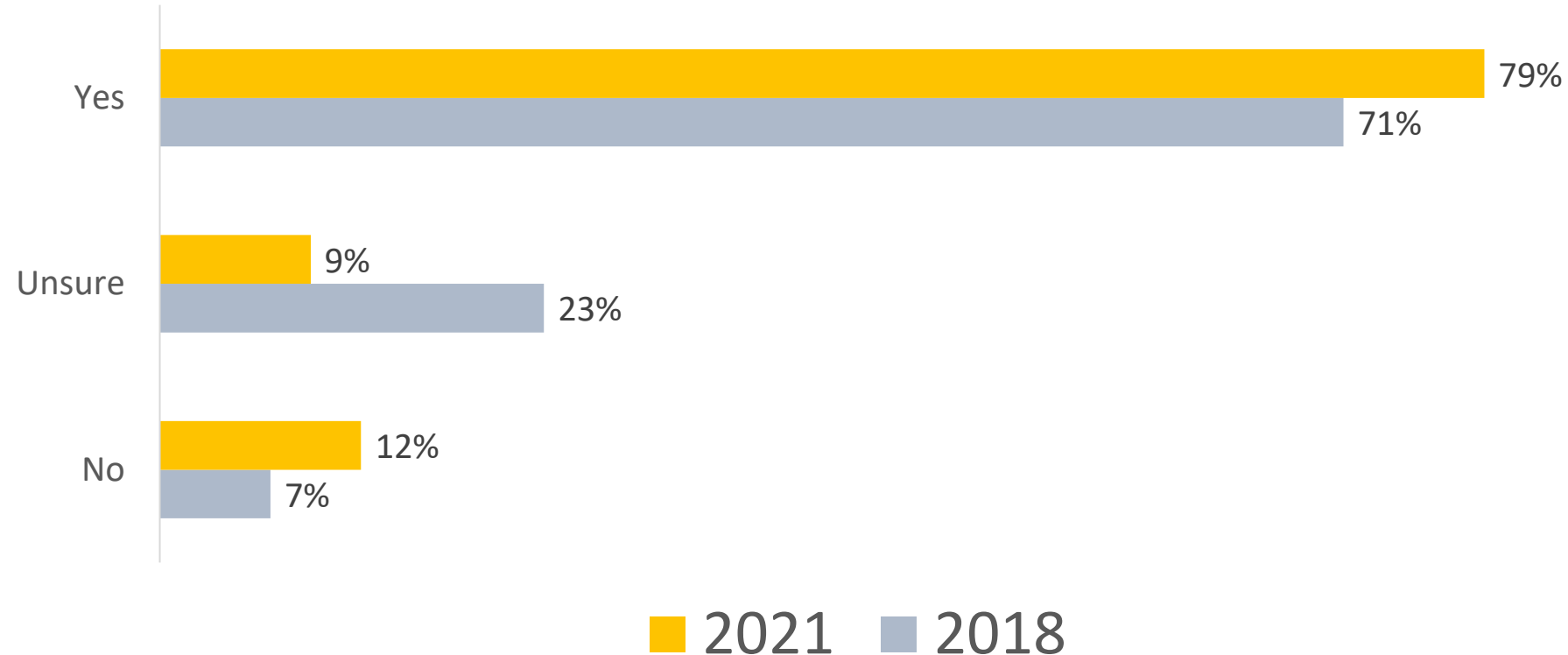
You can have a good quality of life living in Rancho Cordova.



Perceptions of Living in Rancho Cordova

Part 2 of 5

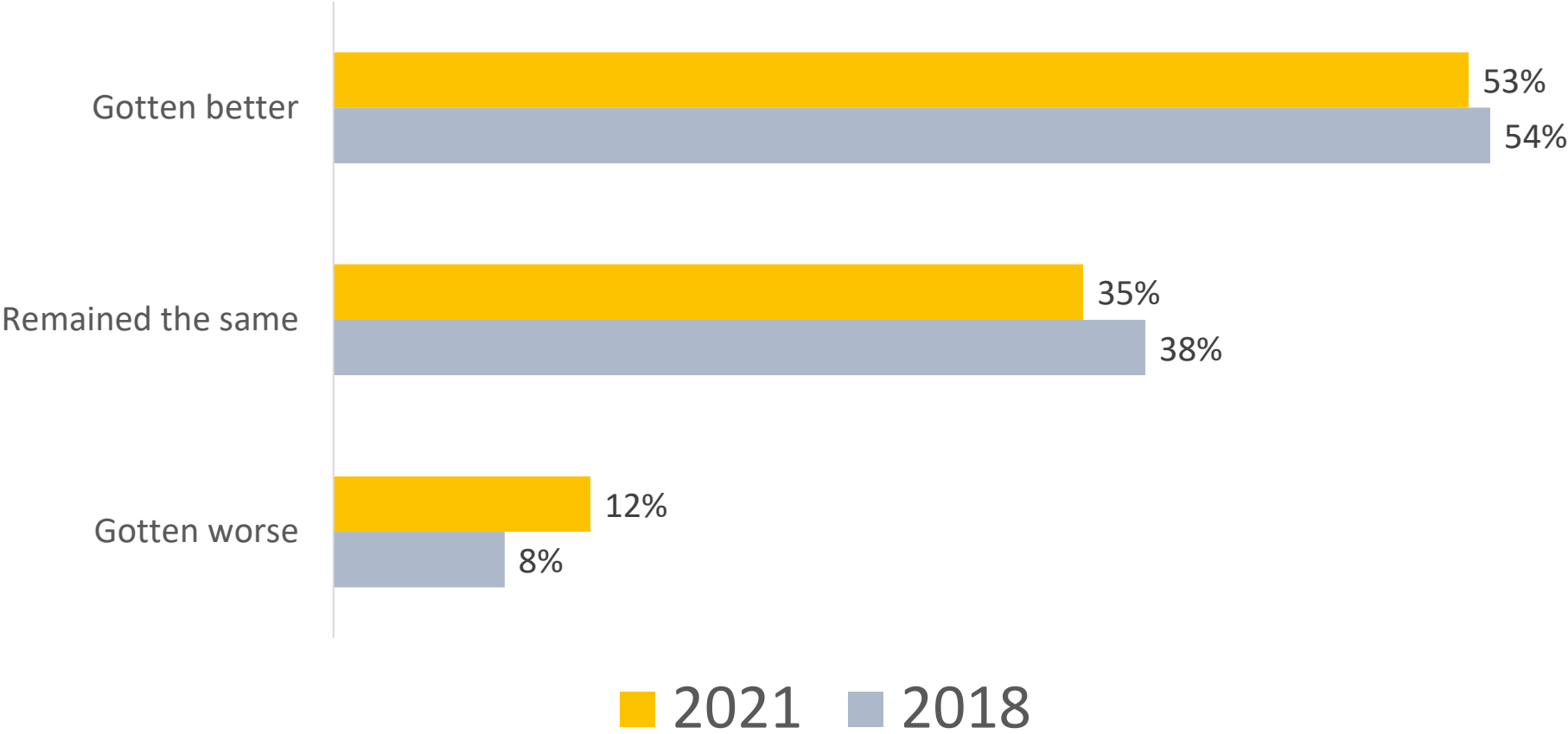
Would you recommend living in Rancho Cordova to a friend?



