CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, December 19, 2022

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/86882927789?pwd=cjhYTU83TWpQbVFRWkplVm9LNXhkdz09

Join the Meeting via the Zoom Phone Number
Zoom Phone Number: +1 669 900 6833, +1 253 205 0468, or +1 507 473 4847
Webinar ID: 868 8292 7789
Password: 578969

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 written comments to CityClerk@cityofranchocordova.org no later than 3:00 p.m. on Monday, December 19, 2022. Written comments received no later than 3:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Council.

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 before Monday, December 19, 2022, at 3:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

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

Dan DeShong with River City Christian will give the invocation.

5. CERTIFICATION OF THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION

5.1. **Subject:** A Resolution Certifying the Results of the November 8, 2022 General Municipal Election with Regard to Two Members of the City Council.
Recommendation: Adopt the Resolution certifying the results of the November 8, 2022 General Municipal Election with regard to two members of the City Council.

6. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

6.1. Swearing-in and Seating of Council Members.

7. SELECTION OF MAYOR AND VICE MAYOR

7.1. **Subject:** Selection of 2023 Mayor and Vice Mayor
Recommendation: Council selection of the 2023 Mayor and Vice Mayor.

8. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

8.1. Swearing in of Vice Mayor.

8.2. Swearing in of Mayor.

8.3. Presentation to Outgoing Mayor Terry.

9. CELEBRATORY BREAK

10. PRESENTATIONS

10.1. Presentation of Proclamation by the City of Rancho Cordova in Recognition of City Manager Cyrus Abhar on the Occasion of His Retirement.

11. 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.

12. COUNCIL REPORTS

13. CITY MANAGER'S REPORT

14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

14.1. **Subject:** Meeting Minutes from the Special Meeting of December 5, 2022, the Regular City Council Meeting of December 5, 2022 and the Special Meeting of December 13, 2022.
Recommendation: Adopt the Minutes.

14.2. **Subject:** A Resolution Approving the City of Rancho Cordova Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982.
Recommendation: Adopt the Resolution.

14.3. **Subject:** A Resolution Making Certain Findings and Determinations Related to, and Accepting, the FY 2021-22 Development Impact Fee Report for AB1600 Development Fees.
Recommendation: Adopt the Resolution.

14.4. **Subject:** Treasurer’s Report - September 30, 2022.
Recommendation: This report is informational only. It is recommended that the City Council receive and file the September 30, 2022 Treasurer’s Report.

14.5. **Subject:** A Resolution Authorizing Application and Receipt of California Department of Housing and Community Development REAP 2.0 Higher Impact Transformative (HIT)

Allocation Funding.
Recommendation: Adopt the Resolution.

14.6. **Subject:** A Resolution Authorizing the Sale of City-Owned Property at 4381 Anatolia Dr, Rancho Cordova, and Authorizing Execution of a Purchase and Sale Agreement and Joint Escrow Instructions.
Recommendation: Adopt the Resolution.

14.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 172-2019-1 for On-Call Professional Services with Salaber Associates, Inc. to Extend the Contract Term from December 31, 2022, to June 30, 2025 which Results in Increasing the Contract Amount from $1,500,000 to an Amount not to Exceed $2,850,000.
Recommendation: Adopt the Resolution.

14.8. **Subject:** A Resolution Approving the Budget for the Workforce Recovery Programs and Authorizing the City Manager to Execute Contracts with the Workforce Programs Providers as Outlined.
Recommendation: Adopt the Resolution

15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

15.1. **Subject:** Trevor Gilmartin Tentative Subdivision Map and Phasing Plan, Specific Plan Amendment, and Affordable Housing Plan Agreement Amendment - Project NO. PLND-0322-0032.
Recommendation: Determine the project Exempt per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; Waive the first reading and introduce the Ordinance for the Specific Plan Amendments to the Suncreek Specific Plan, and adopt the Resolution approving the Trevor Gilmartin Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan, and the Amendment to the Affordable Housing Plan Agreement.

15.2. **Subject:** The Ranch Four Seasons Special Planning Area Amendment and Major Design Review - Project No. PLND-0722-0045.
Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15182, “Residential Projects Pursuant to a Specific Plan”, waive first reading and introduce the Ordinance for the Ranch Four Seasons Special Planning Area Handbook Amendment and adopt the Resolution for the Major Design Review.

16. PUBLIC HEARING ITEMS

None.

17. REGULAR CALENDAR ITEMS

17.1. **Subject:** Public Works In Action - Clean, Green, and Safe.
Recommendation: Receive update from the Public Works Department.

17.2. **Subject:** A Resolution Authorizing the Acquisition of Property at 2300 Mine Shaft Lane, Rancho Cordova, and Authorizing the Execution of a Real Estate Purchase and Sale Agreement, Certificate of Acceptance and Recordation of a Grant Deed and Presentation from

Cordova Community Council on Potential Improvements to Mine Shaft Building.
Recommendation: Receive the presentation on the Mine Shaft Building and provide direction.

17.3. **Subject:** A Resolution Authorizing the City Manager to Execute the Second Amendment to the Second Restated Grant Agreement between the City of Rancho Cordova and the Cordova Community Council Foundation and Presentation by Cordova Community Council of Proposed Events and Activities to Celebrate the City of Rancho Cordova's 20th Anniversary in 2023.
Recommendation: Receive the presentation and adopt the Resolution.

17.4. **Subject:** A Resolution Updating the City Salary Range Table and Approving an Employment Agreement Between the City and Micah Runner for Service as City Manager and Setting the Terms of Employment, Including Salary and Benefits.
Recommendation: Adopt the Resolution approving a resolution updating the City Salary Range Table and approving an employment agreement between the City and Micah Runner for service as City Manager and setting the terms of employment, including salary and benefits.

17.5. **Subject:** A Resolution Approving the 2023 Rancho Cordova City Council Meeting Schedule.
Recommendation: Adopt the Resolution.

18. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

19. 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 p.m. will be continued to the next day at 5:30 p.m. or scheduled on the next regular meeting agenda of the Council.

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

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

TENTATIVE UPCOMING MEETINGS

January 3, 2023	4:00 PM Special Meeting/Regular Meeting
January 17, 2023	5:30 PM Regular Meeting

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 December 19, 2022 Regular Meeting of the Rancho Cordova City Council was posted and available for review on December 15, 2022 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed December 15, 2022 at Rancho Cordova, California.

Stacy Leitner

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 5.1.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: **A RESOLUTION CERTIFYING THE RESULTS OF THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION WITH REGARD TO TWO MEMBERS OF THE CITY COUNCIL**

RECOMMENDATION

Adopt the Resolution certifying the results of the November 8, 2022 General Municipal Election with regard to two members of the City Council.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would result in the City's compliance with the California Elections Code Sections 10262, 10263, and 10264 which, in part, state that the governing body shall declare the results of each election under its jurisdiction.

BACKGROUND

The City Council, as the governing body of the City, declares the results of the election for each City Council office voted on at a municipal election. As a result of the election, the following Council Members have been elected to the City Council for full, four-year terms:

Linda Budge
Garrett Gatewood

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact.

ATTACHMENT(S)

1. Resolution for Election Certification
2. Exhibit A to the Resolution - Certification of Elections

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022 AND DECLARING THE RESULTS

WHEREAS, a General Municipal Election was held and conducted in the City of Rancho Cordova, California, on Tuesday, November 8, 2022, as required by law; and

WHEREAS, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects, the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in the time, form, and manner required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

WHEREAS, pursuant to the following City of Rancho Cordova Resolutions:

a. Resolution No. 115-2022 called for the General Municipal Election on November 8, 2022, adopted June 20, 2022;

WHEREAS, the Sacramento County Voter Registration and Elections Department canvassed the returns of the election and has certified the results to this City Council, and the results are received, attached, and made a part hereof as Exhibit A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

1. That the names of persons voted for at the election for Member of the City Council are as follows: Linda Budge, Garrett Gatewood, and Sheikh Zulkader.

2. That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates are listed in Exhibit A attached.

3. The City Council does declare and determine that:

- Linda Budge was elected as a Member of the City Council for the full term of four years; and
- Garrett Gatewood was elected as a Member of the City Council for the full term of four years.

That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Donald Terry, Mayor

Stacy Leitner, CMC
City Clerk

COUNTY OF SACRAMENTO
VOTER REGISTRATION AND ELECTIONS
CERTIFICATE OF FACTS

STATE OF CALIFORNIA
County of Sacramento } ss.

I, HANG NGUYEN, Interim Registrar of Voters of the County of Sacramento, State of California, do hereby certify that the names of the candidates shown below were submitted to the known qualified electors in Sacramento County in the:

City of Rancho Cordova, City Council

for the purpose of electing:

Two (2) Councilmembers

at the **November 8, 2022 General Election**.

The results of the Official Canvass conducted by this office are as follows:

Name	Total Votes Cast
*Linda Budge	13,697
*Garrett S. Gatewood	12,357
Sheikh Zulkader	3,349

I further certify that the conduct of the election and canvass of the ballots was, in every respect, in accordance with the election laws of the State of California.

IN WITNESS WHEREOF I have set my hand and affixed my official seal on this **7th day of December, 2022**, in accordance with the laws of the State of California.

HANG NGUYEN
INTERIM REGISTRAR OF VOTERS
County of Sacramento
State of California

*Elected

MEMORANDUM

ITEM 7.1.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk

SUBJECT: **SELECTION OF 2023 MAYOR AND VICE MAYOR**

RECOMMENDATION

Council selection of the 2023 Mayor and Vice Mayor.

RESULT OF RECOMMENDED ACTION

City Council Leadership officers for 2023 are appointed, per City Council Resolution No. 5-2004.

BACKGROUND

On January 5, 2004, the City Council adopted Resolution No. 5-2004 establishing the Council policy that one of its members would be selected as Mayor and one of its members selected as Mayor Pro Tempore at the first regular City Council meeting in December. Subsequently, Council adopted Resolution No. 185-2004 changing the Mayor Pro Tempore designation to Vice Mayor.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution No. 5-2004
2. Resolution No. 185-2004

CITY OF RANCHO CORDOVA

RESOLUTION NO. 5-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA SELECTING DATE ON WHICH THE CITY COUNCIL SHALL ANNUALLY SELECT A MAYOR AND MAYOR PRO TEMPORE

RECITALS

WHEREAS, Government Code §36801 provides that the City Council shall select one of its members as mayor and one of its members as mayor pro tempore.

NOW, THEREFORE, the City Council of the City of Rancho Cordova resolves that the City Council shall select one of its members as Mayor and one of its members as Mayor Pro Tempore at the first regular City Council meeting in December.

ADOPTED, THIS 5th day of January, 2004 by the following vote:

AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO. 185-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA , CALIFORNIA AMENDING RESOLUTION 31-2004 AND CHANGING THE DESIGNATION OF MAYOR PRO TEMPORE TO VICE MAYOR

WHEREAS, the City Council is desirous of changing the designation of "Mayor Pro Tempore" to "Vice Mayor."

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova does hereby determine and order that:

1. Section 4 and 5 of Resolution No. 31-2003 is amended to replace the "Mayor Pro Tempore" designation with "Vice Mayor" and that

2. That references to "Mayor Pro Tempore" in Resolution No. 5-2004 are hereby amended to be "Vice Mayor."

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Rancho Cordova, held on the 6th day of December, 2004, by the following vote:

AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

ABSENT: None

ABSTAIN: None

Linda Budge, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, December 5, 2022

12:15 PM – Special Meeting/Closed Session
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the David B. Roberts Council Chambers at 12:29 p.m.

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

Council Members Absent: None

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

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1. **Subject:** Appointment of Labor Negotiators.
Recommendation: Appoint Brenda Roach, Human Resources Manager and Adam Lindgren, City Attorney as Labor Negotiators for City Manager negotiations.

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

ACTION: Motion to approve item 3.1. by Sander second by Budge;
Motion passed with a 5:0 vote.

4. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 12:30 p.m.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 12:30 p.m.

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

Council Members Absent: None

Staff Members Present: Adam Lindgren

6. CLOSED SESSION

Council met in closed session to discuss the following item:

6.1. PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code Section 54957.

7. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and no reportable action was taken in closed session.

8. ADJOURNMENT

Mayor Terry adjourned the meeting at 1:58 p.m.

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, December 5, 2022

4:00 PM Special Meeting/Closed Session
5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Special meeting to order in the David B. Roberts Council Chambers at 4:02 p.m.

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

Council Members Absent: None

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

2. PUBLIC COMMENT

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

3. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 4:03 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 4:03 p.m.

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

Council Members Absent: None

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

5. CLOSED SESSION

Council met in closed session to discuss the following item:

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

6. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and no reportable action was taken in closed session.

7. ADJOURN TO REGULAR MEETING

Mayor Terry adjourned closed session to the regular meeting at 5:39 p.m.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Regular meeting to order in the David B. Roberts Council Chambers at 5:39 p.m.

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

Council Members Absent: None

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

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

10. PLEDGE OF ALLEGIANCE

Derald Langwell led the pledge.

11. INVOCATION

Council Member Garrett Gatewood gave the invocation.

12. CERTIFICATION OF THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION

12.1. **Subject:** A Resolution Certifying the Results of the November 8, 2022 General Municipal Election with Regard to Two Members of the City Council.

ACTION: Motion to continue items 12 through 15 to December 19, 2022 by Budge second by Sander;
Motion passed with a 5:0 vote.

13. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

13.1. **Subject:** Swearing-in and Seating of Council Members.

14. SELECTION OF MAYOR AND VICE MAYOR

14.1. **Subject:** Selection of 2023 Mayor and Vice Mayor.
Recommendation: Council selection of the 2023 Mayor and Vice Mayor.

15. BREAK

16. PRESENTATIONS

None.

17. PUBLIC COMMENT

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

1. James Garcia
2. Helen Whelan-Bashaw
3. Fayzah Mughal

Mayor Terry closed the public comment period.

18. COUNCIL REPORTS

Council reported on events since the last meeting.

19. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

20. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 20.1 through 20.5 by Sander second by Budge; Motion passed with a 5:0 vote.

20.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of November 21, 2022 and the Special Meeting of November 29, 2022.
Recommendation: Adopt the Minutes.

20.2. **Subject:** Second Reading of an Ordinance Amending Chapter 16.82 Relating to Certain Specific Development Impact Fees within the Suncreek Specific Plan Area.
Recommendation: Waive the second reading and adopt the Ordinance.

20.3. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from December 5, 2022 through January 4, 2023.
Recommendation: Adopt the Resolution.

20.4. **Subject:** A Resolution Accepting a Grant from the State of California Department of Alcoholic Beverage Control (ABC) in the Amount of $40,000 and Authorizing the City Manager or his Designee to Execute a Grant Agreement.
Recommendation: Adopt the Resolution.

20.5. **Subject:** A Resolution Approving the Final Map of Sundance, Subdivision No. FM-2018-006-01, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-244 with Sunridge Villas Property LLC.
Recommendation: Adopt the Resolution.

21. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 21.1 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

21.1. **Subject:** The Residences at Capital Center - Major Design Review - Project No. PLND-1221-0024 - Located at the Northeast Corner of International Boulevard and Kilgore Road: APN: 072-0680-065 & 072-0680-068, 072-0260-051, 072-0260-053, 072-0260-054 & 072-0260-056.
Recommendation: That Council find the initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project to be adequate; and adopt the Resolution for a Major Design Review for The Residences at Capital Center project.

22. PUBLIC HEARING ITEMS

22.1. **Subject:** Logisticenter at Rancho Cordova Major Design Review - Project No. PLND-1021-0015.
Recommendation: There is no staff recommendation at this time. Staff is providing a response to public comment received as well as Council's concerns that were raised at the July 18th Council meeting and will be looking for any additional direction from Council for this project. The requested Major Design Review is within the Villages of Zinfandel Special Planning Area (VOZSPA) and therefore applicable design standards listed within the VOZSPA would be utilized to determine approval or denial of the project. This meeting is intended to discuss the project in detail regarding these standards and provide direction to Staff to return to Council with a final resolution based upon that discussion, at a later date. As a result of the holiday City Council schedule, the public hearing will be continued to the January 17, 2023 City Council meeting. At that time, staff may bring back draft documents for possible final action based upon Council's direction.

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

1. Paul Carroll
2. Renee Webber
3. Greg Muilenburg
4. James Garcia
5. Kate Carroll
6. Troy Fennel
7. Valeria Knippschild

8.Eric Winegar
9. Dilip Nayak
10.Mark Berry
11. Brenda Gustin
12. Helen Whelan-Bashaw
13. Barbara Kropacek
14. Jennifer Garcia
15. Sara Malone
16. Fayzah Mughal
17. Marilyn Metzger
18. Sara Malone
19. Dawn Davison
20. Greg Muilenburg
21. Eric Winegar
22. Kate Carroll
23. Valerie Knippschild
24. James Garcia
25. Marilyn Metzger
26. Paul Carroll
27. Sharon Muilenburg
28. Max Corrales
29. Eileen Sedilko
30. Brenda Gustin

Mayor Terry closed the public comment period.

RECESS 7:31 p.m. - 7:47 p.m.

ACTION: Input was received regarding the Logisticenter at Rancho Cordova Major Design Review - Project No. PLND-1021-0015.

23. REGULAR CALENDAR ITEMS

None.

24. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Update on Coloma Road

25. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 8:53 p.m.

26. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order at 8:53 p.m.

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

Council Members Absent: None

Staff Members Present: Adam Lindgren

27. CLOSED SESSION

Council met in closed session to discuss the following item:

27.1. CONFERENCE WITH LABOR NEGOTIATORS: Pursuant to Government Code Section 54957.6. Agency Designated Representatives: Human Resources Manager Brenda Roach and City Attorney Adam U. Lindgren; Unrepresented Employee: City Manager.

28. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and no reportable action was taken in closed session.

29. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Tim Fairall at 9:16 p.m.

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Tuesday, December 13, 2022

5:30 PM –Special Meeting/Work Session
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called special meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Council Members Present: Linda Budge(joined at 5:33 p.m.), Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry

Council Members Absent: None

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

2. PUBLIC COMMENT

Mayor Terry stated that public comment would take place at the time the item on the agenda was discussed.

3. SPECIAL MEETING

3.1. **Subject:** Discussion and Potential Direction on Westborough Specific Plan.
Recommendation: No formal recommendation is being made at this time. Staff is requesting that the Council provide feedback and/or direction on the proposed land use map, proposed acreage for each land use category and various key infrastructure components. If requested, direct staff to bring back any changes to the proposed land

use map or infrastructure components for further discussion at a later date.

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

1.William Chao

Mayor Terry closed the public comment period.

ACTION: Input was received regarding Discussion and Potential Direction on Westborough Specific Plan.

4. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:03 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 14.2.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Kim Juran, Administrative Services Director
Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION APPROVING THE CITY OF RANCHO CORDOVA GOALS AND POLICIES CONCERNING USE OF MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will put the revised goals and policies into effect.

BACKGROUND

The Mello-Roos Community Facilities Act of 1982 allows for the creation of Community Facilities Districts (CFD's) to finance certain public capital facilities and services. As a prerequisite to forming CFD's pursuant to the Mello-Roos Act, each jurisdiction must first consider and adopt local goals and policies concerning their use. The City first adopted its Goals and Policies Concerning the Use of Mello-Roos Community Facilities Act of 1982 on July 1, 2003. The revised Goals and Policies attached to this staff report reflect additional policies and guidelines to provide greater clarity on CFD formation and bond issuance(s) within the City of Rancho Cordova. These revised goals and policies will be applicable to all CFD formations and bond issuances for the funding or construction of City-owned facilities and infrastructure, regardless of the forming entity.

The purpose of the CFD Goals and Policies is to provide the City staff, the residents of the City, and the owners and developers of property located within the City with guidance in the application for, and consideration of, the establishment of CFD's for the purpose of financing or assisting in financing the acquisition or construction of public infrastructure or the provision of authorized public services to benefit and serve either existing or new development or a combination thereof. The underlying principles behind this policy are the protection of the public interest, assuring fairness in the application of special taxes to current and future property owners, assuring full disclosure of the existence of any special tax liens, ensuring the creditworthiness of any community facilities district special tax bonds, and assuring that applicants for all community facilities district proceedings other than City initiated pay all costs associated with the formation of any CFD.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact.

ATTACHMENT(S)

1. Resolution
2. CORC Mello-Roos Goals and Policies-Final

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ADOPTING THE CITY OF RANCHO CORDOVA GOALS AND POLICIES CONCERNING THE USE OF THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

WHEREAS, the City of Rancho Cordova (the "City") has duly considered the advisability and necessity of establishing community facilities districts within the City from time to time under and pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act") and to issue bonds as provided thereunder; and

WHEREAS, Section 53312.7 and 53345.8 of the California Government Code requires that the City consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") prior to the initiation of proceedings to establish a new community facilities district ("CFD") under the Act; and

WHEREAS, the City has previously adopted goals and policies pursuant to the Act on July 1, 2003; and

WHEREAS, it is necessary to update the goals and policies to provide greater clarity and guidelines pertaining to the formation of CFD's and issuance of bonds; and

WHEREAS, the City's guidelines are intended to be applicable to all CFD formations and bond issuances for the funding or construction of City-owned facilities and infrastructure, regardless of the forming entity.

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

Section 1. The City Council hereby finds and determines that the above recitals are true and correct.

Section 2. Pursuant to the Act, the City is hereby authorized to form community facilities district from time to time under the Act.

Section 3. Section 53312.7 and 53345.8 of the California Government Code requires that the City of Rancho Cordova (the "City") consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") prior to the initiation of proceedings to establish a new community facilities district ("CFD") under the Act.

Section 4. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

Goals and Policies
Concerning Use of
MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982

Section 53312.7 and 53345.8 of the California Government Code requires that the City of Rancho Cordova (the "City") consider and adopt local goals and policies concerning the use of the Mello-Roos Community Facilities Act of 1982 (the "Act") prior to the initiation of proceeding to establish a new community facilities district under the Act.

The purpose of these Goals and Policies is to satisfy the minimum requirements of the Act and to provide guidance and conditions for the conduct by the City of District proceedings and the issuance of bonds therefor. The policies are intended to be general in nature and the specific details will depend on the nature of each particular financing. These revised goals and policies will be applicable to all CFD formations and bond issuances for the funding or construction of City-owned facilities and infrastructure, regardless of the forming entity.

Community Facilities District laws are found in the Mello-Roos Community Facilities Act of 1982 in the California Government Code, beginning at Section 53311 (the "Mello-Roos Act"). These Goals and Policies are adopted by the City in compliance with Section 53312.7 of the Mello-Roos Act.

Definitions

Unless the context otherwise requires, the terms employed in the following policies shall have the meanings specified below:

- **"Ad Valorem Property Tax**" means any source of revenue derived from applying a property rate to the assessed value of property.
- **"Bonds"** means bonds authorized and issued under the Mello-Roos Act.
- **"City"** means the City of Rancho Cordova.
- **"District"** means a community facilities district formed under the Mello-Roos Act. The term "District" may also refer to a separate improvement area of the District.
- **"Lien"** means, in the case of public debt imposed on a parcel or parcels, the amount of debt attributable to a parcel or parcels, based on an apportionment of the debt to such parcel or parcels in relation to the probable debt service to be borne by such parcel or parcels.
- **"Mello-Roos Act"** means the Mello-Roos Community Facilities Act of 1982 (Mello-Roos Act) as amended.
- **"Public Facilities"** means improvements authorized to be constructed or acquired under the Mello-Roos Act, including, but not limited to, fees for capital facilities.

- **"Public Services"** means any service authorized by the Mello-Roos Act.
- **"Rate and Method of Apportionment (RMA)"** means the Rate and Method of Appointment of Special Taxes levied within the Improvement Area
- **"Special Tax" and "Special Taxes"** means a direct levy imposed under the Mello-Roos Act on real property owners within the District.

Goals and Policies

The City has developed the following Goals and Policies on financing facilities and/or services through the formation of Community Facilities Districts, including financing public facilities through the issuance of debt to be repaid from proceeds of Special Taxes levied within the Districts. It is the City's goal to support projects which address a public need and provide a public benefit. Proposed projects requesting Community Facilities District debt financing will be evaluated to determine if such financing is financially viable and in the best interest of the City and current and future City and project residents.

The City may consider District formation for funding Public Facilities and/or Public Services on its own initiative and also will consider developer or property owner-initiated applications requesting the formation of Community Facilities Districts and the issuance of bonds to finance eligible Public Facilities necessary to serve newly developing commercial, industrial and residential projects.

Generally, community serving public facilities will be eligible for this tax-exempt financing program. Facilities will be financed, and Districts formed, in accordance with the then current provisions of the Mello-Roos Act, or any other methodology legally available to the City to finance such improvements.

Priorities for Use of Act

Each time public facilities are to be built or accepted by the City, or a Community Facilities District is formed for the benefit of a development project, and if maintenance requirements will exceed normal City standards and/or if City services will need to be expanded to facilitate the project, the City will require the creation of a maintenance/services District or Home/Property Owners Association suitable to provide such needs. The City may also annex projects into existing maintenance/services Districts. The maintenance/services District may be established pursuant to the provisions of the Mello-Roos Act, or any other methodology legally available to the City to finance such maintenance. The purpose of the services/maintenance District is to fund the ongoing costs of neighborhood greens, public landscaping, police protection services and maintenance not funded by other sources and/or to pay for any unfunded ongoing City maintenance or service costs associated with a development project in the City, all in accordance with the Mello-Roos Act and the formation documents for each particular District.

Existing neighborhoods may petition the City for the use of financing to fund local or neighborhood serving Public Services and/or Public Facilities in accordance with the Mello-Roos Act.

The City shall make the determination as to whether a proposed District shall proceed under the

provisions of the Mello-Roos Act, or any other methodology legally available to the City to finance improvements, services or maintenance. The City may confer with consultants and the applicant to learn of any unique District requirements such as facilities or services serving the regional area or long-term development phasing prior to making any final determination.

All City and consultant costs incurred in the evaluation of new development, District applications, and the establishment of Districts will be paid by the applicant by advance deposit increments. The City shall not incur any non-reimbursable expense for processing Community Facilities Districts. Expenses not chargeable to the District shall be borne by the applicant.

In addition to forming and administering its own Districts, the City may also permit the formation of Community Facilities Districts on land in the City and on its behalf by joint powers authorities of which the City is a member, such as through the California Municipal Finance Authority's Bond Opportunities for Land Development (BOLD) program. All transactions must abide by these policies.

Eligible Facilities

Public Facilities eligible for District financing are those improvements which benefit properties within a proposed development, and/or will mitigate impacts of that development upon areas of the City outside the proposed development and/or are otherwise determined by the City to be authorized improvements for a District, and which will be owned, operated and maintained by the City or another public agency as approved by the City.

The City has final determination as to any facility's eligibility for financing as well as the prioritization of facilities to be included within a financing District.

Public Services eligible for District financing are those types of services and maintenance activities which benefit properties within a proposed development or area of the City subject to the Special Tax as determined by the City, subject to the limitations and other requirements specified in the Mello-Roos Act.

Value-to-Lien Ratio

The City may sell bonds for the District only if it determines that the value of the real property that would be subject to the special tax to pay debt service will be at least four (4) times the principal amount of the bonds to be sold, any parity bonds and the proportional principal amount of all other bonds outstanding that are secured by a special tax of an overlapping District or bonded special assessment on taxable property within the subject District. Such determination will be based upon the full cash value as shown on the ad valorem assessment roll or upon an appraisal of the subject property made in a manner consistent with policies of the City. Requirements of a higher value to lien ratio may be imposed by the City and will be determined by City staff with recommendations from bond counsel, municipal advisor, and the underwriter, with consideration of the facts pertaining to each particular project, including diversification of land ownership. Each project will be considered on its own merits.

In addition to the required overall value-to-lien ratio for each District, the City will require a minimum value-to-lien ratio of 2.5 to 1 on a parcel by parcel basis, provided that, in permitting

individual parcels to have a value-to-lien ratio less than 3 to 1, the City will conduct a balanced review of the City's Development Financing Considerations, as applied to the proposed transaction, as well as the number, sizes and values of such parcels, the significance of the parcels to the entire District, and letter of credit, surety bond, escrow, and other security arrangements offered by the developers or property owners regarding such parcels.

The City may allow exceptions to its value to lien ratio requirements in accordance with the Mello-Roos Act if it finds and determines that the proposed bonds do not present any unusual credit risk due to the availability of credit enhancements or for other reasons determined by the City.

The appraisal shall be coordinated by City CFO or designee, under the direction of and addressed to the City. All costs associated with the preparation of the appraisal report shall be paid by the applicant through the advance deposit mechanism. The appraisal shall be conducted in accordance with criteria, standards and assumptions established by the City, based upon the recommendations for each specific project received from the underwriter and municipal advisor designated by the City. In every case, the appraisal shall reflect recognized appraisal standards for land-secured bond financing. The City prefers that the appraisal be prepared in accordance with the recommendations of the California Debt and Investment Advisory Commission as contained in the Appraisal Standards for Land-Based Secured Financings, and deviations therefrom will only be considered upon recommendation from bond counsel, municipal advisor, the underwriter and/or the appraiser, with consideration of the facts pertaining to each particular project. The appraised land value should include the value attributable to the Public Facilities to be financed by the bonds being issued for the District assuming they have been completed.

Market Absorption Study

The City may require a market absorption study based on consultation with the City's financing team. In these cases, the City will retain a consultant to prepare a report to verify market absorption assumptions and projected sales prices of the properties subject to the Special Taxes in the District. All City and consultant costs incurred for this study will be paid by the applicant by advance deposit or out of Special Taxes or bond proceeds.

Security

For new development, the applicant or property owner must demonstrate its financial plan to the satisfaction of the City.

If the City requires letters of credit or other credit enhancement, the credit enhancement shall be issued by an institution in a form and upon terms and conditions satisfactory to the City. All fees payable on the letter of credit or other security shall be the sole responsibility of the District applicant or developer, not the City or District. Any security required to be provided by the applicant shall be discharged by the City upon the opinion of a qualified appraiser retained by the City that the value-to-lien ratio has reached an acceptable level as determined by the City or upon meeting other credit criteria established by the City.

As an alternative to providing security, depending on circumstances:

A. A portion of the bond proceeds may be placed in escrow with a corporate agent in an amount sufficient to assure an acceptable value-to-lien ratio is reached on the escrowed proceeds. The escrowed proceeds shall be released at such times and in such amounts as will assure an acceptable value-to-lien ratio with regard to the aggregate outstanding bonds and other covenants; or

B. The bonds may be issued in series with each series in an amount sufficient to assure an acceptable value-to-lien ratio with regard to the aggregate outstanding bonds and other covenants.

Requirements for Special Tax Formula

The Special Tax formula for each District shall adhere to the following requirements:

A. The maximum Special Tax shall include the annual costs incurred by the City to administer the District, including debt service, City and County administrative expenses, and delinquency coverage in an amount determined appropriate by City staff.

B. The Special Tax formula shall establish tax rates which correspond to the expected land use designation of each parcel.

C. The Special Tax formula shall be structured to ensure sufficient funds to pay for annual debt service and administrative expenses of the District.

D. A backup Special Tax or other mechanism to protect against changes in densities resulting in insufficient annual Special Tax revenues to pay annual debt service and administrative expenses shall be required.

E. The City may, at its sole discretion, provide for an annual escalation factor on residential parcels, not to exceed two percent (2%) of the Maximum Special Tax for Facilities Districts in effect for the prior fiscal year. For Special Taxes levied to pay for public services, and for Special Taxes levied on non-residential properties to pay for public infrastructure, the City may provide for an annual escalation factor that is the lesser of (i) the increase from the prior fiscal year, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers, or (ii) four percent (4%) of the Maximum Special Tax in effect for the prior fiscal year, unless otherwise negotiated in the RMA.

The maximum annual Special Tax submitted to the qualified electors of the District, when added together with all the annual payment requirements of overlapping debt and bonded assessments, and ad-valorem property taxes, shall not exceed one and three-fourths percent (1.75%) of the anticipated (as developed) fair market value of the subject properties, based on projected home prices at time of District formation.

The City shall retain a Special Tax consultant to prepare a report which:

A. Recommends a Special Tax formula for the proposed District.

B. Evaluates the Special Tax proposed to determine its ability to adequately fund identified public facilities, City administrative costs, public services (if applicable) and other related expenditures. Such analysis shall also address the resulting aggregate tax burden of all proposed Special Taxes plus existing Special Taxes, ad valorem taxes, and assessments on the properties within the District. The Rate and Method of Apportionment of Special Taxes (RMA) shall be designed to ensure sufficient revenues are produced in case of final development at lower densities than anticipated.

C. Consultants of the City for the District shall comply with the existing policies of the Fair Political Practices Commission and the California Government Code.

For bonded Districts, the City may retain a municipal advisor who will review the Special Tax formula and other financial documents to determine that the documents have been prepared in a manner that does not adversely impact the City's financial position, District bonding capacity or credit rating. The municipal advisor will confirm the findings of the Special Tax consultant that the proposed Special Taxes are sufficient to fund all the future costs of the District. Costs incurred for these consultants will be paid by the applicant by advance deposit increments and may be reimbursed from bond proceeds or Special Tax collections.

Bonds Terms & Conditions

All terms and conditions of the bonds shall be established by the City and included in the Fiscal Agent Agreement. The City or a designated fiscal agent will control, manage and invest all District-issued bond proceeds designated for use on improvements. Each bond issue shall be structured to adequately protect bond owners and to not adversely impact the bonding capacity or credit rating of the City through the Special Taxes or assessments, credit enhancements, foreclosure covenant and reserve fund. Unless otherwise authorized by the City, the following shall serve as bond requirements:

A. If required, a reserve fund amount equal to the lesser of ten percent (10%) of the initial bond principal, or maximum annual debt service on the bonds, or one hundred twenty-five percent (125%) of average annual debt service, or as otherwise provided by Federal tax law. If agreed by the City (in consultation with its municipal advisor) and the underwriter, an insurance policy or reserve surety may be purchased in lieu of a funded reserve.

B. The Special Taxes shall be levied beginning in the first fiscal year in which property in the District is classified as "Developed Property," as defined in the RMA. The amount of capitalized interest, if any is permitted or required, will ordinarily be limited to the amount of interest payable on the bonds prior to receipt of the first collection of the Special Taxes. The City may consider an increasing annual debt service by approximately two percent (2%) per year up to

the maximum allowable escalation period, as noted in part C. This escalation may apply to aggregate bonds in a District that has multiple series. Determination of this shall be made by the City's CFO.

C. The maximum allowable debt service escalation period shall not exceed approximately twenty (20) years from the first series of bonds. Bond amortization shall not exceed a period of approximately thirty-one (31) years.

D. The maximum Special Tax shall be established to ensure that the annual revenue produced by levy of the maximum Special Tax net of priority administration shall be equal to at least one hundred ten percent (110%) of the corresponding annual debt service.

E. In instances where multiple series of bonds are to be issued, the City may require the first series to include Public Facilities of highest priority as determined by the City to be appropriate for initial development.

F. Any development impact fees funded through the issuance of bonds must have an active Capital Improvement Program which expects that the revenues collected through the payment of impact fees will be used to acquire and/or construct the public infrastructure within three years of the issuance of bonds. This determination will be made by the City at the time of bond issuance.

G. All statements and materials related to the sale of bonds shall emphasize and state that neither the good faith, nor the taxing power of the City, is pledged to security or repayment of the bonds. The sole source of revenues to secure bonds are Special Taxes.

District Costs, Reimbursements, and Agreements

All City and consultant costs incurred in the formation, evaluation and administration of District applications and the establishment of Districts will be paid by the applicant by advance deposit increments. The City shall not incur any non-reimbursable expenses for processing and administering Districts. Expenses not chargeable to the District shall be directly borne by the applicant.

Funds to reimburse costs and expenses incurred by the City shall be billed to the applicant and the applicant shall pay each invoice within sixty (60) calendar days of receipt of such notice. If the applicant fails to make any payment of funds for the proceedings, the City may suspend all proceedings until receipt of such additional deposit.

For Districts financing Public Facilities, except as otherwise provided herein, the applicant shall be entitled to reimbursement for reasonable costs and expenses incident to the construction of the Public Facilities as provided under the Mello-Roos Act, provided that all such costs and expenses are determined by the City to be necessary and reasonable.

The applicant or property owner shall not be entitled to reimbursement from bond proceeds for any of the expenses specified as follows:

A. In-house administrative and overhead expenses incurred by the applicant not authorized by the City;

B. Interest expenses incurred by the applicant on moneys advanced or expended during the proceedings and construction of Public Facilities; and

C. Any other costs and expenses incurred by the applicant which are not otherwise authorized for reimbursement under the Mello-Roos Act.

Neither the City, nor the District, shall be required to reimburse the applicant or property owner from any funds other than the proceeds of bonds issued by the City for a District and pay-as-you-go Special Taxes. The use and terms of any pay-as-you-go reimbursement shall be at the discretion of the City's CFO or such other person or persons as may be designated.

Agreements will be prepared incidental to District formation proceedings in a form satisfactory to the City and consistent with these policies. These agreements may include, but not be limited to:

A. Funding, Construction and Acquisition Agreement;

B. Joint Community Facilities Agreements with any other public agency entitled to receive any portion of the bond proceeds or entitled to own and operate any of the public facilities financed by bond proceeds; and

C. Deposit and Reimbursement Agreement.

As a condition to the issuance and sale of bonds, all of the agreements specified shall be duly approved and executed by the parties thereto and reviewed and approved by bond counsel, who shall determine if each agreement shall also be approved by the City Council.

Use of Consultants

The City shall have the sole discretion as to selection of consultants and determination of fees and expenses of all consultants necessary for the formation of the District and the issuance of bonds, including the underwriter(s), bond counsel, municipal advisor, appraiser, trustee, paying agent, market absorption study consultant, and the Special Tax consultant after reasonable consultation with the applicant. Prior consent of the applicant shall not be required in the determination by the City of the consulting and financing team. The City shall also be responsible for determining the structure of the bonds to be issued, including the method of sale (negotiated or competitive), the need for bond ratings, investment of bond proceeds, and all other terms and conditions incidental to structuring and closing a bond issuance and distribution of proceeds, including pay-as-you-go funding, if any, in the form of reimbursement to developer from excess (after debt service and District administration) Special Tax collections, or otherwise as determined by the City's CFO or such other person or persons as may be designated.

Acquisition Provisions

The City, at its sole discretion, will determine the Public Facilities to be acquired and the method

of determining reasonable acquisition costs, which shall be set forth in the Funding, Construction and Acquisition Agreement. Applicable bidding and prevailing wage requirements are extensive and will be addressed during the preparation of the Funding, Construction and Acquisition Agreement.

Disclosure to Purchasers

The applicant or property owner will be required to demonstrate to the satisfaction of the City that, to the best of their abilities, there will be full disclosure of the Special Taxes to prospective purchasers of property including interim purchasers and sales to merchant builders. In addition to all requirements of law, the City may require the applicant to provide additional disclosure of such information as the City deems appropriate to the purchasers of property within the District, with respect to the existence of the District, maximum and/or backup Special Taxes to be levied within the District, facilities to be constructed, the foreclosure process and the terms and conditions of bonds issued on behalf of the District. Such disclosure shall include home buyer notifications requiring signature prior to home purchases, as well as methods to notify subsequent home purchasers.