Perceptions of Living in Rancho Cordova

Part 3 of 5

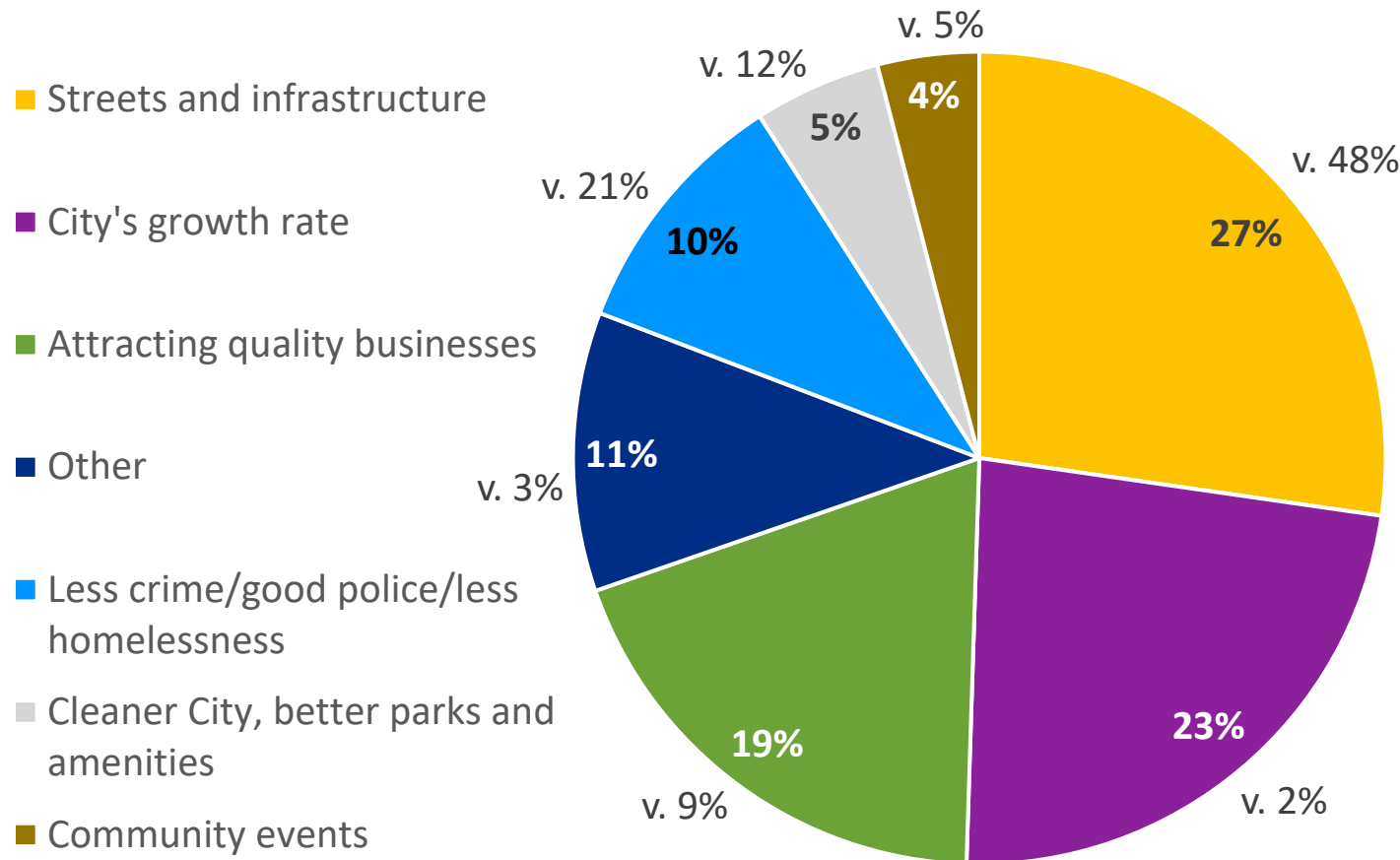
Has the image of Rancho Cordova gotten better in the last 2 years?



Perceptions of Living in Rancho Cordova

Part 4 of 5

What has gotten **BETTER**? (Only asked of respondents saying image has gotten **better**, 53% of respondents)



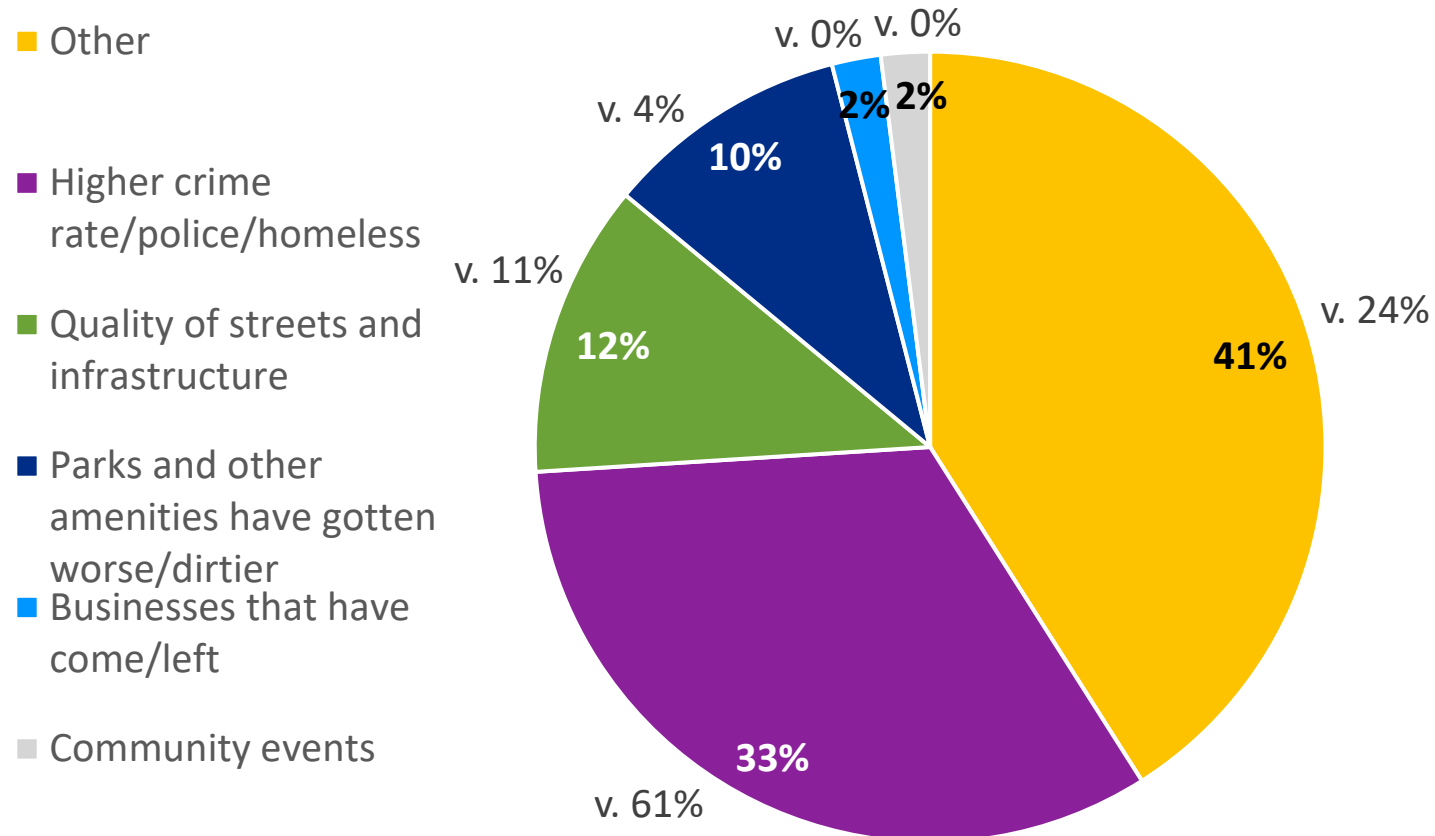
Specific comments:

- There is a lot of new construction, beautification, painting etc. going on.
- New homes & businesses and community/city hall events.
- City has worked to change their image.

Perceptions of Living in Rancho Cordova

Part 5 of 5

What has gotten **WORSE**? (Only asked of respondents saying image has gotten **worse**, 12% of respondents)



Specific comments:

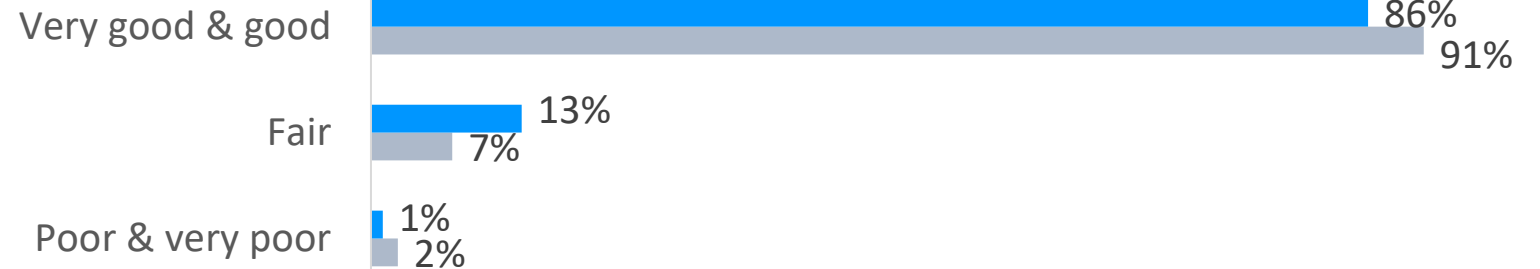
- It looks trashy, also the people are not good citizens.
- The amount of homeless has skyrocketed.
- There is a lot of homeless along Coloma, we feel unsafe.

Ratings on City Service Attributes

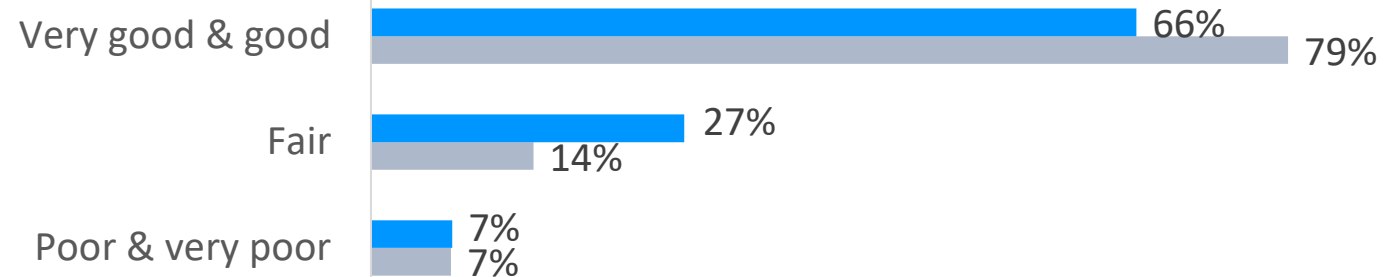
Part 1 of 5

How well is the City providing the following service?

Garbage, yard waste, curbside recycling pick-up



Providing police protection in your neighborhood

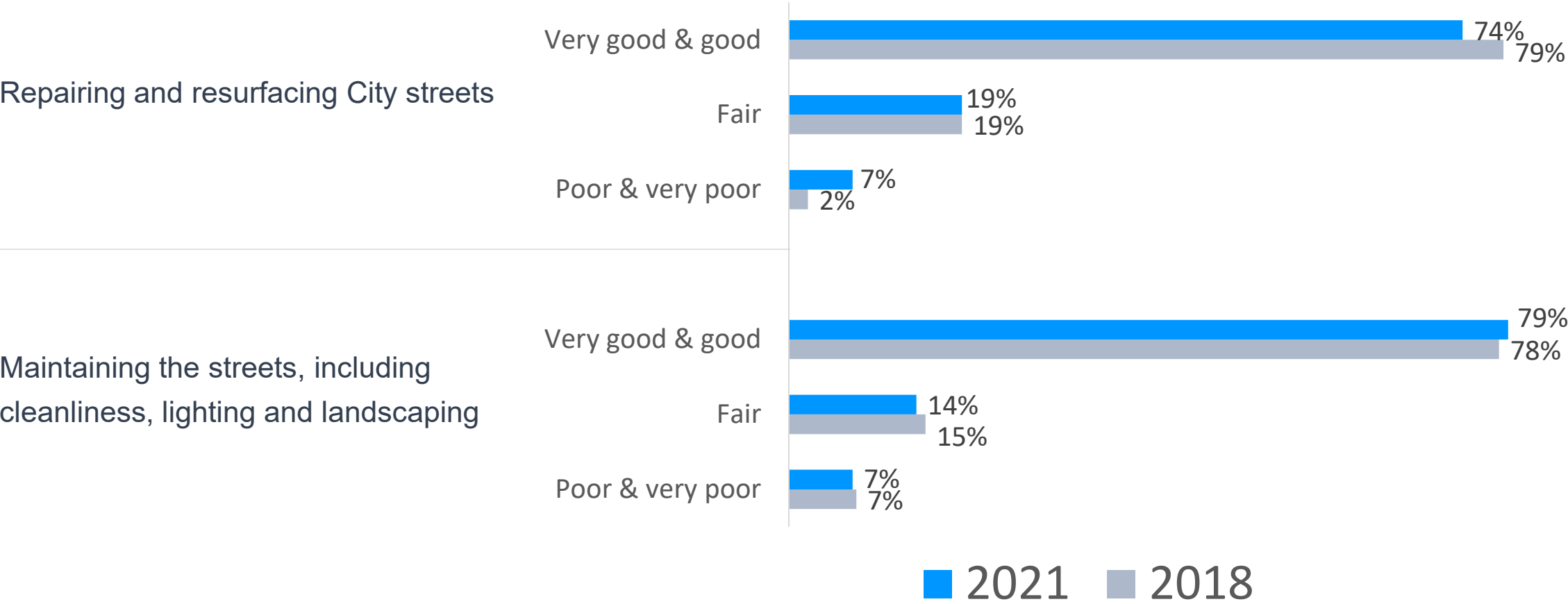


■ 2021 ■ 2018

Ratings on City Service Attributes

Part 2 of 5

How well is the City providing the following service?

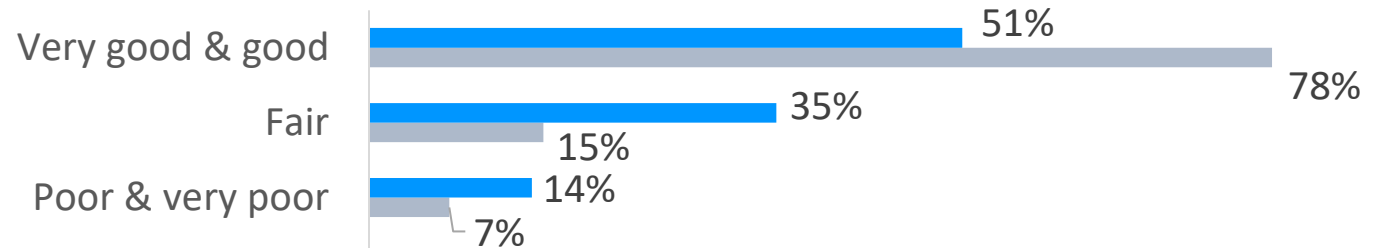


Ratings on City Service Attributes

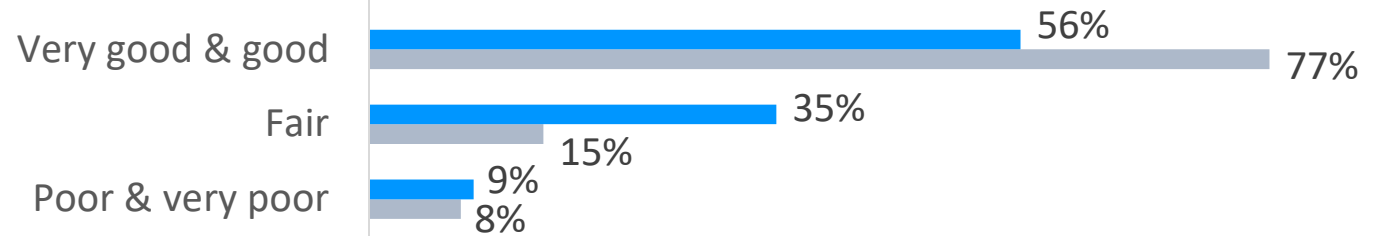
Part 3 of 5

How well is the City providing the following service?