Upon request, the Finance Department will provide a “Notice of Special Tax” to sellers of real property subject to the levy of Special Taxes as required by Government Code Section 53340.2.

Property Owner Support

In the instance of multiple property owners, the applicant shall be required to produce letters evidencing other property owners' support for the scope and establishment of the District. The applicant must have concurrence of 2/3 vote of the property owners to be included in a Community Facilities District unless the City accepts moving forward based on special circumstances.

Land Use Approvals

Properties proposed for inclusion in a District must possess a land use determination such that proposed development land use and specific facility requirements can support the proposed Special Tax. The City will accept applications for Mello-Roos financing for residential properties primarily when they are included in an approved specific plan or City planning area.

Application Process

Early communication with the City is encouraged to assist applicants in evaluating the feasibility of available financing programs and to discuss program procedures.

1. PREAPPLICATION CONFERENCE: Applicant meets with City to discuss the proposed project and application procedures.

2. PROJECT REVIEW: Applicant and City staff meet to discuss initial application, including any issues raised and further information that might be required. If necessary, Applicant submits revised application.

3. PROJECT INITIATION: Applicant, staff and consultants meet to determine preliminary project schedule and begin work necessary to initiate District formation.

4. PROJECT IMPLEMENTATION: The resolution of intention is approved by Council action in order to move forward to the formation hearing. Once the District is formed, bonds can be issued (if forming a District for Public Facilities).

Use of Alternative Land Secured Financing Programs

The City participates in alternative land secured financing programs ideal for smaller development projects with financings below $5 million. City staff will work developers to determine the most efficient manner in which to finance public infrastructure and/or development impact fees for a specific development project. The guidelines pertaining to the use of these financing programs were adopted by City Resolution 162-2018 and are attached as Exhibit A.

Application of Goals & Policies

The City may find that a waiver of any of the above stated policies is reasonable given identified City benefits to be derived from such waiver. Such waivers may be granted with or without action of the City Council, as determined appropriate by the City's CFO. Approval by the City Council of formation of a District and/or issuance of bonds for a District constitutes a determination that a District conforms to the provisions of these Goals and Policies and, if applicable, that a waiver of any provision hereof is appropriate, and shall be conclusive evidence of such conformity.

These Goals and Policies may be reviewed and may be amended from time to time, as determined by the City to be appropriate in the light of changing conditions affecting the City and its real estate market and changes in practices among other communities in the region.

Exhibit A: Guidelines for the Use of Alternative Land Secured Financing Programs per Resolution 162-2018

City of Rancho Cordova
Guidelines for Use of Alternative Land Secured Financing Programs

In addition to maintaining a team of professional staff and consultants with the ability to issue land secured financing directly by the City of Rancho Cordova (the "City") , the City also participates in California Statewide Communities Development Authority's (CSCDA) Statewide Community Infrastructure Program (SCIP) and California Municipal Finance Authority's (CMFA) Bond Opportunities for Land Development (BOLD) program. These two alternative land secured financing programs are ideal for smaller development projects since they utilize pooled financing which provide efficiencies and cost savings that make smaller financing deals more cost effective.

City staff will work with developers to determine the most efficient manner in which to finance public infrastructure and/or development impact fees for a specific development project. The following guidelines are intended to provide a framework for how the City approaches these discussions to ensure that the interests of the City, developer, and future homeowners are maintained.

- The City generally recommends the use of alternative land secured financing programs, such as SCIP and BOLD, for financings below $5 million. Financing above $5 million will be handled through the formation of a Community Facilities District (CFD) through the City of Rancho Cordova.

- A sizing model must be completed for any land secured financing request and must not result in a total effective tax rate in excess of 1.75% of its market value, including all special taxes.

- In accordance with the City's debt policy, all applicable bonds issuances shall have at least a four to one value of property to public lien ratio (assessed or appraised).

- The SCIP program can only be used to finance the Transportation Impact Fee(s) and cannot be used to finance public infrastructure.

- The BOLD program can be used to finance public infrastructure and/or development impact fees and cannot include pay as you go funding.

- Any development impact fees funded through the issuance of bonds must have an active CIP program which guarantees the revenues collected through the payment of impact fees will be used to acquire and/or construct the public infrastructure within three years of the issuance of bonds. This determination will be made by the City at the time of application.

- In no event can the bonds issued by either the SCIP or BOLD program exceed a 30 re-payment period.

MEMORANDUM

ITEM 14.3.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS RELATED TO, AND ACCEPTING, THE FY 2021-22 DEVELOPMENT IMPACT FEE REPORT FOR AB1600 DEVELOPMENT FEES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements.

BACKGROUND

State Law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. AB 1600's legal requirements stipulate that the fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB 1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general fund or the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

California Government Code Section 66006(b)(1) requires that for each separate account or fund, the local agency shall, within 180 days after the last day of the fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund
- The amount of the fee
- The beginning and ending balance of the account or fund
- The amount of the fees collected and interest earned

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded

California Government Code Section 66001(d)(1) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed

If the agency no longer needs the funds for the purposes collected, or if the agency fails to make required finding, or perform certain administrative tasks prescribed by AB 1600, the agency may be required to refund, on a prorated basis to owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

The FY 2021-22 Development Impact Fee Report (the “Report”) has been prepared to meet the annual reporting requirements only since the required five year findings were made in 2019, with the adoption of Resolution 133-2019, and therefore will not be required to be made again until 2024. It should also be noted that the Report includes fees that were in place on June 30, 2022 and does not necessarily represent current fee levels since any fee adjustments after June 30th will be captured in the FY 2022-23 Development Impact Fee Report.

The report must be reviewed by the City Council at a regularly scheduled public meeting, not less than 15 days after the information is made available to the public. In addition, notice of the time and place of the meeting shall be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for such a mailed notice, of

which the City has none. The report was posted to the City's website and available for public review on December 2, 2022.

FISCAL IMPACT AND FUNDING SOURCE

Ongoing compliance with AB 1600 reporting requirements will allow the City to continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the City is funded by the development, not by existing residents.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - FY 2021-22 AB1600 Report

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, MAKING CERTAIN FINDING AND DETERMINATIONS RELATED TO, AND ACCEPTING, THE FY 2021-22 PUBLIC FACILITIES FEE REPORT FOR AB 1600 DEVELOPMENT FEES

WHEREAS, the City of Rancho Cordova imposes fees to mitigate the impacts of development, pursuant to Government Code section 66000 et seq.; and

WHEREAS, in accordance with California Government Code section 66006(a), the City has established and maintained separate funds for each development impact fee in a manner to avoid any commingling of the fees with other revenues and funds of the City, except for temporary investments, and has expended those fees solely for the purpose for which the fees were collected; and

WHEREAS, California Government Code section 66006(b)(1) requires cities to prepare and make available to the public a report describing each development impact fee and providing details related to its use within one hundred eighty (180) days after the last day of each fiscal year; and

WHEREAS, the Development Impact Fee Report, for the Fiscal Year Ending June 30, 2022, (the "Report"), attached hereto as Exhibit A, provides a description of each fee, its amount, and various information required by Government Code section 66006(b)(1) to be reported on an annual basis; and

WHEREAS, the Report provides information required by Government Code sections 66001 and 66006 for the following approved development impact fees:

- **Community Facilities Fee Program:** On April 1, 2013, the City Council approved Resolution No. 38-2013 updating the Community Facilities Fee Program, which was originally established in 2004 and updated in 2005, to fund a portion of the future municipal facilities required to serve an increased City population due to anticipated future development; and
- **Sunrise Douglas Community Plan Development Impact Fees:** On June 21, 2004, the City Council approved Resolution No. 79-2004 establishing the Sunrise Douglas Community Plan Development Impact Fee Program to finance the required roadways, supplemental offsite water, interim sewer, park and library facilities necessary to service development in the Sunridge Specific Plan, as well as defray the cost of routine administration of the Sunrise Douglas Community Plan Development Fee Program; and
- **Transportation Development Impact Fee Program:** On December 19, 2005, the City Council approved Ordinance 33-2005 establishing a Transportation Development Impact Fee (TDIF) Program to finance transportation improvements necessary to offset the impact on the City's transportation system of new development in the City, to ensure that adequate funding is provided for improvements required to meet the demands of such new development, and to fund administration of the Fee Program. An update to the TDIF was approved by the City Council on February 7, 2022 with the approval of Resolution 15-2022; and

- **Storm Drainage Impact Fee Program:** On October 5, 2020 , the City Council approved Ordinance 15-2020 establishing the Storm Drainage Impact Fee Program to finance major storm drainage improvements necessary to offset the impacts of new development in the City, to ensure that adequate funding is provided for improvements required to meet the demands of such new development, and to fund administration of the Fee Program; and
- **Measure A – Transportation Improvement Impact Fee:** On January 20, 2009, the City Council approved Ordinance No 1-2009 establishing development impact fees for Measure A Transportation Improvements. The impact fees were established to provide funding for public facilities needed to serve the City, which facilities are described in the Measure A expenditure plan and the Measure A nexus study. The Measure A impact fee is collected by the City and remitted to the Sacramento Transportation Authority, which administers the impact fee program; and
- **Sacramento Regional Transit District (SacRT) Development Impact Fee Program:** On April 2, 2018, the City Council approved Ordinance 5-2018 establishing the Sacramento Regional Transit District (SacRT) Development Impact Fee Program, as outlined in the Sacramento County Roadway and Transit Capital Improvement Programs adopted by the City Council with Resolution 38-2018. The City collects and remits the impact fee to SacRT who is then responsible for programing and expending the funds on an annual basis, and
- **Housing Trust Development Impact Fee:** On December 1, 2003, the City Council approved Ordinance No. 26-2003 continuing the Housing Trust Development Impact Fee in effect when the City incorporated, which is to be used to finance municipal public facilities to reduce the impacts caused by future developments in the Rancho Cordova area on the housing stock, including but not limited to very low income housing facilities.

WHEREAS, California Government Code Section 66006(b)(2) requires that the governing body of the City review the information made available to the public at a regularly scheduled public meeting not less than 15 days after the information is made available to the public; and

WHEREAS, the Report was made available to the public on the City's website on December 4, 2022; and

WHEREAS, on December 19, 2022, the City Council reviewed the report and approved it pursuant to Government Code sections 66001 and 66006.

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

Section 1. The City Council does hereby find and determine that the foregoing recitals and determinations are true and correct.

Section 2. The City Council has reviewed the Report and finds that it complies with California Government Code section 66006(b), setting the requirements for fiscal year reporting for development impact fees. The City Council finds that the Report provides the following required information:

1. A brief description of the type of fee in the account or fund (Report pg. 4-6);
2. The amount of the fee (Report pg. 6-9);
3. The beginning and ending balance of the account or fund (Report pg. 10-12);
4. The amount of the fees collected and interest earned (Report pg. 13-24);

5. An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees (Report pg. 28-30);
6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement (Report pg. 28-30);
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan (Report pg. 25-26); and
8. The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded (Report pg. 27).

Section 3. The City Council hereby finds that all reportable fees, collections and expenditures have been received, deposited, invested and expended in compliance with the relevant sections of the California Government Code and all other applicable laws for the fiscal year 2021-22.

Section 4. The City Council hereby finds that no refunds and allocations of reportable fees, as required by California Government Code section 66001, are deemed payable at this time.

Section 5. The City Council hereby finds the City is in compliance with California Government Code section 66000, et seq., relative to receipt, deposit, investment, expenditure or refund of reportable fees received and expended relative to the individual impact fee programs in place for new development in fiscal year 2021-22.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

City of Rancho Cordova

Development Impact Fee Report

Public Review Draft

Fiscal Year Ending
June 30, 2022

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Legal Requirements

A. REQUIREMENTS FOR DEVELOPMENT IMPACT FEES

State law (California Government Code Section 66006) requires each local agency that imposes AB 1600 development impact fees to prepare an annual report providing specific information about those fees. Within the AB1600 legal requirements, it stipulates that fees imposed on new development have the proper nexus to any project on which they are imposed. In addition, AB1600 imposes certain accounting and reporting requirements with respect to the fees collected. The fees, for accounting purposes, must be segregated from the general funds of the City and from other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that fund or account and used only for the purposes for which the fees were collected.

Current California Government Code Section 66006(b) requires that for each separate fund the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

- A brief description of the type of fee in the account or fund.
- The amount of the fee.
- The beginning and ending balance of the account or fund.
- The amount of the fees collected and interest earned.
- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- The amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

California Government Code Section 66001(d) requires the local agency make all of following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete improvements.

- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

B. ADDITIONAL NOTES

The State of California Government Code Section 66002 requires local agencies that have developed a fee program to adopt a Capital Improvement Plan (CIP) indicating the approximate location, size and timing of projects, plus an estimate for the cost of all facilities or improvements to be financed by fees. A formal CIP is recommended, at a minimum, as a five-year plan. The City annually produces a five-year CIP which provides program summary information for the City's various capital improvement funding programs, as well as project summary information (revenue, expenditures and project schedule) for the specific projects selected for implementation during the CIP period. The CIP describes the five-year plan for allocating funds from the Impact Fee Programs, Measure A Transportation Sales Tax, State and Federal Grants, Gas Tax, Roadway Funds, Supplemental Transportation Fees, Storm Water Utility Tax and Transit Related Service Area Tax. A copy of the City's most recent CIP was adopted as part of the biennial budget document and can be found under the Finance Department page on the City's website at www.cityofranchocordova.org.

The CIP relates the City's annual capital expenditures to a long-range plan for public improvements. By relating the plan for public improvements to the City's capacity for funding, and scheduling expenditures over a period of years, the CIP helps maximize the funds available. This type of fiscal management is important during periods where budgetary demands exceeding financial resources.

C. ESTABLISHING A REASONABLE RELATIONSHIP BETWEEN THE FEE AND THE PURPOSE FOR WHICH IT IS CHARGED

The Development Impact Fee Program has been in effect in Rancho Cordova since incorporation in fiscal year 2003/04. The Development Impact Fee Program consists of multiple components which were individually adopted by the City Council. The program sets forth the relationship between contemplated future development, facilities needed to serve future development and the estimated costs of those improvements based on the current General Plan for build-out.

The City's Capital Improvement Plan (CIP) projects are financed, in part, by the development impact fees outlined in the description of the development impact fees on the following pages. The City's CIP provide infrastructure to the residents and businesses in Rancho Cordova in order to keep pace with ongoing development in, and adjacent to, the community. Estimated project costs, and the summary of fee apportionment to each

development fee type, are detailed within the adopted Nexus Studies establishing the individual Development Impact Fee program(s) and are on file with the City Clerk's Office.

Information on projects in the Development Impact Fee Program(s) can be found on pages 28-30. The information in these tables include: Current Projects, Project Phase, Construction Estimated Start Date, Construction Estimated Completion Date, Estimated Project Cost and Development Fee information including Funding to Date, Budget to Date and % of Total Project Cost.

D. FUNDING OF INFRASTRUCTURE

The 2020/21 - 2024/25 Capital Improvement Plan (CIP) identifies all funding sources and amounts for individual projects through 2024/25. The CIP is updated annually to reflect the current infrastructure needs of the City. As a CIP project is identified, the project is evaluated to determine the portion of the project that will service existing residents and businesses versus new development.

Once the determination of use is made, the percentage of use attributable to new development is then funded by the appropriate development fee, based on the type of project. The percentage of use associated with existing residents or businesses are funded from other appropriate sources as identified on each individual project sheet in the CIP. All future planned infrastructure needs are outlined in the Development Impact Fee Program(s). The funding and commencement dates for projects are adjusted, as needed, to reflect the needs of the community.

E. CURRENT PROJECTS

Construction is currently underway on the following projects:

- CP07-2032 – Douglas Road, Americanos Blvd to Grantline Road
- CP20-2210 – Chrysanthy Blvd Phase II
- CP22-2220 - Chase Drive and American River Connection
- CP22-2228 - White Rock Road Improvements Phase II
- CP22-2222 - Sidewalk, Curb and Gutter Maintenance

Description of Development Impact Fee(s)

Community Facilities Fee (CFF) Program – This program was established by the City to cover the costs of municipal facilities required to serve an increased population as a result of new development. The city has identified these facilities to include a city hall, a police station, a community center, a city corporation yard, a city museum, a parking structure, library facilities and ongoing administration of the CFF program. The fee program was updated in April 2013 and combined fee components from the City's 2004 and 2005 Fee Studies into a single fee category while continuing to report the library fee separately since the City is holding these funds on behalf of the Sacramento Public Library Authority.

Community Facilities Impact Fee – To provide for new development's share of the cost of municipal facilities, furnishing and equipment required to service the City.

Library Impact Fee – To provide for new development's share of the cost of a library building, furnishings, equipment, books, financing, and the purchase of land.

Sunrise Douglas (SD) Impact Fee Program – These specific plan development impact fees are imposed on development in the Sunridge Specific Plan (SRSP), which is part of the Sunrise Douglas Community Plan (SDCP) development area. It includes additional fees for fee program updates, interim sewer facilities, park development improvements, supplemental offsite water facilities, roadways improvements, transit shuttles, and administration of the fee program. These funds can only be spent on facilities in the SDCP Capital Improvement Plan (CIP) to mitigate impact as a result of development in the SDCP area.

SD Interim Sewer Impact Fee – To provide funding for the construction of interim sewer facilities to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any interim sewer facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the required interim sewer development fee.

SD Supplemental Offsite Water Impact Fee – To provide funding for the construction of offsite water improvements to serve the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any offsite water facilities, or portions thereof, as designated in the SDCP Impact Fee Program in lieu of all, or a portion of, the supplemental offsite water development fee.

SD Roadway Impact Fee – To provide funding to construct roads, intersections, and other roadway improvements in the SDCP CIP needed to mitigate the impacts of new development within the SRSP area. Upon application by the property owner or his authorized agent, the City may authorize the construction of any roadway facilities, or portions thereof, in order of priority as designated on the priority list in the SD Impact Fee Program. The developer will then either be reimbursed for these costs from fees collected from other developers in the SDCP area, only to the extent the funds are available, or a credit for such in lieu construction will be provide to the property owner to be used within the SDCP area.

SD Administration Impact Fee – To provide funding for the administrative duties associated with the SD Impact Fee program.

Traffic Mitigation Impact Fee – This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of traffic impacts resulting from new development, including program administration. The funds collected will be used for construction of the transportation improvements listed in the Transportation Capital Improvement Plan (CIP) Development Impact Fee Program.

Upon application by the property owner or his authorized agent, the City may authorize the construction of any transportation facilities, or portions thereof, in order of priority as designated on the priority list for the transportation impact fee program. The developer will then either be reimbursed for these costs from fees collected from other developers, only to the extent the funds are available, or a credit in lieu of all, or a portion of the required transportation impact fee.

Storm Drainage Impact Fee Program – This development impact fee is a citywide fee imposed on new development in the City to cover the fair share cost of major drainage facilities, including program administration.

Storm Drainage – Facilities Fee – All development that contributes to stormwater runoff to the public drainage system is required to pay a drainage impact fee to offset the cost of trunk and regional drainage facilities necessitated by development. Upon application by the property owner or his authorized agent, the City may authorize the construction of any major drainage facility designated in the Storm Drainage Impact Fee Program. If the approved facility is sized to serve more than just the property owners project or if the facility will serve a regional purpose, the developer may qualify for fee credits. The credits are not intended to fully compensate developers for the drainage facilities.

Storm Drainage – Administration Fee – To provide funding for the administrative duties associated with the Storm Drainage Impact Fee program.

Measure A – Transportation Improvement Impact Fee – A impact fee established to provide funding for public facilities to serve the City, which facilities are described in the Measure A expenditure plan and the Measure A nexus study. The Measure A impact fee is collected by the City and remitted to the Sacramento Transportation Authority, which administers the countywide Measure A program.