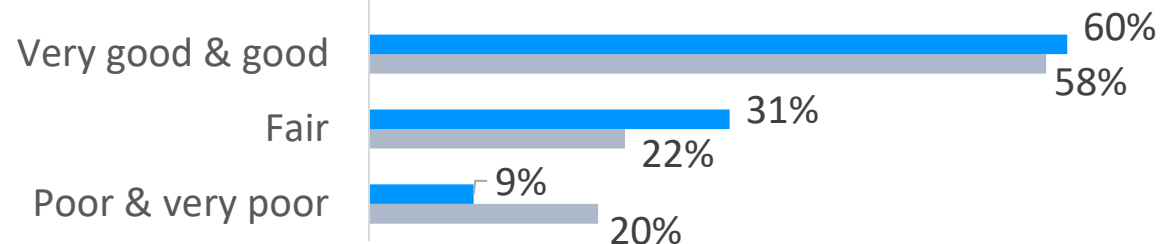
Planning for the future of the City



Attracting and retaining businesses within the City



Enforcing City requirements in your neighborhood

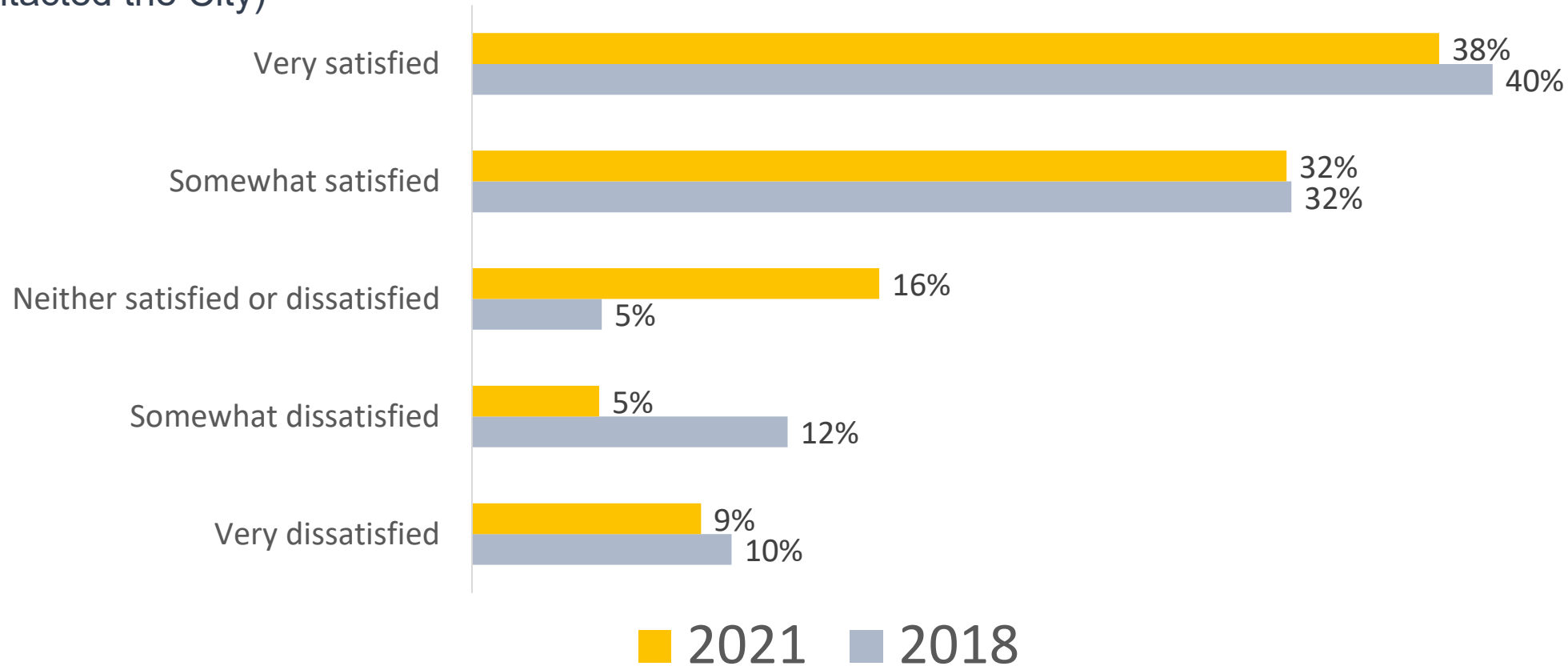


■ 2021 ■ 2018

Ratings on City Service Attributes

Part 4 of 5

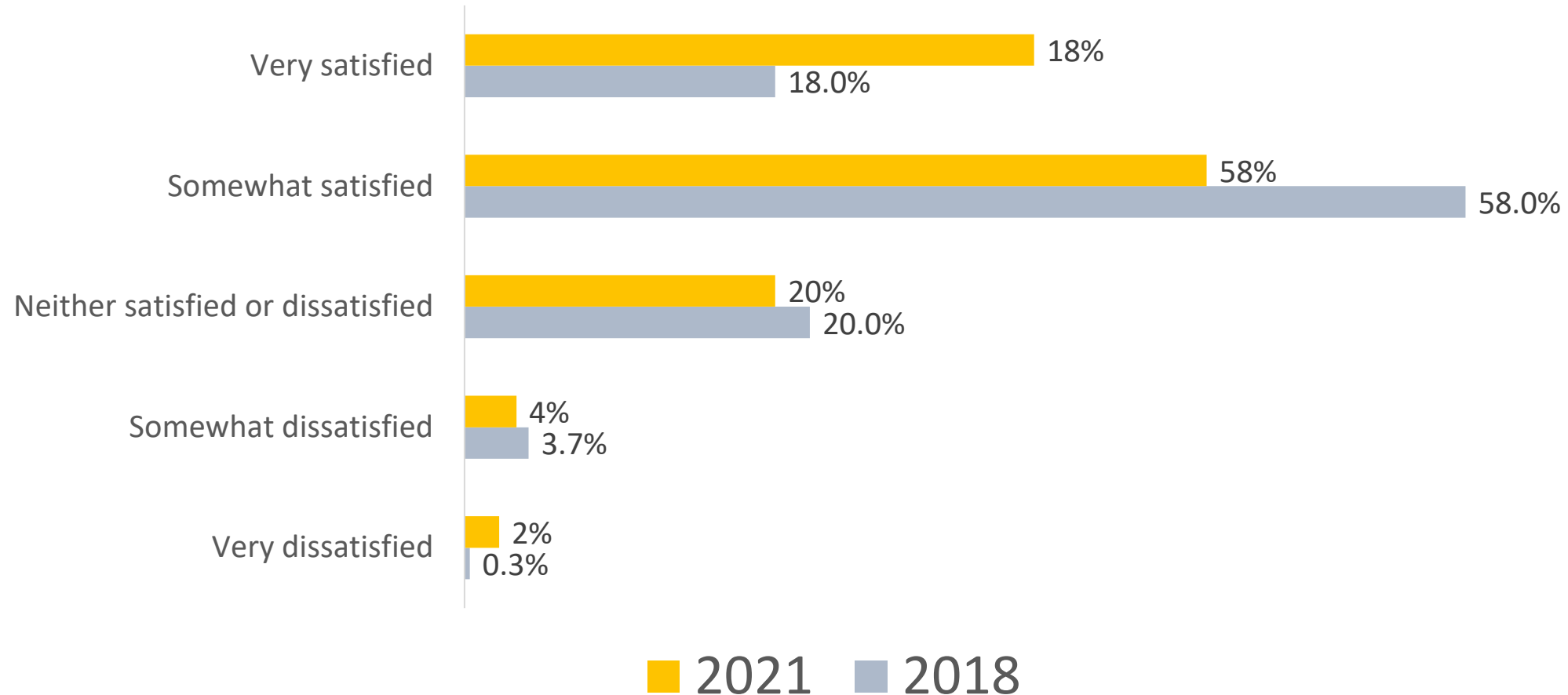
If you have contacted the City, how satisfied were you with the customer service you received? (49% had contacted the City)



Ratings on City Service Attributes

Part 5 of 5

Overall how satisfied are you with the City services provided?

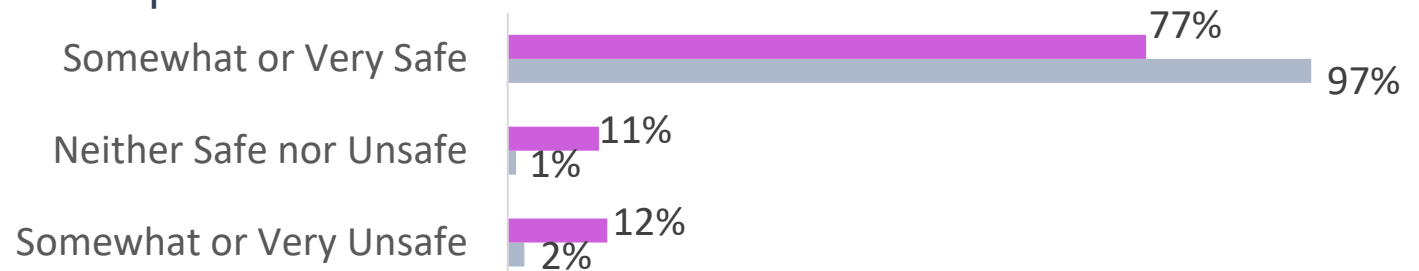


Perceptions of Safety and Ratings of RCPD

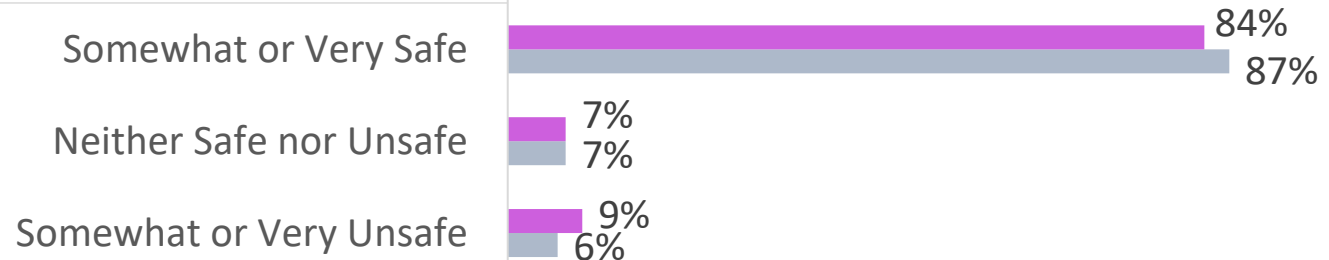
Part 1 of 4

How safe do residents feel when they are in particular situations?

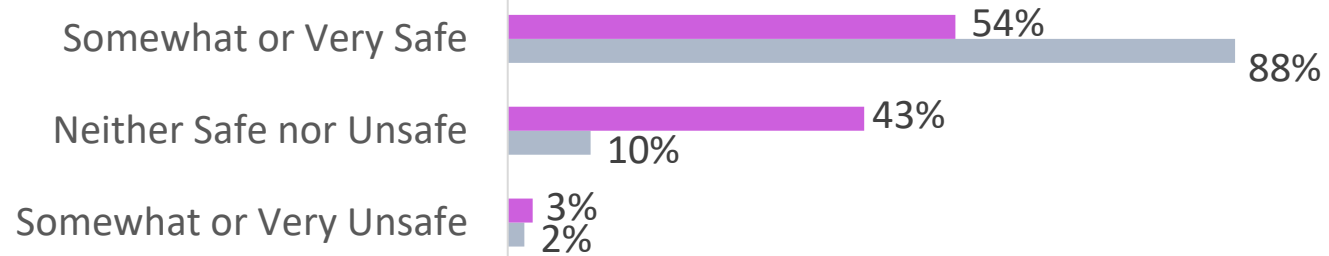
When you are alone



When you are in your neighborhood



When you are at your local schools for meetings and events



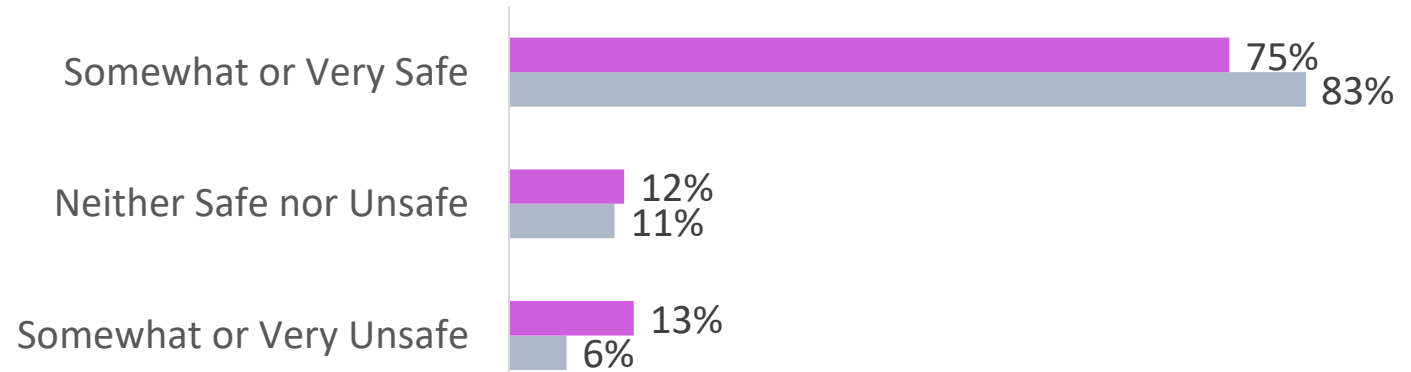
■ 2021 ■ 2018

Perceptions of Safety and Ratings of RCPD

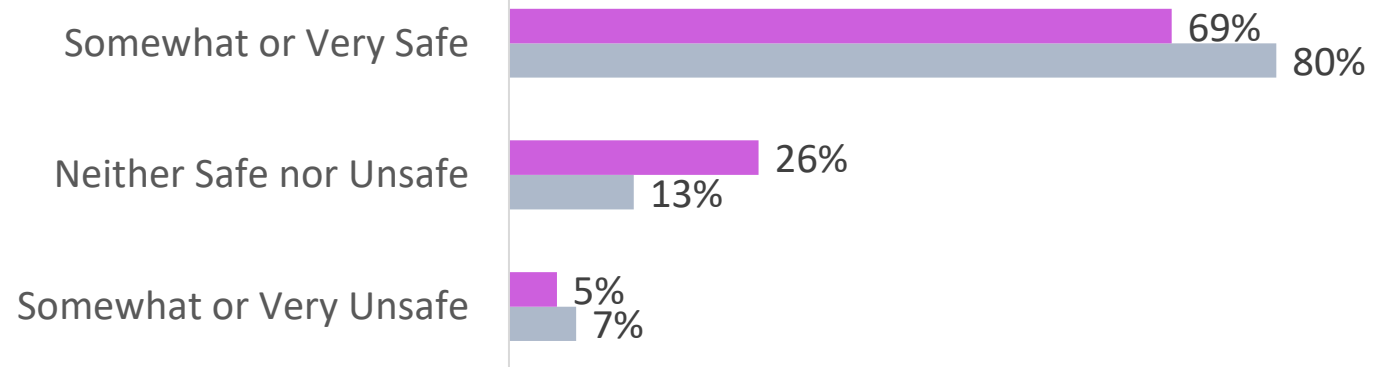
Part 2 of 4

How safe do residents feel when they are in particular situations?