Sacramento Regional Transit (SacRT) Impact Fee – A impact fee established to provide funding for public facilities to serve the City, which facilities are described in the Sacramento Regional Transit expenditure plan and nexus study. The SacRT impact fee is collected by the City and remitted to the Sacramento Regional Transit District, which administers the program.

Housing Trust Development Impact Fee – A non-residential impact fee used to offset some of the increased burden of need for very low-income housing, created by the construction of non-residential uses, which employ a significant number of low wage earners.

Current Fee Schedule

The Development Fee program is reviewed periodically to ensure the Development Impact Fee Program is accounting for all planned future development. The updated Development Impact Fee Program information is then used to determine the amount of fees available for the funding of the proposed capital improvement projects identified in the development of the five-year Capital Improvement Plan (CIP).

SUNRISE DOUGLAS (SD) IMPACT FEES

at June 30, 2022

	Residential		Non-Residential	
	Single Family	Multi-Family	Office	Commercial
Fee Category	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft
Sunrise Douglas (SD) Impact Fees:				
Interim Sewer	753.59	565.19	0.15	0.08
Park*	11,473.51	9,037.49	n/a	n/a
Supp. Offsite Water	1,092.27	818.93	0.34	0.40
Traffic Mitigation	8,405.99	4,709.93	9.52	13.79
Program Admin	384.45	228.53	0.36	0.53
Total Fees	$22,109.81	$15,360.07	$10.37	$14.80

* Park Development Fees vary by Development Agreement

COMMUNITY FACILITIES IMPACT FEES

at June 30, 2022

	Residential		Non-Residential		
	Single Family	Multi-Family	Office	Commercial	Industrial
Fee Category	Per Unit	Per Unit	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Community Facility Impact Fees:					
Community Facilities	3,753.21	2,932.60	0.94	0.57	0.24
Library	768.72	601.15	n/a	n/a	n/a
Total Fees	$4,521.93	$3,533.75	$0.94	$0.57	$0.24

Traffic Mitigation Impact Fees

at June 30, 2022

	Infill Area	Growth Area
Residential [1]		
Single Family > 1,200 SF	11,637.00	19,225.00
Single Family < 1,200 SF	7,770.00	16,918.00
Multi-Family	6,169.00	10,958.00
Age Restricted - Single Family	3,491.00	5,768.00
Age Restricted - Multi Family	3,026.00	4,999.00
Non-Residential		
Commercial [2]	11.20	14.23
Office [2]	10.68	10.93
Industrial [2]	5.49	5.63
Miscellaneous		
Church [2]	3.96	6.54
Gasoline/Service Station [3]	12,335.00	20,379.00
Hotel/Motel [4]	3,607.00	5,960.00
Mobile Home Park [5]	5,353.00	8,844.00

1 - Per Dwelling Unit
2 - Per Square Foot
3 - Per Position
4 - Per Room
5 - Per Unit

VERY LOW INCOME HOUSING IMPACT FEES

at June 30, 2022

Fee Category	Residential	Non-Residential					
		Office	Hotel	Research & Development	Commercial	Manufacturing	Warehouse
		Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft	Per Sq. Ft
Very Low Income Housing Impact Fee							
Impact Fee	n/a	0.97	0.92	0.82	0.77	0.61	0.26
Program Admin	n/a	Between $30 and $100 as determined by Plan Review					

SACRAMENTO REGIONAL TRANSIT (SacRT) IMPACT FEES

at June 30, 2022

Fee Category	Residential		Non-Residential			
	Single Family Per Unit	Multi-Family Per Unit	Commercial Per Sq. Ft	Bus & Prof Per Sq. Ft	Industrial Per Sq. Ft	Office Per Sq. Ft
Sacramento Regional Transit (SacRT) Fee						
Transit Development	175.00	356.00	0.77	0.70	0.16	0.45
Program Admin	3.50	7.12	0.02	0.01	0.00	0.01
Total Fees	$178.50	$363.12	$0.79	$0.71	$0.16	$0.46

STORM DRAINAGE IMPACT FEES

at June 30, 2022

Land Use	Percent Impervious	Construction Cost/Acre	Administrative Cost/Acre	Total Fee/Acre
Commercial/Office/Retail[1]	70%	$ 23,412.00	$ 937.00	$ 24,349
Industrial	70%	$ 23,412.00	$ 937.00	$ 24,349
High Density Residential				
RMH	75%	$ 25,086.00	$ 1,004.00	$ 26,090
RD-30[2]	70%	$ 23,412.00	$ 937.00	$ 24,349
RD-25	70%	$ 23,412.00	$ 937.00	$ 24,349
RD-20	70%	$ 23,412.00	$ 937.00	$ 24,349
Medium Density Residential				
RD-15	70%	$ 23,412.00	$ 937.00	$ 24,349
RD-10	60%	$ 20,068.00	$ 803.00	$ 20,871
RD-7	50%	$ 16,723.00	$ 669.00	$ 17,392
RD-6	40%	$ 13,379.00	$ 535.00	$ 13,914
Low Density Residential				
RD-5	40%	$ 13,379.00	$ 535.00	$ 13,914
RD-4	38%	$ 12,710.00	$ 508.00	$ 13,218
RD-3	33%	$ 10,871.00	$ 434.00	$ 11,305
RD-2	28%	$ 9,198.00	$ 367.00	$ 9,565
RD-1	25%	$ 8,362.00	$ 335.00	$ 8,697
AR-1	17%	$ 5,686.00	$ 227.00	$ 5,913
AR-2	10%	$ 3,344.00	$ 134.00	$ 3,478
AR-5	10%	$ 3,344.00	$ 134.00	$ 3,478
AR-10	10%	$ 3,344.00	$ 134.00	$ 3,478
Mowed grass with graded and piped to drain	20%	$ 6,689.00	$ 268.00	$ 6,957
Mowed grass with no piped drainage	10%	$ 3,344.00	$ 134.00	$ 3,478
Impervious Area Park[2]	75%	$ 25,086.00	$ 1,004.00	$ 26,090
School Campus with detention	25%	$ 8,362.00	$ 335.00	$ 8,697
School Campus	50%	$ 16,723.00	$ 669.00	$ 17,392

[1] Impervious area for Commercial and Industrial reduced to reflect the use of Low Impact Development (LID) practices, meeting HMP requirements and increased landscaping standards. Actual fees may vary if LID not utilized

[2] A school or park that detains greater than 50% of peak flow value, at the discreation of the City, may reduce the fee by 50%.

MEASURE A IMPACT FEES

at June 30, 2022

Land Use	Per		Fee
Single Family Residential	Unit	$	1,351
Single Family Residential, Senior	Unit		1,081
Multi-Family Residential	Unit		945
Multi-Family Residential, Senior	Unit		809
Office Use	1,000 Sq. Ft		1,622
Retail Use	1,000 Sq. Ft		2,028
Industrial Use	1,000 Sq. Ft		1,081
Hotel/Motel	Sleeping Room		783
Extended Stay Hotel/Motel	Sleeping Room		695
Golf Course	acre		1,124
Movie Theather	screen		2,570
Religious Center	1,000 Sq. Ft		1,257
Hospital	1,000 Sq. Ft		2,266
Service Station	fueling pump		1,757
Supermarket	1,000 Sq. Ft		2,028
Warehouse/Self-Storage	1,000 Sq. Ft		338
Assisted Living Facility	bed		389
Congregate Care	Unit		286
Child Day Care	student		622
Private School (K through 12)	student		352
Auto Repair/Body Shop	1,000 Sq. Ft		2,028
Gym/Fitness Center	1,000 Sq. Ft		2,028
Drive-through Car Wash	1,000 Sq. Ft		2,028
All Other	avg. weekday trips		142

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2022

Description	Community Facilities Fee Program: Community Facilities [1]	Community Facilities Fee Program: Library [2]	Sunrise Douglas: Interim Sewer	Sunrise Douglas: Suppl Offsite Water
REVENUES				
Fees	2,464,493	496,369	427,334	707,455
Interest	40,831	33,491	731	770
Other Revenues	-	-	-	-
Total Revenues	$ 2,505,324	$ 529,860	$ 428,065	$ 708,226
EXPENDITURES				
Expenditures	92,419	18,614	371,240	639,317
Transfer Out	337,376	-	-	-
Total Expenditures	$ 429,795	$ 18,614	$ 371,240	$ 639,317
REVENUE OVER/(UNDER) EXPENDITURES	$ 2,075,529	$ 511,246	$ 56,825	$ 68,909
Fund Balance, Beginning of Year	5,524,091	4,993,256	$ 83,906	84,020
Fund Balance, End of Year	$ 7,599,620	$ 5,504,502	$ 140,731	$ 152,928

Notes:

(1) *An Updated Nexus Study was adopted in April 2013 which combined facility fees which had been reported as separate line items in the prior nexus study into a single fee component called Community Facilities. For reporting purposes all activity reported in individual funds prior to the implementation of the combined fee have been consolidated for reporting purposes.*

(2) *Council approved consolidation of the SD Library Fee, the Villages of Zinfandel Library Fee into the Community Facility Fee - Library Fee. For reporting purposes all activity reported in the individual library funds prior to the implementation of the consolidated library fee have all been reported in CFF - Library Fee*

ATTACHMENT 2
Exhibit A to the Resolution

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2022

Description	Sunrise Douglas Fee Program Roadway	Sunrise Douglas Fee Program Program Admin	Storm Drainage Impact Fee Prog. Storm Drain	Storm Drainage Impact Fee Prog. Program Admin
REVENUES				
Fees	5,422,457	234,248	1,899,862	79,161
Interest	217,342	12,474	28,091	151
Other Revenues	-	-	-	-
Total Revenues	$ 5,639,798	$ 246,722	$ 1,927,953	$ 79,312
EXPENDITURES				
Expenditures	1,738,409	32,411	-	34,342
Transfer Out	-	-	-	-
Total Expenditures	$ 1,738,409	$ 32,411	$ -	$ 34,342
REVENUE OVER/(UNDER) EXPENDITURES	$ 3,901,390	$ 214,311	$ 1,927,953	$ 44,969
Fund Balance, Beginning of Year	$ 32,136,849	$ 1,860,729	$ 3,877,775	$ 11,455
Fund Balance, End of Year	$ 36,038,238	$ 2,075,040	$ 5,805,728	$ 56,425

Notes:

City of Rancho Cordova

Financial Summary Report

Statement of Revenues, Expenditures and Changes in Fund Balance
For Year Ending June 30, 2022

Description	Traffic Mitigation Impact Fee [3]	Measure A Transportation Improvements [4]	Sacramento Regional Transit[4]	Very Low Income Housing
REVENUES				
Fees	6,659,774	2,846,759	159,551	680,720
Interest	126,258	15,306	-	3,030
Other Revenues	-	-	-	-
Total Revenues	$ 6,786,032	$ 2,862,065	$ 159,551	$ 683,751
EXPENDITURES				
Expenditures	2,773,678	465,526	-	-
Transfer Out	-	-	-	-
Total Expenditures	$ 2,773,678	$ 465,526	$ -	$ -
REVENUE OVER/(UNDER) EXPENDITURES	$ 4,012,354	$ 2,396,539	$ 159,551	$ 683,751
Fund Balance, Beginning of Year	16,287,998	$ (987,441)	$ 431,839	$ 256,107
Fund Balance, End of Year	$ 20,300,352	$ 1,409,098	$ 591,390	$ 939,858

Notes:

(4) *These fees are collected on behalf of outside Agencies during the building permit process. These funds are then remitted to the Agencies who expend the funds on projects in accordance with their approved AB1600 studies. The City relies on information provided by the Agencies to compelete the annual reproting requirements. The city does not audit the information provided by the outside Agencies.*

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	945,113	1,128,791	2,112,237	2,269,108	2,464,493
Interest	6,892	25,488	54,356	42,984	40,831
Other Revenues	-	-	-	-	-
Total Revenues	952,006	1,154,279	2,166,593	2,312,091	2,505,324
EXPENDITURES					
Expenditures	35,442	42,330	79,209	85,092	92,419
Transfer Out	323,572	337,480	337,120	337,275	337,376
Total Expenditures	359,014	379,810	416,329	422,366	429,795
REVENUES OVER (UNDER) EXPENDITURES	592,991	774,469	1,750,264	1,889,725	2,075,529
Fund Balance, Beginning of Year	516,641	1,109,632	1,884,101	3,634,365	5,524,091
Fund Balance, End of Year	$ 1,109,632	$ 1,884,101	$ 3,634,365	$ 5,524,091	$ 7,599,620

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	952,006	1,154,279	2,166,593	2,312,091	2,505,324
Prior Year (2-yr Old Funds)	157,627	729,822	1,154,279	2,166,593	2,312,091
Prior Year (3-yr Old Funds)	-	-	313,493	1,045,406	2,782,205
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ 1,109,632	$ 1,884,101	$ 3,634,365	$ 5,524,091	$ 7,599,620

Result: Five Year Revenue Test met in accordance with Government Code 66001

Community Facility Fee (CFF) - Library

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	156,443	243,439	309,257	428,804	496,369
Interest	44,329	73,113	81,168	45,710	33,491
Other Revenues	-	-	-	-	-
Total Revenues	200,773	316,552	390,425	474,514	529,860
EXPENDITURES					
Expenditures	5,867	9,129	11,597	16,080	18,614
Transfer Out	-	-	-	-	-
Total Expenditures	5,867	9,129	11,597	16,080	18,614
REVENUES OVER (UNDER) EXPENDITURES	194,906	307,423	378,828	458,434	511,246
Fund Balance, Beginning of Year	3,653,665	3,848,571	4,155,994	4,534,822	4,993,256
Fund Balance, End of Year	$ 3,848,571	$ 4,155,994	$ 4,534,822	$ 4,993,256	$ 5,504,502

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	200,773	316,552	390,425	474,514	529,860
Prior Year (2-yr Old Funds)	310,865	200,773	316,552	390,425	474,514
Prior Year (3-yr Old Funds)	289,430	310,865	200,773	316,552	390,425
Prior Year (4-yr Old Funds)	135,118	289,430	310,865	200,773	316,552
Prior Year (5-yr Old Funds)	162,757 (1)	135,118 (1)	289,430 (1)	310,865 (1)	200,773 (1)
Greater than Five Prior Fiscal Years	2,749,629 (1)	2,903,256 (1)	3,026,777 (1)	3,300,127 (1)	3,592,378 (1)
Total Revenues	$ 3,848,571	$ 4,155,994	$ 4,534,822	$ 4,993,256	$ 5,504,502

(1) The Community Facility Fees - Library Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for a future constructuion of Library Branch(es) and therefore must be retained until enough fees have been collected to start construction of the project.

Result: Five Year Findings required in accordance with Government Code 66001 to be approved as part of current year report.

Sunrise Douglas (SD) - Interim Sewer

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	176,565	290,308	1,137,414	1,056,840	427,334
Interest	1,379	3,285	2,946	1,093	731
Total Revenues	177,944	293,593	1,140,360	1,057,933	428,065
EXPENDITURES					
Expenditures	26,366	298,958	1,112,598	1,168,263	371,240
Transfer Out	-	-	-	-	-
Total Expenditures	26,366	298,958	1,112,598	1,168,263	371,240
REVENUES OVER (UNDER) EXPENDITURES	151,578	(5,365)	27,763	(110,330)	56,825
Fund Balance, Beginning of Year	20,260	171,838	166,473	194,236	83,906
Fund Balance, End of Year	$ 171,838	$ 166,473	$ 194,236	$ 83,906	$ 140,731

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	171,838	166,474	194,236	83,906	140,731
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ 171,838	$ 166,474	$ 194,236	$ 83,906	$ 140,731

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	436,243	426,962	513,957	1,638,485	707,455
Interest	1,704	2,958	1,610	1,430	770
Other Revenues	-	-	-	-	-
Total Revenues	437,947	429,920	515,566	1,639,915	708,226
EXPENDITURES					
Expenditures	430,313	392,013	585,776	1,674,815	639,317
Transfer Out	-	-	-	-	-
Total Expenditures	430,313	392,013	585,776	1,674,815	639,317
REVENUES OVER (UNDER) EXPENDITURES	7,634	37,908	(70,210)	(34,900)	68,909
Fund Balance, Beginning of Year	143,587	151,221	189,129	118,919	84,020
Fund Balance, End of Year	151,221	189,129	$ 118,919	$ 84,020	$ 152,928

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	151,219	189,127	118,919	84,020	152,928
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ 151,219	$ 189,127	$ 118,919	$ 84,020	$ 152,928

Result: Five Year Revenue Test met in accordance with Government Code 66001

Sunrise Douglas (SD) - Roadway

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	2,290,828	4,157,115	7,794,321	8,308,575	5,422,457
Interest	227,087	366,059	426,346	274,564	217,342
Other Revenues	-	-	-	-	-
Total Revenues	2,517,915	4,523,173	8,220,668	8,583,140	5,639,798
EXPENDITURES					
Expenditures	2,419,907	3,336,761	3,456,292	1,977,626	1,738,409
Transfer Out	-	-	-	-	-
Total Expenditures	2,419,907	3,336,761	3,456,292	1,977,626	1,738,409
REVENUES OVER (UNDER) EXPENDITURES	98,008	1,186,412	4,764,376	6,605,514	3,901,390
Fund Balance, Beginning of Year	19,482,539	19,580,547	20,766,959	25,531,335	32,136,849
Fund Balance, End of Year	$ 19,580,547	$ 20,766,959	$ 25,531,335	$ 32,136,849	$ 36,038,238

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	2,517,915	4,906,434	8,220,668	8,583,140	5,639,798
Prior Year (2-yr Old Funds)	4,111,280	2,517,915	4,906,434	8,220,668	8,583,140
Prior Year (3-yr Old Funds)	3,057,146	4,111,280	2,517,915	4,906,434	8,220,668
Prior Year (4-yr Old Funds)	1,781,651	3,057,146	4,111,280	2,517,915	4,906,434
Prior Year (5-yr Old Funds)	2,610,609 (1)	1,781,651 (1)	3,057,146 (1)	4,111,280 (1)	2,517,915 (1)
Greater than Five Prior Fiscal Years	5,501,946	4,775,794	2,717,893	3,797,413	6,170,284 (1)
Total Revenues	$ 19,580,547	$ 21,150,220	$ 25,531,335	$ 28,339,435	$ 36,038,238

(1) The Sunrise Douglas Park Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the future roadway improvements necessary to serve the growning population within the Sunrise Douglas Community Plan Area and therefor must be retained until enough fees have been collected to start contruction of the various roadway projects.

Result: Five Year Findings required in accordance with Government Code 66001 to be approved as part of current year report.

Sunrise Douglas (SD) - Administration

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2016-17	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	101,552	195,348	357,436	370,841	234,248
Interest	9,796	17,445	23,084	13,916	12,474
Other Revenues	-	-	-	264,981	-
Total Revenues	111,348	212,792	380,521	649,738	246,722
EXPENDITURES					
Expenditures	60,507	30,804	143,029	87,338	32,411
Transfer Out	-	-	-	-	-
Total Expenditures	60,507	30,804	143,029	87,338	32,411
REVENUES OVER (UNDER) EXPENDITURES	50,842	181,988	237,492	562,400	214,311
Fund Balance, Beginning of Year	828,008	878,849	1,060,838	1,298,329	1,860,729
Fund Balance, End of Year	878,849	$ 1,060,838	$ 1,298,329	$ 1,860,729	$ 2,075,040

Five Year Revenue Test Using First In First Out Method

Available Revenue	2016-17	2018-19	2019-20	2020-21	2021-22
Current Year	111,348	212,792	380,521	649,738	246,722
Prior Year (2-yr Old Funds)	130,424	111,348	212,792	380,521	649,738
Prior Year (3-yr Old Funds)	144,028	130,424	111,348	212,792	380,521
Prior Year (4-yr Old Funds)	95,312	144,028	130,424	111,348	212,792
Prior Year (5-yr Old Funds)	104,273 (1)	95,312 (1)	144,028 (1)	130,424 (1)	111,348 (1)
Greater than Five Prior Fiscal Years	332,490 (1)	366,933 (1)	319,216 (1)	375,906 (1)	473,919 (1)
Total Revenues	$ 917,875	$ 1,060,837	$ 1,298,329	$ 1,860,729	$ 2,075,040

(1) The Sunrise Douglas Program Admin Fund reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing administrative cost and therefor must be retained for future cost.