When you are shopping within
Rancho Cordova



When you are at your local parks

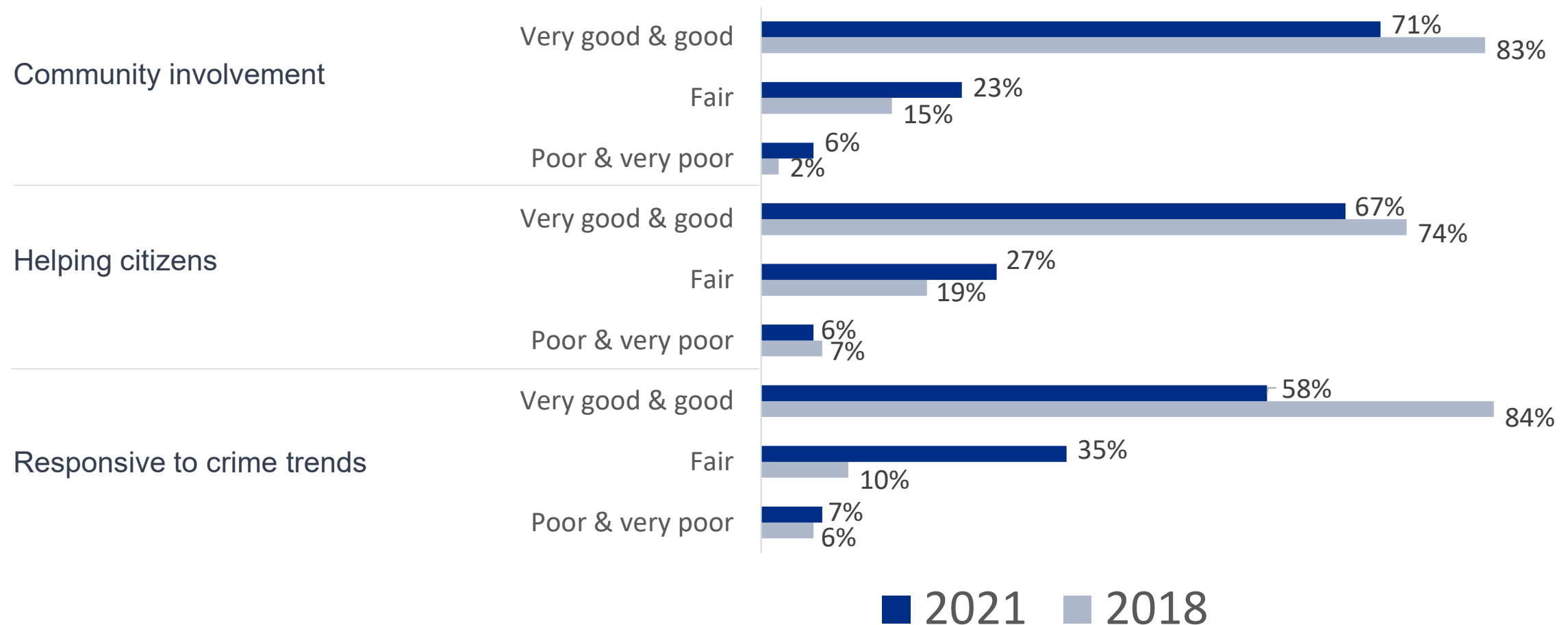


■ 2021 ■ 2018

Perceptions of Safety and Ratings of RCPD

Part 3 of 4

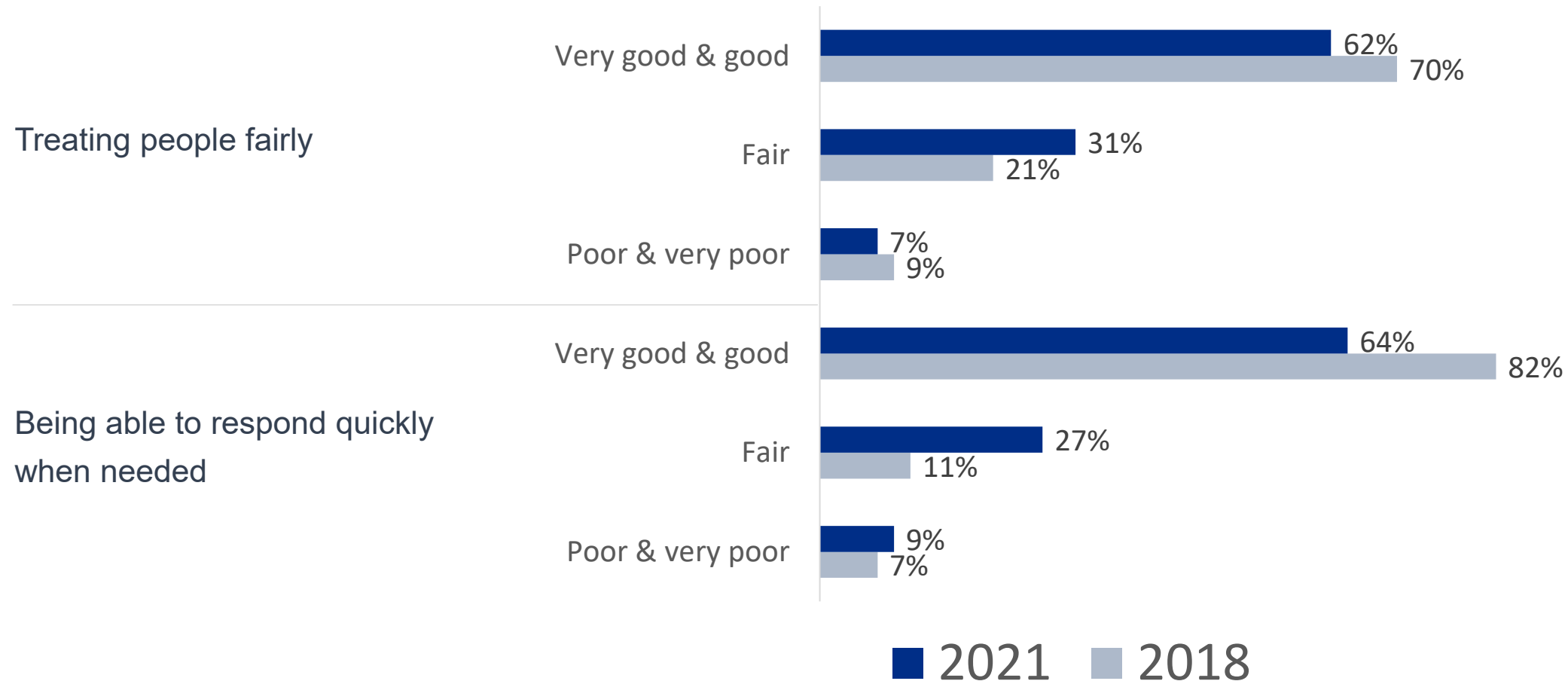
How would you rate the Rancho Cordova Police Department on each of the following?



Perceptions of Safety and Ratings of RCPD

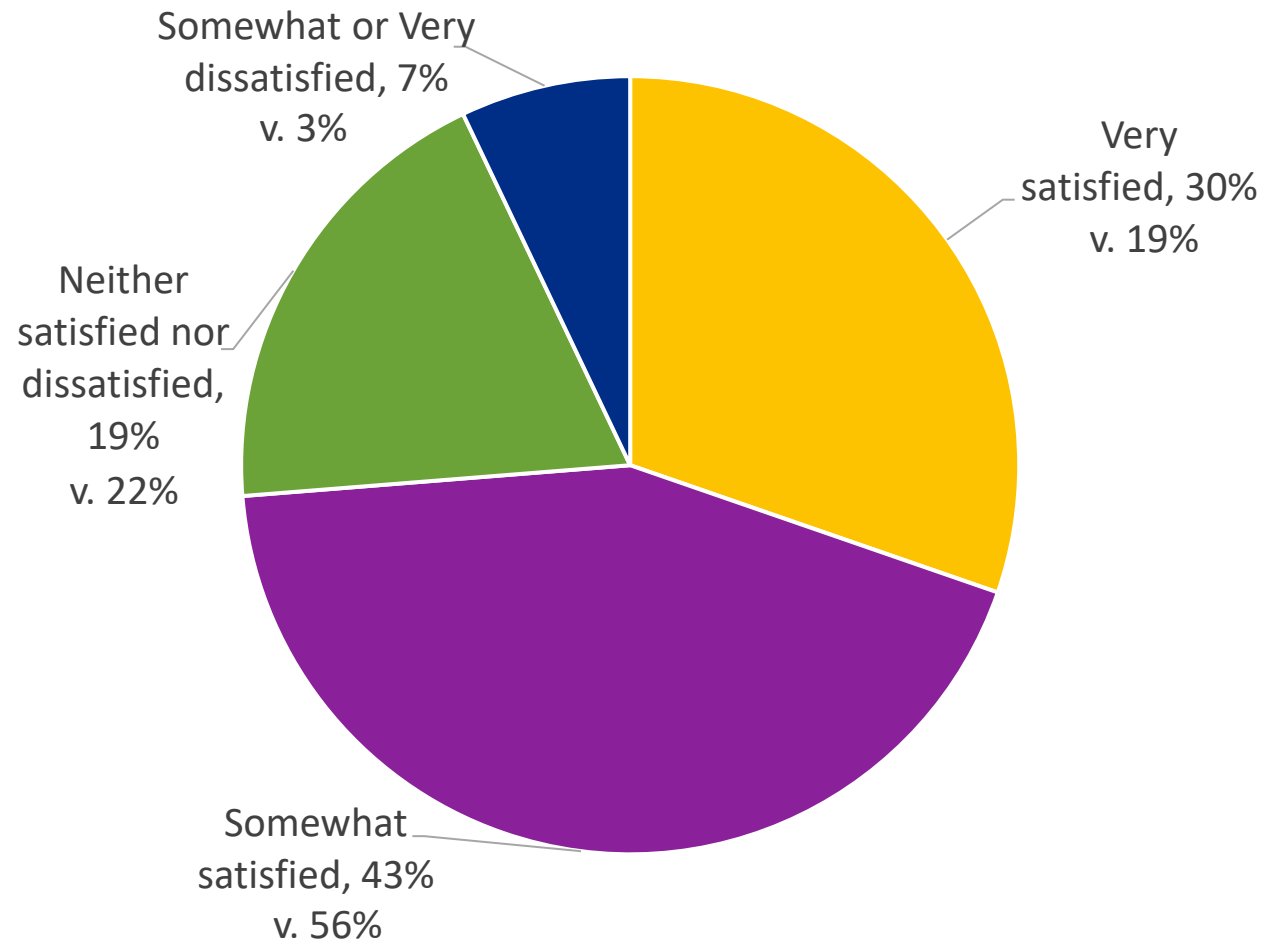
Part 4 of 4

How would you rate the Rancho Cordova Police Department on each of the following?



City Responsiveness to Resident Concerns

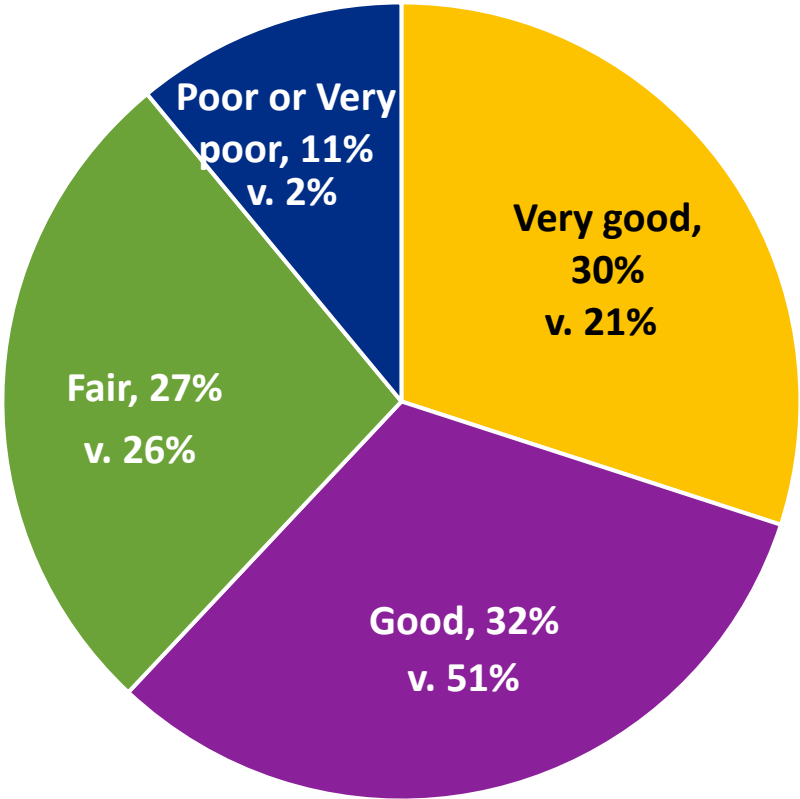
How satisfied are you that the City tries to be responsive to the well-being and concerns of its residents?



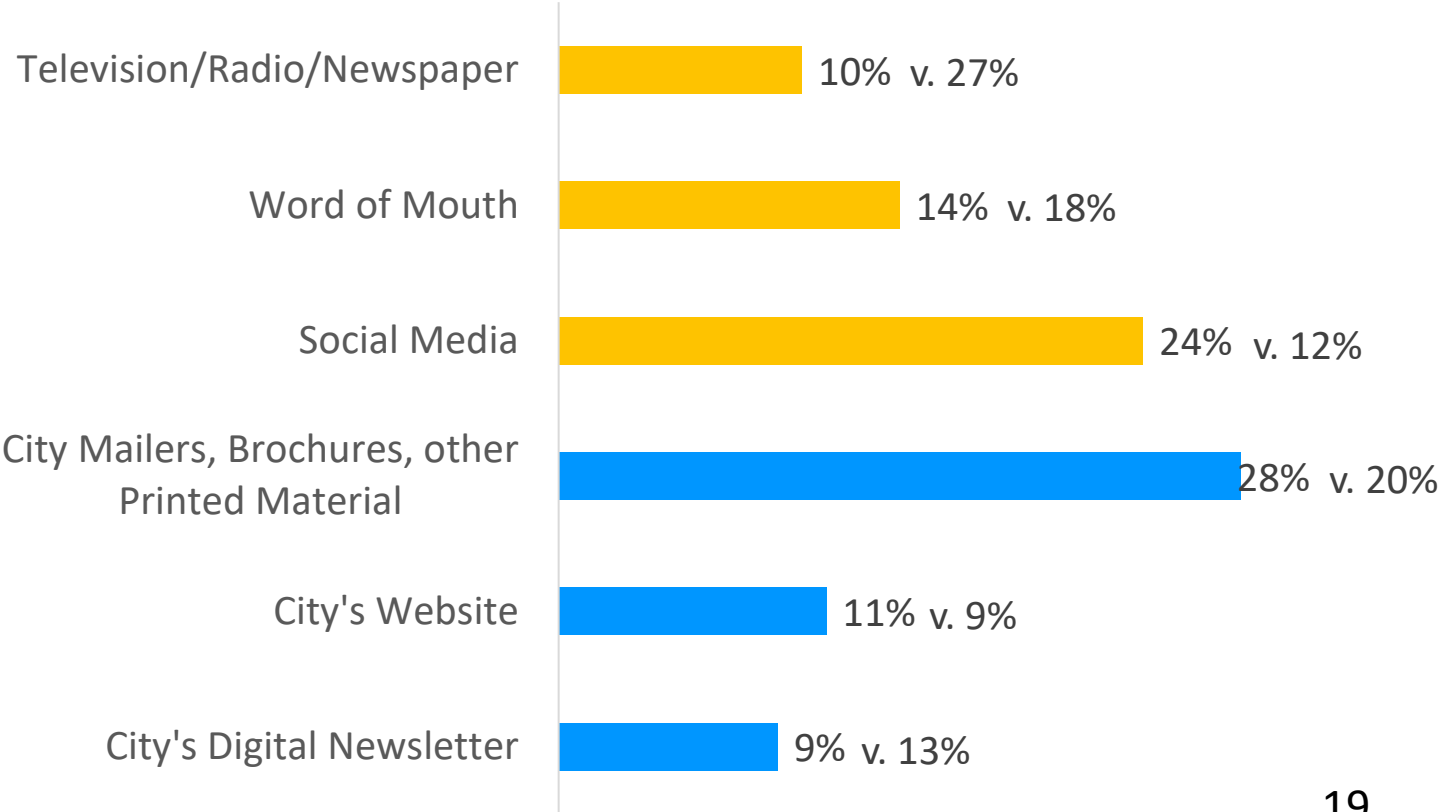
73% of Rancho Cordova residents are Very satisfied or Somewhat satisfied that the City is responsive to resident well-being and concerns

Information Dissemination

How well does the City inform residents about programs and services?



What is your main source of information about what Rancho Cordova is doing in your community?



City sources comprised 48% in 2021 vs. 42% in 2018

Summary and Conclusions

Overall, this survey indicates a **high level of satisfaction with living in Rancho Cordova and the services residents receive from the City.**

Generally:

- Quality of life perceptions have remained high
- The image of Rancho Cordova has improved
- City services ratings have remained strong
- Safety perceptions remained positive, despite the COVID-19 pandemic
- A larger number of residents receive information from City materials and media

Area indicated for additional work or exploration

- Addressing homeless population issues

MEMORANDUM



ITEM 12.2.

DATE: August 16, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager
Russell Ducharme, Neighborhood Services Manager
Joe Cuffe, Building Official

SUBJECT: Manufactured Home Parks Local Control Discussion

RECOMMENDATION

Receive presentation, provide feedback and discussion.

RESULT OF RECOMMENDED ACTION

Staff will present information regarding assuming responsibility of code enforcement, data on local space rent increases, and information about various space rent control policies in California. Staff is not making any specific recommendations but request City Council feedback and discussion for next steps.

BACKGROUND

On February 1, 2021 Council requested staff look into various considerations of assuming responsibility for code enforcement in manufactured home parks, space rent control policies in other cities and the effectiveness of those policies.

There are eight (8) manufactured home parks in the City of Rancho Cordova comprising 1,345 spaces. One park, Mobil Country Club, is restricted to people ages 55 and above.

CURRENT PARK CONDITIONS

Staff spoke with 21 residents, two property managers and owners, comprising five of the eight parks in the City, to get a better sense of the local space rent and park conditions. A summary of the key points from these conversations is below.

Space rent costs are increasing in all parks, with costs ranging from about \$600/month to over \$1,000/month (often that price includes utilities). Annual increases range from about 3% to over 5% per year. For context, but more of an apples to oranges comparison since mobile home investments are captive to continuing occupancy or an "in-place" sale of a mobile home, apartment median gross rents between 2017-2019 in Rancho Cordova increased 7.3% per year from \$1,074 to \$1,212 (ACS 5-year estimates).

Some parks are raising space rents faster than others, Mobil Country Club and Colonial Estates appear to have the highest annual increases. Residents on fixed incomes are the most sensitive to increases. Mobil Country Club is a large senior park, with a higher percentage of residents on fixed incomes experiencing faster space rent increases.

Utility costs (water, gas, sewer, trash) were not mentioned by residents as being issues.

Quality of park management varies across parks, some residents felt lucky to be in a decent park, others had consistent complaints. Concerningly a number of residents mentioned having anxiety about raising questions or issues with park management. Mobil Country Club had more resident complaints than the other parks for other management issues, such as maintenance of, and access to, community spaces, tree trimming, and uneven enforcement of park rules.

From these conversations with park managers and residents, it does not appear that major infrastructure upgrades or park improvements are the causes of these price increases – in other words the price increases appear to be due to normal management cost inflation in most parks and increasing profits in the parks where space rents are increasing more rapidly.

CODE ENFORCEMENT, BUILDING AND SAFETY

For enforcement of codes and standards, there are a few issues of importance that will require some consideration. These issues concern how the City would assume responsibility of development and enforcement of building codes, and housing standards, what programs would be needed to be provided, and where jurisdictional authority lies.

“Taking over jurisdiction” of a mobilehome park from the California Department of Housing and Community Development (HCD) is really taking over responsibility of enforcement of applicable sections of Health and Safety Code Division 13 (Housing), and Title 25 of the California Code of Regulations that apply to mobilehome parks and “Special Occupancy Parks”. In all cases HCD remains the “Authority Having Jurisdiction”, HCD only transfers the responsibility to enforce codes and standards to the local jurisdiction. Depending on how that transfer of responsibility is decided, HCD could still be involved in the permit and review process.

Title 25, Chapter 2, Article 1, Subsection 1004 – Local Enforcement

The process for the City to assume the responsibility to enforce codes and standards for mobilehome parks is complicated, and lengthy. The City must first enact an ordinance stating the intention to assume responsibility for enforcement of codes and standards in mobilehome parks, with statements about which agencies will be enforcing the provisions of Title 25, along with adoption of the fee schedules in Part 2.1 and 2.3 in Chapters 2 and 2.2 and other statements as prescribed in Chapter 2, Article 1, subsection 1004.