Result: Five Year Findings required in accordance with Government Code 66001 to be approved as part of current year report.

Traffic Mitigation Impact Fee

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	1,373,633	1,774,403	2,291,789	2,438,640	6,659,774
Interest	253,654	400,159	369,215	162,169	126,258
Other Revenues	720	-	39,037	1,047,841	-
Total Revenues	1,628,008	2,174,563	2,700,041	3,648,650	6,786,032
EXPENDITURES					
Expenditures	1,476,435	1,910,560	8,389,095	2,133,479	2,773,678
Transfer Out	-	-	-	-	-
Total Expenditures	1,476,435	1,910,560	8,389,095	2,133,479	2,773,678
REVENUES OVER (UNDER) EXPENDITURES	151,572	264,002	(5,689,054)	1,515,170	4,012,354
Fund Balance, Beginning of Year	21,561,477	21,713,050	21,977,052	21,977,052	16,287,998
Fund Balance, End of Year	$ 21,713,050	$ 21,977,052	$ 16,287,998	$ 23,492,222	$ 20,300,352

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	1,628,008	2,174,563	2,700,041	3,648,650	6,786,032
Prior Year (2-yr Old Funds)	4,063,390	1,628,008	2,174,563	2,700,041	3,648,650
Prior Year (3-yr Old Funds)	2,880,535	4,063,390	1,628,008	2,174,563	2,700,041
Prior Year (4-yr Old Funds)	1,144,114	2,880,535	4,063,390	1,628,008	2,174,563
Prior Year (5-yr Old Funds)	1,174,715 (1)	1,144,114 (1)	2,880,535 (1)	4,063,390 (1)	1,628,008 (1)
Greater than Five Prior Fiscal Years	10,822,288 (1)	10,086,442 (1)	2,841,462 (1)	9,277,572 (1)	3,363,059 (1)
Total Revenues	$ 21,713,050	$ 21,977,052	$ 16,287,998	$ 23,492,222	$ 20,300,352

(1) The Traffic Mitigation Fund reports funds being held beyond the five-years as described by AB1600. While projects are being completed on an annual basis, this fund is accumulation funds for the development and construction of a new interchange, a multi-million dollar project which is not expected to start construction in the next five year CIP funding cycle, therefor the funds must be retained until a funding level that allows construction to start has been reached.

Result: Five Year Findings required in accordance with Government Code 66001 to be approved as part of current year report.

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21 [1]	2021-22 [1]
REVENUES					
Fees	-	-	-	3,874,399	1,899,862
Interest	-	-	-	3,376	28,091
Other Revenues	-	-	-	-	-
Total Revenues	-	-	-	3,877,775	1,927,953
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	-	-	-	3,877,775	1,927,953
Fund Balance, Beginning of Year	-	-	-	-	3,877,775
Fund Balance, End of Year	$ -	$ -	$ -	$ 3,877,775	$ 5,805,728

Five Year Revenue Test Using First In First Out Method

Available Revenue	2016-17	2017-18	2018-19	2020-21 (1)	2021-22 (1)
Current Year	-	-	-	3,877,775	1,927,953
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	3,877,775
Total Revenues	$ -	$ -	$ -	$ 3,877,775	$ 5,805,728

(1) The Storm Drainage Impact Fee Program was implemented in FY 2020-21 and does not have 5 years worth of data to report at this time.

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21 [1]	2021-22 [1]
REVENUES					
Fees	-	-	-	11,590	79,161
Interest	-	-	-	4	151
Other Revenues	-	-	-	-	-
Total Revenues	-	-	-	11,595	79,312
EXPENDITURES					
Expenditures	-	-	-	139	34,342
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	139	34,342
REVENUES OVER (UNDER) EXPENDITURES	-	-	-	11,455	44,969
Fund Balance, Beginning of Year	-	-	-	-	11,455
Fund Balance, End of Year	-	-	-	$ 11,455	$ 56,425

Five Year Revenue Test Using First In First Out Method

Available Revenue	2016-17	2017-18	2018-19	2020-21 (1)	2021-22 (1)
Current Year	-	-	-	11,455	56,425
Prior Year (2-yr Old Funds)	-	-	-	-	-
Prior Year (3-yr Old Funds)	-	-	-	-	-
Prior Year (4-yr Old Funds)	-	-	-	-	-
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ -	$ -	$ -	$ 11,455	$ 56,425

(1) The Storm Drainage Impact Fee Program was implemented in FY 2020-21 and does not have 5 years worth of data to report at this time.

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	400,837	471,108	916,272	1,448,744	2,846,759
Interest	-	-	-	18,691	15,306
Other Revenues	-	-	-	-	-
Total Revenues	400,837	471,108	916,272	1,467,435	2,862,065
EXPENDITURES					
Expenditures	830,082	2,346,404	1,731,205	2,457,075	465,526
Transfer Out	-	-	-	-	-
Total Expenditures	830,082	2,346,404	1,731,205	2,457,075	465,526
REVENUES OVER (UNDER) EXPENDITURES	(429,245)	(1,875,296)	(814,933)	(989,640)	2,396,539
Fund Balance, Beginning of Year	3,121,673	2,692,428	817,132	2,199	(987,441)
Fund Balance, End of Year	$ 2,692,428	$ 817,132	$ 2,199	$ (987,441)	$ 1,409,098

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	400,837	471,108	2,199	(987,441)	1,409,098
Prior Year (2-yr Old Funds)	710,065	346,024	-	-	-
Prior Year (3-yr Old Funds)	444,382	-	-	-	-
Prior Year (4-yr Old Funds)	354,601	-	-	-	-
Prior Year (5-yr Old Funds)	369,040 (1)	-	-	-	-
Greater than Five Prior Fiscal Years	413,503 (1)	-	-	-	-
Total Revenues	$ 2,692,428	$ 817,132	$ 2,199	$ (987,441)	$ 1,409,098

(1) The Measure A Transportation Improvements reports funds being held beyond the five-years as described by AB1600. These funds are being collected for the ongoing project cost and therefor must be retained for future cost.

Result: Five Year Revenue Test met in accordance with Government Code 66001

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	7,700	85,978	194,011	144,149	159,551
Interest	-	-	-	-	-
Other Revenues	-	-	-	-	-
Total Revenues	7,700	85,978	194,011	144,149	159,551
EXPENDITURES					
Expenditures	-	-	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	-	-	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	7,700	85,978	194,011	144,149	159,551
Fund Balance, Beginning of Year	-	7,700	93,678	287,690	431,839
Fund Balance, End of Year	$ 7,700	$ 93,678	$ 287,690	$ 431,839	$ 591,390

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	7,700	85,978	194,011	144,149	159,551
Prior Year (2-yr Old Funds)	-	7,700	85,978	194,011	144,149
Prior Year (3-yr Old Funds)	-	-	7,700	85,978	194,011
Prior Year (4-yr Old Funds)	-	-	-	7,700	85,978
Prior Year (5-yr Old Funds)	-	-	-	-	7,700
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ 7,700	$ 93,678	$ 287,690	$ 431,839	$ 591,390

Note: The City did not start collecting the SacRT fee until May 2018 therefore there is not 5 years of history to report at this time.

Result: Five Year Revenue Test met in accordance with Government Code 66001

Low Income Housing Impact Fee

Statement of Revenues, Expenditures and Changes in Fund Balance
For Last Five Fiscal Years

Description	2017-18	2018-19	2019-20	2020-21	2021-22
REVENUES					
Fees	73,433	51,003	117,936	35,498	680,720
Interest	20,669	523	1,775	2,329	3,030
Other Revenues	1,222,499	175,000	50,000	-	-
Total Revenues	1,316,601	226,526	169,711	37,826	683,751
EXPENDITURES					
Expenditures	82,991	175,000	-	-	-
Transfer Out	-	-	-	-	-
Total Expenditures	82,991	175,000	-	-	-
REVENUES OVER (UNDER) EXPENDITURES	1,233,610	51,526	169,711	37,826	683,751
Fund Balance, Beginning of Year	(1,236,566)	(2,956)	48,570	218,281	256,107
Fund Balance, End of Year	$ (2,956)	$ 48,570	$ 218,281	$ 256,107	$ 939,858

Five Year Revenue Test Using First In First Out Method

Available Revenue	2017-18	2018-19	2019-20	2020-21	2021-22
Current Year	-	48,570	169,711	37,826	683,751
Prior Year (2-yr Old Funds)	-	-	48,570	169,711	37,826
Prior Year (3-yr Old Funds)	-	-	-	48,570	169,711
Prior Year (4-yr Old Funds)	-	-	-	-	48,570
Prior Year (5-yr Old Funds)	-	-	-	-	-
Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenues	$ -	$ 48,570	$ 218,281	$ 256,107	$ 939,858

Result: Five Year Revenue Test met in accordance with Government Code 66001

Notes to the Annual Development Impact Fee Report

The Notes address two items required by California Government Code Section 66006(b). Notes 1-3 provides information on any interfund transfer or loans made from a development fee account or fund, including the public improvement on which the transferred or loaned fee will be expended. In the case of an interfund loan, the date on which the loan will be repaid and the rate of interest the account or fund will receive on the loan is also provided. Note 4 provides information on the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of funds made due to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

NOTE #1 – 2017 SERIES A & B REFUNDING CERTIFICATES OF PARTICIPATION

On January 25, 2017 $11,925,000 and $4,470,000 in Refunding Certificated of Participation (COP's) were issued by the Rancho Cordova Finance Corporation (the "Corporation") to refund both the 2005 & 2007 Certificates of Participations, which were issued for City Hall Facility Acquisition and City Operations. Principal payments of $190,000 to $1,235,000 are due annually on February 1st through February 1, 2035. Concurrently, the City entered into a facilities lease agreement with the Corporation for the use and occupancy of the facilities. The lease agreement requires the City to make rental payments to the Corporation equal to the Certificates of Participation's principal and interest payments.

The CFF - Community Facilities Fee is responsible for 62.5% of the principal and interest attributable to the tax-exempt COP's (2017 A). As of June 30, 2021, the CFF - Community Facilities Fee gross repayment obligation, including interest, totaled $10,082,286. During FY 2021-22 the CFF - Community Facilities Fee made payments totaling $337,376, including bank fees.

Future payments on these COP's are as follows:

Long Term Debt Obligation
at June 30, 2022

For the Year Ending June 30	2017 Series A & B CFF - Community Facilities Obligation		
	Principal	Interest	Total
2023	-	336,780	336,780
2024	368,750	336,780	705,530
2025	506,250	322,030	828,280
2026	531,250	296,717	827,967
2027	556,250	270,155	826,405
2028-2032	3,231,250	904,211	4,135,461
2033-2035	2,259,375	162,489	2,421,864
Total Payments Due	7,453,125	2,629,161	10,082,286

NOTE #2 – DEFERRED IMPACT FEES

In May 2008, the City enacted a Temporary Fee Deferral Program for certain development impact fees. This program allows residential and non-residential developers to defer eligible impact fees normally paid at the time of building permit issuance to the earlier of final inspection, issuance of temporary or final certificate of occupancy, or one-year from the date the fee deferral application was approved. Although originally set to expire after one year, through various Council actions, the program has been modified to remove the sunset date.

Developer impact fees deferred at June 30, 2022 are as follows:

DEVELOPMENT IMPACT FEE DEFERRALS
at June 30, 2022

	Residential		Non-Residential
Fee Program	Single Family	Multi-Family	All Types
Community Facility Fee - Library	82,415.67	-	-
Park Renovation Fee	121,797.15		
SD Interim Sewer Impact Fee	45,215.40		
SD Supplemental Offsite Water Fee	33,860.37		
SD Traffic Mitigation Fee	95,949.24		
Transportation Impact Fee	1,644,649.05		
Total Fees Deferred	$ 2,023,886.88	$ -	$ -

NOTE #3 – REFUNDS PAYABLE *As defined by California Government Code Section 66006 (b)*

When the City no longer needs the funds for the purposed collected, or if the City fails to make required findings or perform certain administrative tasks prescribed by AB1600, the City may be required to refund, on a prorated basis, to property owners of the properties upon which the fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

At this time, all fees being collected pursuant to the Development Impact Fee Program(s) have been earmarked for current or future capital projects necessary to maintain the current levels of service within existing services area to serve new development.

Development Fee Project Identification - *California Government Code Section 66006 and 66001 require the City to make certain findings and meet reporting requirements on the use of development fees.*

The following table, on pages 28-30, illustrates several of the reporting requirements defined in the Legal Requirement section on pages 1-3.

- An identification of each public improvement on which fees were expended and the amount of expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees.
- An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- Identify the purpose to which the fee is to be put.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.

Most of the current projects including all funding sources and approximate dates on funding can be found in the 2020/21 – 2024/25 Capital Improvement Program (CIP). Some projects identified as "Future" in the Project Phase column will not be identified in the CIP but will be found in the corresponding Development Fee Program instead.

Information regarding completed projects which received full or partial funding from development impact fees can be obtained by contacting the Finance Department.

City of Rancho Cordova

Exhibit A to the Resolution

Development Fee Program Identification - Active & Future Projects

Project Number	Current Project(s)	Project Phase [1]	Estimated Start Date	Completion Date	Estimated Project Cost	Development Impact Fees: Budget to Date [2]	Development Impact Fees: Funding to Date [2]	Attrib. to New Dev
Community Facility Fee - Community Facilities								
	Administrative Duties associated with Community Facilities Fee Program (inc. updates)	Admin	2004	Post 2022-23	n/a	1,144,419	1,144,419	100%
	Animal Control Vehicles	Future	Post 2022-23	Post 2022-23	106,000	-	-	63%
	City Hall Cost	Future	Post 2022-23	Post 2022-23	54,856,000	-	-	63%
	Community Center	Future	Post 2022-23	Post 2022-23	46,834,000	-	-	63%
	Corportation Yard	Future	Post 2022-23	Post 2022-23	26,291,000	-	1,026,842	63%
	Debt Service Payment(s) - Refunding COPS 2017 A&B	Debt Service	2017	2035	23,750,647	14,844,155	1,669,289	63%
	Hansen Computer System	Future	Post 2022-23	Post 2022-23	1,310,000	-	-	63%
	Museum	Future	Post 2022-23	Post 2022-23	19,993,000	-	-	63%
	Parking Structure	Future	Post 2022-23	Post 2022-23	16,571,000	-	-	63%
	Police Facilities	Future	Post 2022-23	Post 2022-23	56,085,000	-	-	63%
	Police Vehicles & Equipment	Future	Post 2022-23	Post 2022-23	4,172,000	-	-	63%
	Total Community Facility Fee - Community Facilities				***$ 249,968,647***	***$ 15,988,574***	***$ 3,840,550***	
Community Facility Fee - Library								
	Administrative Duties	Admin	2004	Post 2022-23	n/a	88,554	88,554	100%
	Regional Library Facility	Future	Post 2022-23	Post 2022-23	43,858,000	-	-	79%
	Total Community Facility Fee - Library				***$ 43,858,000***	***$ 88,554***	***$ 88,554***	
Sunrise Douglas - Interim Sewer								
	Anatolia I & II Sewer Forcemain	Reimb/Credit	2015	N/A	1,197,772	1,197,772	868,000	100%
	Anatolia III Sewer Forcemain	Reimb/Credit	2003	N/A	1,766,886	1,766,886	1,992,028	100%
	Chrysanthy Blvd Lift Station	Future	Post 2022-23	Post 2022-23	1,466,569	-	-	16%
	Chrysanthy Blvd Trunk Sewer	Future	Post 2022-23	Post 2022-23	1,506,556	-	-	28%
CP16-2181	Douglas Blvd Lift Station	Construction	2016	2017	1,730,000	1,730,000	531,238	100%
	Douglas Blvd Lift Station	Reimb/Credit	2017	N/A	1,573,034	1,573,034	823,656	100%
	Folsom South Canal Crossing: Sewer Costs	Future	Post 2022-23	Post 2022-23	1,545,991	-	-	19%
	Kiefer Lift Station	Reimb/Credit	2003	N/A	1,431,280	1,431,280	1,431,280	100%
	Sewer Forcemain: Chrysanthy Blvd Lift Station to Mayhew Road Outfall	Future	Post 2022-23	Post 2022-23	5,802,192	-		17%
	Sewer Forcemain: Douglas Lift station to Chrysanthy Blvd	Reimb/Credit	2003	N/A	660,607	660,607	501,929	100%
	Sewer Studies	Future	Post 2022-23	Post 2022-23	30,000	-	-	100%
	Total Sunrise Douglas - Interim Sewer				***$ 18,710,887***	***$ 8,359,579***	***$ 6,148,131***	
Sunrise Douglas - Suppl Offsite Water								
	Anatolia GTWP, Excelsior Raw Water Line, Vineyard Wells 1-3	Reimb/Credit	2003	2007	29,771,437	7,015,347	7,062,285	24%
	Folsom South Canal Crossing: Water Costs	Future	Post 2022-23	Post 2022-23	1,566,583	-	-	18%
	North Douglas Tank Site Land	Reimb/Credit	2003	2007	1,386,000	969,000	1,045,833	100%
	Vineyard Wells 4-7	Future	Post 2022-23	Post 2022-23	3,520,000	-	-	10%
	Total Sunrise Douglas - Suppl Offsite Water				***$ 36,244,020***	***$ 7,984,347***	***$ 8,108,118***	
Sunrise Douglas - Roadway								
CP08-2063	Americanos Blvd, Douglas Rd to Chrysanthy Blvd	Construction	2008	Post 2022-23	3,052,000	3,052,000	411,754	100%
CP05-2003	Rancho Cordova Parkway Interchange	Environmental	2005	Post 2022-23	100,000,000	500,000	590,296	100%
	Americanos Blvd Phase II, Chrysanthy Blvd to Kiefer Blvd	Future	Post 2022-23	Post 2022-23	3,423,000	3,326,000	-	97%
CP06-2022	Chrysanthy Blvd, Sunrise Blvd to Rancho Cordova Pkwy	Construction	2006	2019	3,762,000	3,334,000	3,372,883	89%
	Chrysanthy Blvd Phase II, Rancho Cordova Pkwy to Grant Line Rd	Future	Post 2022-23	Post 2022-23	10,431,000	10,431,000	-	100%
CP06-2024	Douglas Road Phase I, Rancho Cordova Pkwy to Borderlands Dr	Reimb/Credit	2006	2015	2,146,000	2,146,000	2,412,786	100%
CP13-2124	Douglas Road & Grantline Rd Traffic Signal	Construction	2013	2018	1,819,200	1,043,200	701,986	57%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Planned	Post 2022-23	Post 2022-23	6,585,000	4,961,000	2,639,051	75%
CP10-2083	Douglas Road, Rancho Cordova Pkwy to Americanos Blvd	Construction	2010	2018	8,200,000	8,200,000	3,339,235	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Planned	Post 2022-23	Post 2022-23	9,332,000	10,000	78	0%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2022-23	7,510,626	4,026,526	4,026,526	86%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2022-23	11,857,800	11,228,500	4,109,733	95%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2020	13,000,000	1,231,000	159,334	9%