The City will submit that ordinance, and a request in a written notice, to HCD. HCD then determines the local agency’s knowledge and ability to apply Title 25 and the Health and Safety Code. If HCD determines the local agency can perform the duties, the new enforcement agency notifies all the mobilehome parks in writing of the change in enforcement.

Once the local jurisdiction assumes responsibility, it must follow the enforcement guidelines in Title 25 of the California Code of Regulations (“Housing and Community Development”), just as HCD would. These codes and standards are different than the “Building Codes” that apply to all

other types of construction. Any changes to the local agency, including staffing changes, address changes, or even renewed park operating permits, must be remitted to HCD within 30 days or the change.

Title 25 has its own construction and code enforcement standards, which would necessitate new training for both Neighborhood Services and Building & Safety, along with new certifications, and more interaction with HCD. This could potentially lead to the need to increase staffing for both divisions to allow for more expertise in the mobilehome inspection and enforcement processes, along with the space and equipment for the new duties.

SPACE RENT CONTROL ORDINANCES

Staff spoke with five jurisdictions who have enacted different versions of space rent control to understand the flexibility, overhead cost to the jurisdictions, enforcement and outcomes for creating an efficient and easily enforceable ordinance. Overall, in the State of California there are 83 cities and 9 counties known to have some form of manufactured park space rent stabilization ordinance. Stabilized space rent increases in these jurisdictions range from a low of 50% of CPI up to a maximum of 8% per year.

If the Council is interested in pursuing a space rent control ordinance it does appear to be possible and legal. An example lower-cost ordinance would apply to all units, tie increases to some flat rate percent of the Consumer Price Index (CPI), spell out clearly what happens in various circumstances (e.g. how frequently rent can increase, what happens in change of ownership, when infrastructure improvements warrant space rent increases), and not require an annual fee to participate. An ordinance requiring 0.1 full-time equivalent employee (FTE) or less to manage a program may be feasible over the long-term. More questions and issues should be expected during the first year or two of any program.

None of the jurisdictions with existing space rent control ordinances contacted through this process mentioned having any additional issues with increases in deferred maintenance of parks.

Ordinance Flexibility

Space rent stabilization ordinances have a wide range of flexibility from simple to very complex. Simple ordinances limit space rent increases to a set percentage of CPI and apply to all units within a jurisdiction. Some ordinances add complexity by exempting certain parks, units, lengths of leases, or leases with specific wording, requiring homeowners to pay an annual fee to be covered by the ordinance, allowing additional space rent cost increases in specific cases (e.g. for major park infrastructure improvements), or allowing a rent decrease if services or amenities are reduced. A good ordinance also clarifies how rent may change when units are sold, transferred to family members, replaced, after an eviction, and in other cases.

Overhead cost

Cost to enforce an ordinance depends on the complexity of the ordinance and the number of units in the jurisdiction. Staff requirements can be as simple as sending an annual letter to all parks and park residents, to ordinances requiring an annual participation fee, which requires more staff time to administer. Complex situations needing legal intervention may arise, but the better the ordinance does at spelling out clearly what happens in such situations, or limiting the number of such situations, the lower such costs will be. Resistant parks or very organized residents may add costs by challenging aspects of the ordinance, so again clarity of the ordinance is an important consideration. None of the jurisdictions contacted had staff dedicated 100% to the space rent control programs. Staffing in these jurisdictions ranged from less than 0.1 FTE up to 0.5 FTE.

Enforcement

Enforcement is typically by complaint. More calls with questions or complaints should be expected in the first couple years of a new ordinance. After that, parks and residents become accustomed to the routine and there are fewer issues. Enforcement can be more complicated based on a jurisdiction's size, geography, number of units, and park owner resistance.

Outcomes

Some unintended outcomes mentioned were parks avoiding applicability through exemption options spelled out in individual ordinances or parks dramatically increasing utility fees. These issues can be mitigated through the ordinance language. None of the jurisdictions contacted mentioned having any additional issues with increases in deferred maintenance of parks. One manufactured home park owner in Rancho Cordova contacted did mention a notable increase in home values for parks in jurisdictions with space rent stabilization ordinances.

FISCAL IMPACT

There is no fiscal impact for this discussion. Some policies being considered may have significant fiscal impact in additional staff time to administer new local programs. These costs will be further delineated at a future time depending on Council direction to continue researching such programs.

ATTACHMENT(S)

1. Presentation

Manufactured Home Parks Local Control Policy Discussion

August 16, 2021



Goals for this Presentation

1. Staff will present three topics:
 - a) Information on the existing space rent and manufactured home park conditions in the City
 - b) Information and recommendation on assuming code enforcement and building code responsibility
 - c) Information and assessment of space rent control policies
2. Receive public comment and Council direction on next steps

Discussion Background

On February 1, 2021 Council received information regarding:

- The City's ability to assume code enforcement and building code responsibility
- The City's ability to enact space rent control policies

The City Council requested the following information for a continued discussion:

- The existing space rent levels in the City's parks and other local information
- The experience of other jurisdictions who have taken over code enforcement responsibilities
- The cost and effectiveness of other space rent control policies

Existing Space Rent and Park Conditions

- Rancho Cordova has 8 parks, 1,345 units
- One park is age restricted to 55+, Mobil Country Club
- Space rents range from \$600s per month – over \$1,000 per month
- Annual increases range from 3% - over 5%
- Mobil Country Club and Colonial Estates appear to be increasing the fastest
- Residents on fixed-incomes are the most sensitive to annual increases
- Utility costs were not mentioned as being issues
- Quality of park management varies across parks
- Many residents mentioned concerns about raising issues with park management
- Park amenities vary in number, quality, maintenance, and access

For context (though not a good comparison due to the captive nature of mobile home investments) apartment rents in Rancho Cordova have increased 7.3% annually between 2017-2019

Code Enforcement and Building & Safety

For enforcement of codes and standards, there are a few issues that will require some consideration:

- Responsibilities
- Process
- Staffing considerations

City responsibilities would include:

- All permanent structures
 - Including homes, clubhouses, pools, garages, sheds, and similar structures
- Enforcement for any “Special Occupancy Parks”
 - (e.g. recreational vehicle parks, temporary recreational vehicle parks, and any permanent structures included)
- Administration of annual park operating permits, and the logistics involved with this function, including fee collection

Code Enforcement and Building & Safety

The process for assuming responsibility:

1. Adopt a local ordinance, submit to HCD
 2. HCD will review City's ability to assume responsibility
 3. Once approved the transfer occurs within 30-90 days
 4. The City would then enforce the standards in Title 25 and the California Health and Safety Code pertaining to Mobilehome Parks.
 - Local amendments to Title 25 can be made but cannot make the standards less restrictive than the state codes.
- The City may decide to return responsibility for enforcement to HCD, or HCD may take back responsibility if City is not providing sufficient service
 - City would give all unused fees collected back to HCD

Code Enforcement and Building & Safety

Staffing considerations:

- Specialized training for code enforcement and building division staff
 - Issues specific to the review and application of codes for mobilehomes, mobilehome parks, and the laws and standards for enforcement in these unique situations
 - Accelerated learning curve to be expected
- Additional staff or consultant may be needed to maintain existing service levels

Space Rent Control Policies

- 83 Cities and 9 Counties in California have space rent control of some form
- Annual increases in these jurisdictions range from 50% of Consumer Price Index to a max of 8%
- Many are tied to a percentage of CPI (50%, 75%, 100%), or are set by a Board or Commission
- Ordinance language can be flexible or specific
- Simple – automatic increases, clearly defined examples, simple noticing
- Complex – fees to participate, multiple exemptions, complex eligibility requirements, unclear situations requiring legal counsel interpretation
- Jurisdiction's contacted had overhead ranging from less than 10% to more than 50% of a full-time employee
- Costs increases based on number of units, noticing requirements, legal assistance needed
- First couple years of a new ordinance always have higher costs

Space Rent Control Policies

- Rent control enforcement is typically complaint based
- More enforcement required during the first couple years of a new ordinance

Typical Outcomes

- Space rent does stabilize
- Some costs shift to increasing utility fees
- Some ordinances offer large exemptions, limiting applicability
- No jurisdictions contacted indicated increased deferred maintenance
- Home values in rent-controlled parks may increase

Possible Next Steps

Staff recommends not assuming code enforcement responsibility at this time

- Continue to communicate with HCD regarding code enforcement issues and collaborate when possible

Staff does not have a specific recommendation on space rent control, possible next steps include:

- Continue to monitor rent increases and fair housing complaints, provide updates to Council
- Convene park resident and management meetings to discuss potential policy options, return to Council with a recommendation

THANK YOU

COMMENTS AND QUESTIONS?