ITEM 14.3. City of Rancho Cordova **Exhibit A to the Resolution**

Development Fee Program Identification - Active & Future Projects

Project Number	Current Project(s)	Project Phase [1]	Estimated Start Date	Completion Date	Estimated Project Cost	Development Impact Fees: Budget to Date [2]	Development Impact Fees: Funding to Date [2]	Attrib. to New Dev
Sunrise Douglas - Roadway (Fund 2246) - Continued								
CP06-2028	Sunrise Blvd, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2022-23	16,334,786	16,180,250	16,180,250	92%
		Total Sunrise Douglas - Roadway			***$ 94,401,413***	***$ 66,117,476***	***$ 37,943,913***	
Sunrise Douglas - Admin								
	Administrative Duties associated with the Sunrise Douglas Fee Program	Admin	2004	Post 2022-23	n/a	1,748,587	1,748,587	100%
		Total Sunrise Douglas - Admin			***$ -***	***$ 1,748,587***	***$ 1,748,587***	
Traffic Mitigation - Impact Fee								
	Americanos Blvd Phase II, Chrysanthy Blvd to Kiefer Blvd	Future	Post 2022-23	Post 2022-23	3,423,000	97,000	-	3%
	Americanos Blvd Phase III, International Dr to Douglas Rd	Future	Post 2022-23	Post 2022-23	9,247,000	9,247,000	-	100%
	Centennial Drive, International Drive to Grant Line Road	Future	Post 2022-23	Post 2022-23	10,348,000	10,348,000	-	100%
CP07-2032	Douglas Road, Americanos Blvd to Grant Line Rd	Planned	Post 2022-23	Post 2022-23	6,585,000	1,586,000	147,496	24%
CP13-2111	Douglas Road - Sunrise to Wst City Boundary	Preliminary	2013	Post 2022-23	16,512,000	62,000	75,614	0%
CP13-2124	Douglas Road and Grant Line Road Traffic Signal	Construction	2013	2018	1,819,200	73,600	72,025	4%
CP11-2093	Easton Valley Parkway (6th Ave), Sunrise Blvd to City Limits	Planned	Post 2022-23	Post 2022-23	10,192,000	10,192,000	-	100%
CP09-2069	International Drive, Sunrise Blvd to Rancho Cordova Pkwy Loop	Planned	Post 2022-23	Post 2022-23	46,700,000	46,700,000	-	100%
CP09-2074	Kiefer Blvd Phase II, Sunrise Blvd to Grant Line Rd	Planned	Post 2022-23	Post 2022-23	9,332,000	9,322,000	-	100%
CP07-2036	Kiefer Blvd, Sunrise Blvd to Jaeger Road	Reimb/Credit	2007	Post 2022-23	7,510,626	2,527,593	2,527,593	86%
CP15-2161	Pedestrian Promenade Construction	Planned	2015	Post 2022-23	8,500,000	670,000	30,701	8%
CP07-2035	Rancho Cordova Parkway, Douglas Rd to Kiefer Blvd	Reimb/Credit	2006	Post 2022-23	11,857,800	629,300	-	5%
CP05-2003	Rancho Cordova Parkway Interchange	Environmental	2005	Post 2022-23	100,000,000	8,082,000	4,681,049	8%
	Rancho Cordova Parkway South, Kiefer Blvd to Grant Line Rd	Future	Post 2022-23	Post 2022-23	3,876,000	3,876,000	-	100%
CP09-2070	Rio Del Oro Parkway, Sunrise Blvd to White Rock Rd	Planned	Post 2022-23	Post 2022-23	12,024,000	12,024,000	-	100%
CP11-2100	Sunrise Blvd Widening and Intersection Improvements, Keifer Blvd to State Rte. 16	Preliminary	2011	2020	13,000,000	47,000	312,254	1%
CP13-2116	Traffic Management Center	Construction	2014	2018	5,539,000	1,302,000	1,299,931	24%
	Villagio, Douglas Rd to White Rock Rd	Future	Post 2022-23	Post 2022-23	2,608,000	2,608,000	-	100%
CP15-2146	White Rock Road and Gold Valley Dr Signal and Intersection Improvements	Design	2014	2018	900,000	350,000	334,733	39%
CP07-2055	White Rock Road Improvements Phase I, Sunrise to Rancho Cordova Pkwy	Design	2007	Post 2022-23	18,366,000	6,987,000	4,052,758	38%
CP14-2132	Zinfandel Complex Phase I Feasibility Study	Construction	2013	2020	12,585,000	8,147,000	8,362,278	65%
CP20-2201	Zinfandel Pedestrian & Bicycle Crossing	Design	2020	Post 2022-23	3,815,000	219,000	133,529	6%
CP20-2210	Chrysanthy Boulevard Phase II	Reimb/Credit	2020	Post 2022-23	4,035,287	4,035,287	938,670	100%
CP22-2228	White Rock Road, 0.5 Mile East of Rancho Cordova Parkway to Easterly City Limits	Design	2022	2025-26	1,350,000	1,350,000	235,969	100%
PM21-7399	FY 2020-21 Transportation Impact Fee Program Update	Admin	2020	2022	530,000	514,000	342,439	97%
PM22-7445	Transportation Impact Fee Implementation - FY 21/22	Admin	2021	2022	51,321	51,321	51,321	100%
PM22-7448	General Plan - Circulation Element Update	Admin	2021	2022	240,000	240,000	12,132	100%
PM22-7450	Project Development - FY 21/22 (Pre-CIP and Pre-Grants project initation efforts)	Admin	2021	2022	22,292	22,292	22,292	100%
PM22-7452	SB743 Analysis - FY 21/22 (Compliance with SB743)	Admin	2021	2022	15,691	15,691	15,691	100%
PM22-7454	Transportation Master Plan	Planning	2021	2022	87,164	86,838	86,838	100%
		Total Traffic Mitigation - Impact Fee			***$ 307,501,626***	***$ 134,780,493***	***$ 23,735,312***	
Traffic Mitigation - Admin								
	Administrative Duties associated with Traffic Mitigation Fee Program (including updates)	Admin	2004	Post 2022-23	n/a	715,550	715,550	100%
CP09-2067	Villages of Zinfandel Traffic Signals	Construction	2009	2019	1,411,000	11,000	2,244	1%
PM22-7422	PW Project Impact Fee Tracking	Planning	2021	2023	3,380,899	100,000	96,354	3%
		Total Traffic Mitigation - Admin			***$ 1,411,000***	***$ 826,550***	***$ 814,148***	
Storm Drain Impact Fee Program - Admin								
PM22-7455	Storm Drain Admin Impact Fees	Planning	2022	2023	34,342	34,342	34,342	100%
Measure A - Transportation Improvements (Administered by Sacramento Transportation Administration)								
CP18-2190	Cordova Creek Multi Use Trail Feasibility Study	Planned	2018	2018	152,600	25,000	55,716	16%
CP06-2022	Chrysanthy Blvd, Sunrise Blvd to Rancho Cordova Pkwy	Construction	2006	2019	3,762,000	356,000	-	9%
CP20-2200	Cordova School Zones	Planning	2020	Post 2022-23	315,000	315,000	190,894	100%
CP16-2175	Folsom Blvd Complete Street Phase V (Bradshaw Rd to Horn Rd)	Design	2016	2019	4,110,000	3,000,000	1,126,436	73%

City of Rancho Cordova

Exhibit A to the Resolution

Development Fee Program Identification - Active & Future Projects

Project Number	Current Project(s)	Project Phase [1]	Estimated Start Date	Completion Date	Estimated Project Cost	Development Impact Fees: Budget to Date [2]	Development Impact Fees: Funding to Date [2]	Attrib. to New Dev
Measure A - Transporation Improvements - Continued								
CP14-2129	Folsom Blvd Enhancement - Phase IV	Construction	2014	2018	8,249,135	3,398,215	1,400,092	41%
CP14-2139	Folsom Blvd Sidewalk South from Rod Beaudry to East of Horn Road	Construction	2014	2019	770,000	770,000	979,757	100%
CP18-2196	Olson Island Plan	Planning	2018	Post 2022-23	180,000	25,000	94,755	14%
CP16-2169	Rod Beaudry - Routier Bikeway Project	Construction	2016	Post 2022-23	2,498,000	91,913	47,551	4%
CP18-2195	Safe Routes to School Plan	Planning	2018	Post 2022-23	280,000	35,000	55,000	13%
CP19-2189	Sidewalk Repair Program	Planning	2019	Post 2022-23	240,000	50,000	32,177	21%
CP20-2199	Sunrise Boulevard & Folsom Boulevard	Construction	2020	Post 2022-23	165,000	60,000	44,357	36%
CP15-2148	Sunrise Boulevard & Monier Circle Drainage Improvements	Planned	2015	Post 2022-23	2,000,000	-	11,321	0%
CP18-2187	Sunrise Boulevard Rehabilitiation - Phase I	Construction	2018	Post 2022-23	10,603,171	1,273,278	2,600,863	12%
CP20-2215	Systemic Safety Analysis: Zinfadel and Coloma Corridors	Planning	2020	2021	29,846	29,846	30,316	100%
CP20-2216	Local Road Safety Plan	Planning	2020	2022	90,000	72,000	22,228	80%
CP21-2213	Sidewalk Improvement	Planning	2020	2021	150,000	50,000	-	33%
CP18-2192	Systemic Safety Study	Planning	2018	Post 2022-23	83,000	20,000	11,118	24%
CP20-2208	2020 Sidewalk Program	Construction	2020	2021	460,561	50,000	50,000	11%
CP15-2159	2016/2017 NTMP Project	Planning	2015	2021-22	300,000	125,000	961	42%
CP22-2220	Chase Drive - American River Parkway Connection	Planning	2022	2022-23	938,000	788,000	93,561	84%
CP22-2222	2022 Sidewalk Improvement	Construction	2022	2021-22	501,000	100,000	72,064	20%
CP22-2237	Coloma and Chase Curve Warning LED Upgrade	Planning	2022	2022-23	60,000	10,000	1,123	17%
PM21-7401	Pedestrian and Bicycle Safety	Admin	2020	2022	36,000	6,000	5,603	17%
PM22-7440	Bikeway Master Plan Implementation - FY 21/22	Admin	2022	2023	35,620	35,620	35,620	100%
PM22-7441	NTMP Development - FY 21/22	Admin	2022	2023	14,916	14,916	14,916	100%
PM22-7443	PM22-7443 - Traffic Control & Safety - FY 21/22	Admin	2022	2023	181,835	97,629	97,629	54%
PM22-7446	PM22-7446 - Traffic Project Development - FY 21/22	Admin	2022	2023	1,034	1,034	1,034	100%
PM22-7449	ITS Project Development - FY 21/22 (Citywide ITS,SACOG, CALTrans Coordination)	Admin	2022	2023	15,982	15,982	15,982	100%
	Total Measure A - Transportation Improvements				***$ 36,222,699***	***$ 10,815,432***	***$ 7,091,073***	
							$ 952,160	***Completed***
							7,618,542	***GL Balance***
							$ 424,690.96	***BALANCED***
Sacramento Regional Transit Impact Fee								
	Horn Road LRT Station (City Allocation Only)	Planning	2018	Post 2022-23	250,000	250,000	-	100%
	Total Sacramento Regional Transit Fee				***$ 250,000***	***$ 250,000***	***$ -***	
Housing Trust Development Impact Fee								
	Administrative Duties associated with Housing Program	Admin	2007	Post 2022-23	n/a	142,316	142,316	100%
	Total Housing Trust Development Impact Fee				***$ -***	***$ 142,316***	***$ 142,316***	

MEMORANDUM

ITEM 14.4.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Kim Juran-Karageorgiou,
Administrative Services Director

SUBJECT: **TREASURER'S REPORT – SEPTEMBER 30, 2022**

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the September 30, 2022 Treasurer's Report.

RESULT OF RECOMMENDED ACTION

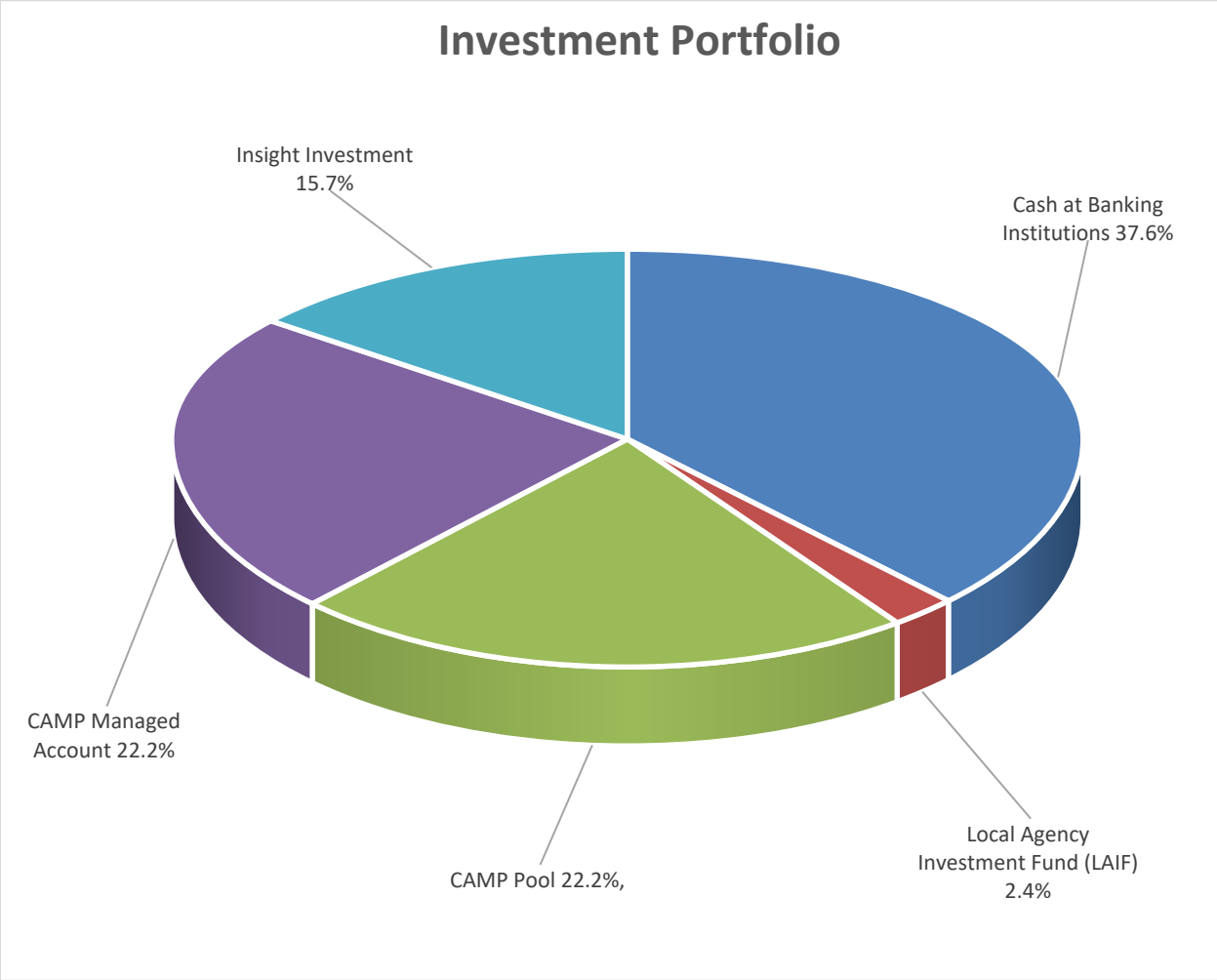
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the City's cash balances and investments and highlight material changes from one period to another. The scope of this report covers the third quarter of the 2022 calendar year ending September 30, 2022 and is in compliance with the State's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's Report for the period ending September 30, 2022. Treasurer's Reports are provided to the City Council on a quarterly basis.

At June 30, 2022, the value of the City's total portfolio was $273.0 million. Since that time, the balances decreased by $9.3 million with an ending balance of $263.7 million as of September 30, 2022. The funds are held as follows:

Investment Distribution	Book Value	Market Value
Cash at Banking Institutions	99,025,435	99,025,435
Local Agency Investment Fund (LAIF)	6,216,125	6,216,125
CAMP Pool	58,637,327	58,637,327
CAMP Managed Account	62,312,543	58,456,852
Insight Investment	42,846,839	41,338,671
Total	**269,038,269**	**263,674,410**



Economic conditions in the third quarter of 2022 were characterized by persistently high inflation and aggressive interest rate hikes by the Fed. The rising interest rates led to higher U.S. Treasury yields but also a two-decade high for mortgage rates, weakening the housing market. While the probability of a recession increased in the third quarter, the U.S. labor market remained strong with unemployment hovering around 3.5%.

The City's cash balance as of September 30, 2022 was allocated by fund type/purpose as follows:

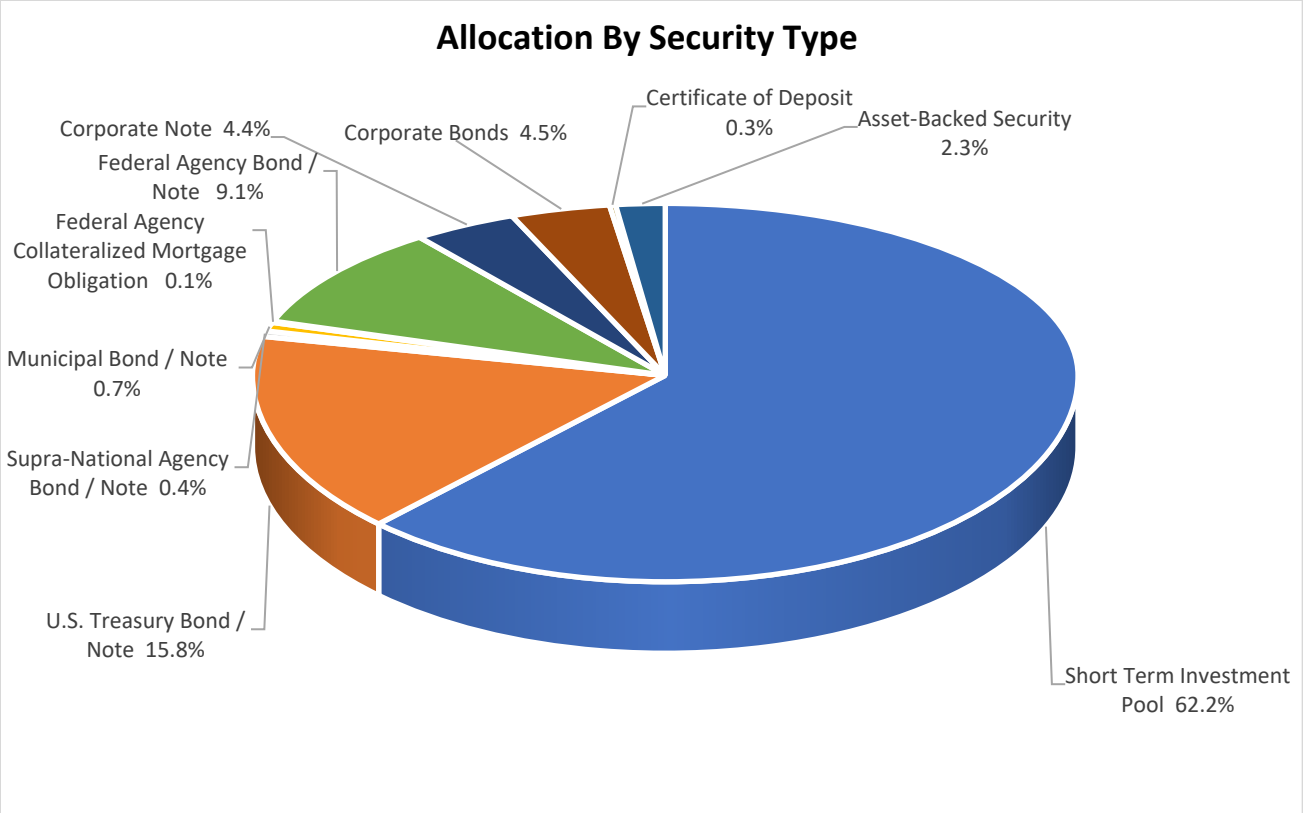
- General Fund: $39.1 million
- Community Enhancement Fund: $13.6 million
- Measure R Fund: $1.5 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): $54.8 million
- Transportation Funds: $75.3 million
- Storm Drain Fund: $20.3 million

- Capital Projects/Grant/Special Revenue Funds: $59.4 million
- Agency Funds: $5.0 million

The overall portfolio is well diversified with $105.1 million invested in marketable securities, $64.9 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another $99.0 million is on deposit with our banks, which includes $11.6 million on deposit with three local banks as part of the City's participation in a local banking initiative and COVID-19 Lift Program. Staff, in conjunction with our financial advisors, periodically reviews the mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

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

The distribution of investments are displayed in the following charts:



ATTACHMENT(S)

1. City of Rancho Cordova Treasurer's Report for the quarter ended September 30, 2022

CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED September 30, 2022

Security Held	Book Value	Market Value
Wells Fargo Bank	87,445,209	87,445,209
5 Star Bank	5,303,960	5,303,960
American River Bank	5,276,251	5,276,251
Tri Counties Bank	1,000,015	1,000,015
Local Agency Investment Fund (LAIF)	6,216,125	6,216,125
CAMP Pool	58,637,327	58,637,327
CAMP Managed Account	62,312,543	58,456,852
Insight Investment	42,846,839	41,338,671
Total	**269,038,269**	**263,674,410**

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 12/31/2015 2.125% 12/31/2022	912828N30	350,000.00	AA+	Aaa	01/30/19	01/31/19	344,449.22	2.55	1,879.59	349,646.77	348,851.58
US TREASURY NOTES DTD 05/31/2016 1.625% 05/31/2023	912828R69	550,000.00	AA+	Aaa	06/03/19	06/07/19	545,681.64	1.83	3,003.59	549,281.26	541,062.50
US TREASURY NOTES DTD 10/31/2016 1.625% 10/31/2023	912828T91	850,000.00	AA+	Aaa	07/01/19	07/03/19	844,388.67	1.78	5,780.23	848,598.05	825,960.98
US TREASURY NOTES DTD 10/31/2016 1.625% 10/31/2023	912828T91	1,000,000.00	AA+	Aaa	10/02/19	10/04/19	1,005,742.19	1.48	6,800.27	1,001,524.30	971,718.80
US TREASURY NOTES DTD 12/15/2020 0.125% 12/15/2023	91282CBA8	4,000,000.00	AA+	Aaa	05/21/21	05/24/21	3,987,656.25	0.25	1,475.41	3,994,191.18	3,804,375.20
US TREASURY NOTES DTD 12/15/2020 0.125% 12/15/2023	91282CBA8	4,800,000.00	AA+	Aaa	06/25/21	06/28/21	4,773,375.00	0.35	1,770.49	4,786,983.33	4,565,250.24
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	450,000.00	AA+	Aaa	02/03/20	02/07/20	462,216.80	1.36	2,274.46	454,856.27	432,632.79
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	725,000.00	AA+	Aaa	03/02/20	03/06/20	760,315.43	0.85	3,664.40	739,287.41	697,019.50
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	1,000,000.00	AA+	Aaa	01/02/20	01/07/20	1,014,726.56	1.66	5,054.35	1,005,743.00	961,406.20
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	1,150,000.00	AA+	Aaa	11/01/19	11/06/19	1,173,269.53	1.55	5,812.50	1,158,743.20	1,105,617.13
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	2,450,000.00	AA+	Aaa	12/02/19	12/05/19	2,486,750.00	1.66	12,383.15	2,464,048.23	2,355,445.19
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	3,700,000.00	AA+	Aaa	06/07/21	06/08/21	3,888,179.69	0.33	18,701.09	3,807,386.98	3,557,202.94
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	4,000,000.00	AA+	Aaa	06/18/21	06/21/21	4,184,375.00	0.46	20,217.39	4,106,453.62	3,845,624.80
US TREASURY NOTES DTD 12/31/2019 1.750% 12/31/2024	912828YY0	475,000.00	AA+	Aaa	08/05/20	08/07/20	507,693.36	0.18	2,100.71	491,723.05	449,914.06

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 12/31/2019 1.750% 12/31/2024	912828YY0	800,000.00	AA+	Aaa	07/01/20	07/06/20	852,250.00	0.28	3,538.05	826,204.70	757,750.00
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	100,000.00	AA+	Aaa	03/01/21	03/04/21	98,589.84	0.58	63.18	99,104.25	89,718.75
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	425,000.00	AA+	Aaa	04/01/21	04/05/21	416,765.63	0.72	268.51	419,661.23	381,304.69
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	525,000.00	AA+	Aaa	05/04/21	05/06/21	516,120.12	0.75	497.54	518,799.75	464,214.87
US TREASURY N/B NOTES DTD 04/30/2021 0.750% 04/30/2026	91282CBW0	100,000.00	AA+	Aaa	02/10/22	02/14/22	95,277.34	1.92	313.86	95,981.43	88,562.50
US TREASURY N/B NOTES DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	325,000.00	AA+	Aaa	05/03/22	05/05/22	294,125.00	3.03	342.22	297,096.82	284,324.24
US TREASURY N/B NOTES DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aaa	07/05/22	07/08/22	755,229.49	2.84	868.72	759,225.78	721,746.14
US TREASURY N/B NOTES DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	825,000.00	AA+	Aaa	08/01/22	08/04/22	759,515.63	2.74	868.72	762,122.42	721,746.13
US TREASURY N/B NOTES DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	950,000.00	AA+	Aaa	06/02/22	06/06/22	864,537.11	2.94	1,000.34	871,132.86	831,101.61
US TREASURY N/B NOTES DTD 07/31/2021 0.625% 07/31/2026	91282CCP4	1,300,000.00	AA+	Aaa	08/08/22	08/15/22	1,183,812.50	3.04	1,368.89	1,187,589.00	1,137,296.94
Security Type Sub-Total		**31,675,000.00**					**31,815,042.00**	**1.02**	**100,047.66**	**31,595,384.89**	**29,939,847.78**
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	650,000.00	AAA	Aaa	11/17/20	11/24/20	648,602.50	0.32	573.26	649,465.25	620,730.50
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	585,000.00	AAA	Aaa	09/15/21	09/23/21	584,567.10	0.52	65.00	584,714.43	543,081.83
Security Type Sub-Total		**1,235,000.00**					**1,233,169.60**	**0.42**	**638.26**	**1,234,179.68**	**1,163,812.33**

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
CT ST TXBL GO BONDS DTD 06/11/2020 1.998% 07/01/2024	20772KJW0	75,000.00	A+	Aa3	05/29/20	06/11/20	75,000.00	2.00	374.63	75,000.00	71,868.75
CHAFFEY UHSD, CA TXBL GO BONDS DTD 12/05/2019 2.101% 08/01/2024	157411TK5	100,000.00	AA-	Aa1	11/06/19	12/05/19	100,000.00	2.10	350.17	100,000.00	95,998.00
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.702% 08/01/2024	798306WN2	200,000.00	NR	Aa2	10/16/20	10/29/20	200,000.00	0.70	234.00	200,000.00	186,520.00
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	425,000.00	AA+	NR	12/16/20	12/23/20	425,000.00	0.87	164.33	425,000.00	390,111.75
UNIV OF CAL TXBL REV BONDS DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	100,000.00	AA	Aa2	07/10/20	07/16/20	100,000.00	0.88	333.58	100,000.00	90,561.00
CT ST TXBL GO BONDS DTD 06/04/2021 0.923% 06/01/2025	20772KNW5	275,000.00	A+	Aa3	05/20/21	06/04/21	275,000.00	0.92	846.08	275,000.00	250,981.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	75,000.00	AA	Aa3	09/03/20	09/16/20	75,530.25	1.11	235.88	75,304.39	68,080.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	100,000.00	AA	Aa3	09/03/20	09/16/20	100,663.00	1.12	314.50	100,380.59	90,774.00
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	200,000.00	AA	Aa3	09/03/20	09/16/20	200,000.00	1.26	629.00	200,000.00	181,548.00
MN ST TXBL GO BONDS DTD 08/25/2020 0.630% 08/01/2025	60412AVJ9	130,000.00	AAA	Aaa	08/11/20	08/25/20	130,000.00	0.63	136.50	130,000.00	117,013.00
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	175,000.00	AA+	Aaa	10/30/20	11/10/20	175,000.00	0.77	225.46	175,000.00	156,898.00
CA ST UNIV TXBL REV BONDS DTD 07/29/2021 0.862% 11/01/2025	13077DOD7	175,000.00	AA-	Aa2	07/09/21	07/29/21	175,000.00	0.86	628.54	175,000.00	154,932.75
Security Type Sub-Total		**2,030,000.00**					**2,031,193.25**	**1.00**	**4,472.67**	**2,030,684.98**	**1,855,287.25**
Federal Agency Commercial Mortgage-Backed Security											
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	5,584.98	AA+	Aaa	12/07/18	12/17/18	5,584.96	3.20	14.91	5,584.98	5,506.57

CAMP®

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FO3V3	1,236.73	AA+	Aaa	11/20/19	11/26/19	1,236.70	2.09	2.16	1,236.72	1,236.73
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	275,000.00	AA+	Aaa	03/19/20	03/25/20	288,621.09	1.95	701.71	281,301.35	266,697.09
Security Type Sub-Total		**281,821.71**					**295,442.75**	**1.98**	**718.78**	**288,123.05**	**273,440.39**
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023	3137EAER6	400,000.00	AA+	Aaa	05/05/20	05/07/20	399,832.00	0.39	608.33	399,966.80	391,640.80
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,200,000.00	AA+	Aaa	08/19/20	08/21/20	1,198,776.00	0.28	308.33	1,199,635.48	1,158,930.00
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	365,000.00	AA+	Aaa	09/02/20	09/04/20	365,066.65	0.24	58.30	365,020.74	351,813.65
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	485,000.00	AA+	Aaa	09/02/20	09/04/20	484,839.95	0.26	77.46	484,950.19	467,478.40
FREDDIE MAC NOTES DTD 10/16/2020 0.125% 10/16/2023	3137EAEY1	415,000.00	AA+	Aaa	10/14/20	10/16/20	413,452.05	0.25	237.76	414,462.81	397,823.15
FREDDIE MAC NOTES DTD 11/05/2020 0.250% 11/06/2023	3137EAEZ8	450,000.00	AA+	Aaa	11/03/20	11/05/20	449,595.00	0.28	453.13	449,851.82	430,807.95
FANNIE MAE NOTES DTD 11/25/2020 0.250% 11/27/2023	3135G06H1	400,000.00	AA+	Aaa	11/23/20	11/25/20	399,544.00	0.29	344.44	399,824.58	382,050.40
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAFA2	400,000.00	AA+	Aaa	12/02/20	12/04/20	399,604.00	0.28	325.00	399,844.85	381,473.20
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	500,000.00	AA+	Aaa	04/15/20	04/16/20	497,520.00	0.60	1,159.72	498,740.96	454,349.50
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	500,000.00	AA+	Aaa	04/22/20	04/24/20	498,970.00	0.67	1,380.21	499,472.58	455,464.00

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	500,000.00	AA+	Aaa	07/21/20	07/23/20	497,510.00	0.48	364.58	498,602.11	448,265.00
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	450,000.00	AA+	Aaa	08/25/20	08/27/20	447,894.00	0.47	168.75	448,777.27	401,963.85
FEDERAL HOME LOAN BANK NOTES DTD 09/11/2020 0.375% 09/04/2025	3130AK5E2	200,000.00	AA+	Aaa	09/10/20	09/11/20	199,400.00	0.44	56.25	199,647.39	178,528.40
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	450,000.00	AA+	Aaa	09/23/20	09/25/20	448,645.50	0.44	37.50	449,192.05	400,870.80
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	450,000.00	AA+	Aaa	11/09/20	11/12/20	448,389.00	0.57	900.00	448,997.66	400,682.70
Security Type Sub-Total		**7,165,000.00**					**7,149,038.15**	**0.39**	**6,479.76**	**7,156,987.29**	**6,702,141.80**
Corporate Note											
PNC BANK NA CORP NOTES (CALLABLE) DTD 01/23/2019 3.500% 01/23/2024	693475AV7	375,000.00	A-	A3	02/12/19	02/15/19	377,670.00	3.34	2,479.17	375,675.03	368,749.13
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	135,000.00	A	A2	03/16/21	03/18/21	134,932.50	0.77	36.56	134,967.11	127,764.00
MORGAN STANLEY CORP NOTES DTD 04/28/2014 3.875% 04/29/2024	61746BDO6	375,000.00	A-	A1	07/19/19	07/23/19	396,483.75	2.59	6,135.42	382,103.70	368,644.88
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	355,000.00	AA	A1	05/10/21	05/12/21	354,481.70	0.50	616.81	354,721.46	332,986.10
AMERICAN HONDA FINANCE CORP NOTE DTD 06/27/2019 2.400% 06/27/2024	02665WCZ2	375,000.00	A-	A3	07/11/19	07/15/19	373,140.00	2.51	2,350.00	374,347.10	360,323.25
GOLDMAN SACHS GROUP INC (CALLABLE) BONDS DTD 07/08/2014 3.850% 07/08/2024	38141EC23	375,000.00	BBB+	A2	07/08/19	07/11/19	392,467.50	2.84	3,328.65	380,594.03	367,338.75
BB&T CORPORATION CORP BONDS DTD 07/29/2019 2.500% 08/01/2024	05531FBH5	375,000.00	A-	A3	08/01/19	08/05/19	375,622.50	2.46	1,562.50	375,221.97	359,109.00

CAMP®

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 08/09/2021 0.500% 08/09/2024	69371RR40	235,000.00	A+	A1	08/03/21	08/09/21	234,873.10	0.52	169.72	234,921.50	218,124.42
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	100,000.00	A+	A1	08/09/21	08/12/21	100,000.00	0.63	85.21	100,000.00	92,822.40
WALT DISNEY COMPANY/THE (CALLABLE) DTD 09/06/2019 1.750% 08/30/2024	254687FK7	375,000.00	BBB+	A2	09/03/19	09/06/19	373,470.00	1.84	565.10	374,412.38	354,426.00
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 09/10/2021 0.625% 09/10/2024	24422EVU0	180,000.00	A	A2	09/07/21	09/10/21	179,883.00	0.65	65.63	179,924.21	166,786.02
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 09/14/2021 0.600% 09/13/2024	14913R2P1	150,000.00	A	A2	09/07/21	09/14/21	149,796.00	0.65	45.00	149,867.17	138,925.35
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 02/07/2022 1.875% 02/07/2025	63743HFC1	130,000.00	A-	A2	01/31/22	02/07/22	129,996.10	1.88	365.63	129,996.94	121,619.03
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	05/20/20	05/26/20	50,488.50	1.58	120.00	50,245.38	46,701.75
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	05/21/20	05/26/20	50,696.00	1.49	120.00	50,349.61	46,701.75
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	200,000.00	A+	A1	05/20/20	05/26/20	201,954.00	1.58	480.00	200,981.53	186,807.00
AMAZON.COM INC CORPORATE NOTES DTD 04/13/2022 3.000% 04/13/2025	023135CE4	290,000.00	AA	A1	04/11/22	04/13/22	289,538.90	3.06	4,060.00	289,610.84	279,704.42

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
HOME DEPOT INC (CALLABLE) CORPORATE NOTE DTD 03/28/2022 2.700% 04/15/2025	437076CM2	45,000.00	A	A2	03/24/22	03/28/22	44,921.25	2.76	617.63	44,934.47	42,903.54
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 04/22/2021 0.976% 04/22/2025	06051GJR1	325,000.00	A-	A2	04/16/21	04/22/21	325,000.00	0.98	1,400.97	325,000.00	302,051.43
CITIGROUP INC CORP NOTES DTD 04/27/2015 3.300% 04/27/2025	172967JP7	300,000.00	BBB+	A3	08/28/20	09/01/20	332,985.00	0.88	4,235.00	318,230.09	285,621.90
CINTAS CORPORATION NO. 2 CORP NOTE (CALL DTD 05/03/2022 3.450% 05/01/2025	17252MAP5	130,000.00	A-	A3	04/26/22	05/03/22	129,971.40	3.46	1,843.83	129,975.35	125,907.08
APPLE INC (CALLABLE) CORP NOTES DTD 05/11/2020 1.125% 05/11/2025	037833DT4	400,000.00	AA+	Aaa	05/11/20	05/13/20	400,804.00	1.08	1,750.00	400,413.65	366,594.00
APPLE INC CORPORATE NOTES DTD 05/13/2015 3.200% 05/13/2025	037833BG4	500,000.00	AA+	Aaa	11/24/21	11/29/21	530,775.00	1.37	6,133.33	523,307.00	483,390.50
JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	580,000.00	A-	A1	05/24/21	06/01/21	580,000.00	0.82	1,593.07	580,000.00	536,817.26
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 06/09/2022 3.500% 06/09/2025	63254ABD9	470,000.00	AA-	Aa3	05/31/22	06/09/22	470,000.00	3.50	5,117.78	470,000.00	452,959.68
NATIONAL RURAL UTIL COOP CORPORATE NOTES DTD 05/04/2022 3.450% 06/15/2025	63743HFE7	70,000.00	A-	A2	04/27/22	05/04/22	69,981.10	3.46	986.12	69,983.59	67,467.89
IBM CORP CORPORATE NOTES DTD 07/27/2022 4.000% 07/27/2025	459200KS9	450,000.00	A-	A3	07/20/22	07/27/22	450,000.00	4.00	3,200.00	450,000.00	440,660.25
CITIGROUP INC CORP NOTE (CALLABLE) DTD 11/03/2021 1.281% 11/03/2025	172967ND9	90,000.00	BBB+	A3	10/27/21	11/03/21	90,000.00	1.28	473.97	90,000.00	82,180.80

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Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
UNITEDHEALTH GROUP INC (CALLABLE) CORPOR DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	475,000.00	A+	A3	05/17/21	05/19/21	474,173.50	1.19	2,063.61	474,400.31	418,990.85
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 1.200% 05/28/2026	04636NAA1	450,000.00	A-	A3	07/16/21	07/20/21	450,540.00	1.17	1,845.00	450,404.30	394,987.95
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 06/18/2021 1.125% 06/18/2026	89236TJK2	85,000.00	A+	A1	09/08/21	09/13/21	84,811.30	1.17	273.59	84,852.86	74,485.84
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 06/16/2020 1.319% 06/19/2026	06051GJD2	600,000.00	A-	A2	07/23/21	07/27/21	602,754.00	1.22	2,242.30	601,919.87	530,833.20
AMERICAN EXPRESS CO (CALLABLE) CORPORATE DTD 11/04/2021 1.650% 11/04/2026	025816CM9	450,000.00	BBB+	A2	11/19/21	11/23/21	449,316.00	1.68	3,031.88	449,434.10	392,425.65
JPMORGAN CHASE & CO NOTES (CALLABLE) DTD 11/19/2020 1.045% 11/19/2026	46647PBT2	350,000.00	A-	A1	11/24/21	11/29/21	339,717.00	1.66	1,341.08	341,449.71	302,474.55
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 01/10/2022 1.700% 01/08/2027	14913R2U0	450,000.00	A	A2	01/11/22	01/13/22	447,727.50	1.81	1,763.75	448,053.21	397,303.20
TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027	87612EBM7	80,000.00	A	A2	01/19/22	01/24/22	79,864.00	1.99	329.33	79,882.71	71,709.44
BANK OF NY MELLON CORP (CALLABLE) CORPOR DTD 01/26/2022 2.050% 01/26/2027	06406RBA4	900,000.00	A	A1	01/26/22	01/28/22	898,002.00	2.10	3,331.25	898,271.47	798,655.50
BERKSHIRE HATHAWAY CORP NOTES (CALLABLE) DTD 03/15/2022 2.300% 03/15/2027	084664CZ2	900,000.00	AA	Aa2	03/15/22	03/17/22	883,116.00	2.70	920.00	884,948.80	819,468.90

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
NATIONAL AUSTRALIA BK/NY CORPORATE NOTES DTD 06/09/2022 3.905% 06/09/2027	63254ABE7	400,000.00	AA-	Aa3	06/09/22	06/13/22	396,424.00	4.10	4,859.56	396,639.89	380,909.20
Security Type Sub-Total		**12,625,000.00**					**12,696,376.60**	**1.99**	**71,938.45**	**12,650,041.34**	**11,706,331.86**
Certificate of Deposit											
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	400,000.00	A-1+	P-1	12/04/19	12/06/19	400,000.00	2.03	2,742.67	400,000.00	398,938.00
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	350,000.00	A-1	P-1	03/19/21	03/23/21	350,000.00	0.59	1,135.75	350,000.00	344,011.85
Security Type Sub-Total		**750,000.00**					**750,000.00**	**1.36**	**3,878.42**	**750,000.00**	**742,949.85**
Asset-Backed Security											
BMWLT 2021-1 A4 DTD 03/10/2021 0.370% 07/25/2024	05591RAD6	105,000.00	AAA	Aaa	03/02/21	03/10/21	104,995.83	0.37	6.48	104,997.76	102,076.43
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	115,405.19	AAA	NR	09/22/20	09/29/20	115,388.23	0.37	15.42	115,396.62	112,842.32
GMALT 2020-3 A4 DTD 09/29/2020 0.510% 10/21/2024	362569AD7	100,000.00	AAA	Aaa	09/22/20	09/29/20	99,986.00	0.51	15.58	99,992.91	99,380.63
MBALT 2021-B A3 DTD 06/29/2021 0.400% 11/15/2024	58769KAD6	280,000.00	AAA	NR	06/22/21	06/29/21	279,978.86	0.40	49.78	279,986.72	270,441.30
BMWLT 2021-2 A4 DTD 09/15/2021 0.430% 01/27/2025	09690AAD5	540,000.00	NR	Aaa	09/08/21	09/15/21	539,979.59	0.43	38.70	539,985.91	510,762.19
GMALT 2021-1 A4 DTD 02/24/2021 0.330% 02/20/2025	36261RAD0	115,000.00	NR	Aaa	02/17/21	02/24/21	114,982.64	0.33	11.60	114,989.60	112,243.17
GMALT 2021-2 A4 DTD 05/26/2021 0.410% 05/20/2025	380144AD7	65,000.00	AAA	NR	05/18/21	05/26/21	64,994.53	0.41	8.14	64,996.38	62,315.12
GMALT 2021-3 A4 DTD 08/18/2021 0.500% 07/21/2025	36262XAD6	145,000.00	AAA	NR	08/10/21	08/18/21	144,994.77	0.50	22.15	144,996.26	137,046.29

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
VWALT 2020-A A4 DTD 12/03/2020 0.450% 07/21/2025	92868VAD1	265,000.00	AAA	NR	11/24/20	12/03/20	264,945.20	0.45	36.44	264,966.82	259,126.20
HAROT 2021-2 A3 DTD 05/26/2021 0.330% 08/15/2025	43811JAC1	225,000.00	AAA	Aaa	05/18/21	05/26/21	224,991.23	0.33	33.00	224,994.03	217,100.14
GMCAR 2020-4 A3 DTD 10/14/2020 0.380% 08/18/2025	36260KAC8	100,652.05	AAA	NR	10/06/20	10/14/20	100,630.54	0.38	15.94	100,639.26	98,197.87
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	95,000.00	AAA	NR	04/20/21	04/28/21	94,990.01	0.38	16.04	94,993.26	91,704.52
NAROT 2021-A A3 DTD 06/23/2021 0.330% 10/15/2025	65480BAC1	590,000.00	AAA	Aaa	06/15/21	06/23/21	589,990.03	0.33	86.53	589,992.97	565,078.81
TAOT 2021-B A3 DTD 06/14/2021 0.260% 11/17/2025	89190GAC1	650,000.00	AAA	NR	06/08/21	06/14/21	649,930.00	0.26	75.11	649,950.52	622,553.36
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	61,830.04	AAA	NR	01/20/21	01/27/21	61,817.82	0.34	9.34	61,822.01	59,739.16
HART 2021-B A3 DTD 07/28/2021 0.380% 01/15/2026	44934KAC8	405,000.00	AAA	NR	07/20/21	07/28/21	404,910.62	0.39	68.40	404,934.17	386,303.18
HAROT 2021-4 A3 DTD 11/24/2021 0.880% 01/21/2026	43815GAC3	185,000.00	NR	Aaa	11/16/21	11/24/21	184,961.00	0.89	45.22	184,968.98	175,336.30
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314OAC8	145,000.00	AAA	NR	04/13/21	04/21/21	144,968.75	0.52	33.51	144,978.11	140,389.67
HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026	44935FAD6	145,000.00	AAA	NR	11/09/21	11/17/21	144,967.64	0.75	47.69	144,973.91	136,933.74
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	400,000.00	AAA	Aaa	07/21/21	07/28/21	399,934.20	0.55	97.78	399,950.07	381,003.76
GMCAR 2021-3 A3 DTD 07/21/2021 0.480% 06/16/2026	380140AC7	250,000.00	AAA	NR	07/13/21	07/21/21	249,984.55	0.48	50.00	249,988.32	238,551.80
COMET 2021-A1 A1 DTD 07/22/2021 0.550% 07/15/2026	14041NFW6	600,000.00	AAA	NR	07/15/21	07/22/21	599,975.70	0.55	146.67	599,981.52	559,175.88

CAMP

Managed Account Detail of Securities Held

For the Month Ending **September 30, 2022**

Rancho Cordova - GENERAL FUND - [redacted]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
COPAR 2021-1 A3 DTD 10/27/2021 0.770% 09/15/2026	14044CAC6	185,000.00	AAA	Aaa	10/19/21	10/27/21	184,996.50	0.77	63.31	184,997.17	174,859.84
GMCAR 2021-4 A3 DTD 10/21/2021 0.680% 09/16/2026	362554AC1	155,000.00	AAA	Aaa	10/13/21	10/21/21	154,996.05	0.68	43.92	154,996.81	146,220.86
CARMX 2022-3 A3 DTD 07/20/2022 3.970% 04/15/2027	14318MAD1	420,000.00	AAA	NR	07/12/22	07/20/22	419,990.09	3.97	741.07	419,990.51	413,658.13
Security Type Sub-Total		**6,342,887.28**					**6,342,280.38**	**0.69**	**1,777.82**	**6,342,460.60**	**6,073,040.67**
Managed Account Sub-Total		**62,104,708.99**					**62,312,542.73**	**1.10**	**189,951.82**	**62,047,861.83**	**58,456,851.93**
Joint Powers Authority											
CAMP Pool		58,637,326.93	AAAm	NR			58,637,326.93		0.00	58,637,326.93	58,637,326.93
Liquid Sub-Total		**58,637,326.93**					**58,637,326.93**		**0.00**	**58,637,326.93**	**58,637,326.93**
Securities Sub-Total		**$120,742,035.92**					**$120,949,869.66**	**1.11%**	**$189,951.82**	**$120,685,188.76**	**$117,094,178.86**
Accrued Interest											**$189,951.82**
Total Investments											**$117,284,130.68**

SECURITIES HELD

As of September 30, 2022

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Asset Backed Securities										
89239JAD6	TOYOTA AUTO RECEIVABLES OWNER TAOT 2019-B A3	2.570	08/15/2023	2,467.55	2,514.20	2,479.84	2,466.91	(12.93)	2.64	0.01
Total Asset Backed Securities				**2,467.55**	**2,514.20**	**2,479.84**	**2,466.91**	**(12.93)**	**2.64**	**0.01**
Cash and Cash Equivalents										
	Cash and Cash Equivalents	0.000		164,977.41	164,977.41	164,977.41	164,977.41	0.00	0.00	0.38
Total Cash and Cash Equivalents				**164,977.41**	**164,977.41**	**164,977.41**	**164,977.41**	**0.00**	**0.00**	**0.38**
Corporate Bonds										
02665WDH1	AMERICAN HONDA FINANCE 1.95% 10MAY2023	1.950	05/10/2023	600,000.00	609,648.00	604,358.44	591,917.98	(12,440.46)	4,550.00	1.41
90331HNV1	US BANK NA CINCINNATI 3.4% 24JUL2023 (CALLABLE 23JUN23)	3.400	07/24/2023 06/24/2023	650,000.00	682,090.50	656,279.61	644,773.44	(11,506.17)	4,051.67	1.58
69349LAM0	PNC BANK NA 3.8% 25JUL2023 (CALLABLE 25JUN23)	3.800	07/25/2023 06/25/2023	750,000.00	775,057.50	763,201.27	745,866.11	(17,335.16)	5,145.83	1.79
89236THA6	TOYOTA MOTOR CREDIT CORP 1.35% 25AUG2023	1.350	08/25/2023	1,000,000.00	1,006,650.00	1,003,669.35	970,940.00	(32,729.35)	1,312.50	2.33
06051GHC6	BANK OF AMERICA CORP 3.004% 20DEC2023 (CALLABLE 20DEC22)	3.004	12/20/2023 12/20/2022	850,000.00	888,190.50	854,657.38	845,486.96	(9,170.42)	7,092.78	2.05
02665WCT6	AMERICAN HONDA FINANCE 3.55% 12JAN2024	3.550	01/12/2024	600,000.00	654,468.00	623,171.47	591,019.57	(32,151.90)	4,615.00	1.51
17325FAS7	CITIBANK NA 3.65% 23JAN2024 (CALLABLE 23DEC23)	3.650	01/23/2024 12/23/2023	1,000,000.00	1,076,820.00	1,037,728.67	986,289.51	(51,439.16)	6,793.06	2.49

SECURITIES HELD

As of September 30, 2022

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
459200HU8	IBM CORP 3.625% 12FEB2024	3.625	02/12/2024	600,000.00	652,356.00	624,462.63	591,926.45	(32,536.18)	2,900.00	1.51
037833CU2	APPLE INC 2.85% 11MAY2024 (CALLABLE 11MAR24)	2.850	05/11/2024 03/11/2024	400,000.00	413,260.00	404,417.17	390,140.76	(14,276.41)	4,401.67	0.95
14913R2L0	CATERPILLAR FINL SERVICE 0.45% 17MAY2024	0.450	05/17/2024	1,000,000.00	998,760.00	999,250.38	935,321.39	(63,928.99)	1,662.50	2.31
06051GHL6	BANK OF AMERICA CORP 3.864% 23JUL2024 (CALLABLE 23JUL23)	3.864	07/23/2024 07/23/2023	800,000.00	856,216.00	820,823.37	789,118.66	(31,704.71)	5,753.07	1.98
931142DV2	WALMART INC 2.65% 15DEC2024 (CALLABLE 15OCT24)	2.650	12/15/2024 10/15/2024	950,000.00	1,009,812.00	989,605.24	919,634.53	(69,970.71)	7,342.71	2.33
166764BW9	CHEVRON CORP 1.554% 11MAY2025 (CALLABLE 11APR25)	1.554	05/11/2025 04/11/2025	1,600,000.00	1,525,696.00	1,535,438.54	1,478,282.54	(57,156.00)	9,600.27	3.52
24422ETC3	JOHN DEERE CAPITAL CORP 3.4% 11SEP2025	3.400	09/11/2025	600,000.00	593,280.00	593,470.77	578,572.69	(14,898.08)	1,076.67	1.37
46625HRS1	JPMORGAN CHASE & CO 3.2% 15JUN2026 (CALLABLE 15MAR26)	3.200	06/15/2026 03/15/2026	1,000,000.00	949,700.00	950,148.11	928,358.42	(21,789.69)	9,333.33	2.19
Total Corporate Bonds				**12,400,000.00**	**12,692,004.50**	**12,460,682.40**	**11,987,649.01**	**(473,033.39)**	**75,631.06**	**29.32**
Government Agencies										
3135G0T78	FANNIE MAE 2% 05OCT2022	2.000	10/05/2022	1,000,000.00	988,920.00	999,955.93	999,916.94	(38.99)	9,722.22	2.28
3133EA7E2	FEDERAL FARM CREDIT BANK 1.96% 07NOV2022	1.960	11/07/2022	1,000,000.00	1,009,046.00	1,000,328.14	998,350.19	(1,977.95)	7,785.56	2.33
3135G0T94	FANNIE MAE 2.375% 19JAN2023	2.375	01/19/2023	980,000.00	998,228.00	981,553.44	975,929.68	(5,623.76)	4,590.35	2.31

SECURITIES HELD

As of September 30, 2022

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3133EKKT2	FEDERAL FARM CREDIT BANK 2.25% 08FEB2023	2.250	02/08/2023	840,000.00	853,524.00	841,327.51	836,238.37	(5,089.14)	2,730.00	1.97
3130AJ7E3	FEDERAL HOME LOAN BANK 1.375% 17FEB2023	1.375	02/17/2023	1,200,000.00	1,201,698.09	1,200,688.28	1,189,486.43	(11,201.85)	1,970.83	2.78
3130ADRG9	FEDERAL HOME LOAN BANK 2.75% 10MAR2023 #0000	2.750	03/10/2023	1,000,000.00	1,014,967.70	1,001,698.46	995,260.95	(6,437.51)	1,527.78	2.34
3133EKGC4	FEDERAL FARM CREDIT BANK 2.25% 05APR2023	2.250	04/05/2023	1,000,000.00	996,160.00	999,505.64	991,020.64	(8,485.00)	10,937.50	2.30
3137EAEN5	FREDDIE MAC 2.75% 19JUN2023	2.750	06/19/2023	1,000,000.00	1,015,570.00	1,002,672.39	989,127.13	(13,545.26)	7,715.28	2.35
3135G0U43	FANNIE MAE 2.875% 12SEP2023	2.875	09/12/2023	985,000.00	1,022,617.15	993,553.90	970,886.60	(22,667.30)	1,415.94	2.36
3133EKKU9	FEDERAL FARM CREDIT BANK 2.3% 08NOV2023	2.300	11/08/2023	1,100,000.00	1,122,682.00	1,105,717.19	1,077,003.29	(28,713.90)	9,979.44	2.59
3133EJ2B4	FEDERAL FARM CREDIT BANK 3% 06DEC2023	3.000	12/06/2023	1,250,000.00	1,339,837.50	1,289,576.81	1,230,390.61	(59,186.20)	11,875.00	3.09
3134GVP51	FREDDIE MAC 0.5% 15DEC2023 CALLABLE	0.500	12/15/2023	1,000,000.00	1,000,000.00	1,000,000.00	956,304.30	(43,695.70)	1,458.33	2.31
3133EKMX1	FEDERAL FARM CREDIT BANK 2.23% 23FEB2024	2.230	02/23/2024	2,100,000.00	2,129,174.84	2,108,926.37	2,040,803.84	(68,122.53)	4,813.08	4.92
3130AMQQ8	FEDERAL HOME LOAN BANK 0.35% 23APR2024 (CALLABLE 23DEC22)	0.350	04/23/2024 12/23/2022	1,000,000.00	999,000.00	999,451.80	936,498.08	(62,953.72)	943.06	2.31
3130A1XJ2	FEDERAL HOME LOAN BANK 2.875% 14JUN2024	2.875	06/14/2024	835,000.00	881,814.28	852,119.70	813,971.61	(38,148.09)	7,068.51	2.04

SECURITIES HELD

As of September 30, 2022

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3135GAC90	FANNIE MAE 0.25% 15JUL2024 (CALLABLE 15JAN23)	0.250	07/15/2024 10/15/2022	500,000.00	500,000.00	500,000.00	463,407.81	(36,592.19)	260.42	1.15
3130AL2A1	FEDERAL HOME LOAN BANK 0.5% 10FEB2025 (CALLABLE 10NOV22)	0.500	02/10/2025 11/10/2022	1,000,000.00	1,002,860.00	1,000,000.00	909,246.50	(90,753.50)	694.44	2.32
Total Government Agencies				**17,790,000.00**	**18,076,099.56**	**17,877,075.56**	**17,373,842.97**	**(503,232.59)**	**85,487.74**	**41.75**
Government Bonds										
912828VB3	USA TREASURY 1.75% 15MAY2023	1.750	05/15/2023	850,000.00	854,548.83	850,780.49	837,914.06	(12,866.43)	5,578.13	1.97
91282CCN9	USA TREASURY 0.125% 31JUL2023	0.125	07/31/2023	750,000.00	742,795.48	746,130.43	724,921.88	(21,208.55)	155.40	1.72
9128282D1	USA TREASURY 1.375% 31AUG2023	1.375	08/31/2023	1,000,000.00	987,734.38	997,048.14	973,906.25	(23,141.89)	1,139.50	2.28
912828T26	USA TREASURY 1.375% 30SEP2023	1.375	09/30/2023	1,000,000.00	985,940.85	996,706.30	971,718.75	(24,987.55)	0.00	2.28
912828T91	USA TREASURY 1.625% 31OCT2023	1.625	10/31/2023	500,000.00	512,638.39	506,690.91	485,859.38	(20,831.53)	3,378.06	1.18
91282CDM0	USA TREASURY 0.5% 30NOV2023	0.500	11/30/2023	1,200,000.00	1,191,894.65	1,195,010.29	1,148,484.37	(46,525.92)	2,000.00	2.75
912828W71	USA TREASURY 2.125% 31MAR2024	2.125	03/31/2024	1,000,000.00	1,019,143.98	1,006,491.89	968,242.19	(38,249.70)	0.00	2.35
91282CCG4	USA TREASURY 0.25% 15JUN2024	0.250	06/15/2024	900,000.00	894,413.17	896,795.79	840,621.10	(56,174.69)	657.79	2.07
912828YE4	USA TREASURY 1.25% 31AUG2024	1.250	08/31/2024	1,150,000.00	1,180,999.95	1,169,350.81	1,086,929.69	(82,421.12)	1,191.30	2.73

SECURITIES HELD

As of September 30, 2022

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
912828YH7	USA TREASURY 1.5% 30SEP2024	1.500	09/30/2024	900,000.00	929,077.23	918,995.04	853,207.03	(65,788.01)	0.00	2.15
912828YY0	USA TREASURY 1.75% 31DEC2024	1.750	12/31/2024	1,000,000.00	1,041,253.35	1,028,175.52	947,500.00	(80,675.52)	4,398.91	2.41
91282CAJ0	USA TREASURY 0.25% 31AUG2025	0.250	08/31/2025	1,400,000.00	1,279,250.00	1,289,511.16	1,247,148.43	(42,362.73)	290.06	2.95
9128285J5	USA TREASURY 3% 31OCT2025	3.000	10/31/2025	750,000.00	739,660.72	739,937.51	723,281.25	(16,656.26)	9,354.62	1.71
Total Government Bonds				**12,400,000.00**	**12,359,350.98**	**12,341,624.28**	**11,809,734.38**	**(531,889.90)**	**28,143.77**	**28.55**
Grand total				42,757,444.96	43,294,946.65	42,846,839.49	41,338,670.68	(1,508,168.81)	189,265.21	100.00

MEMORANDUM

ITEM 14.5.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: **A RESOLUTION AUTHORIZING APPLICATION AND RECEIPT OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REAP 2.0 HIGHER IMPACT TRANSFORMATIVE (HIT) ALLOCATION FUNDING**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize staff to submit an application to the competitive statewide California Department of Housing and Community Development (HCD) $30 million REAP 2.0 High Impact Transformative (HIT) program to construct utility infrastructure in support of the Mills Crossing project.

BACKGROUND

The Mills Crossing project is continuing to move forward into the Predevelopment Phase as an approximately 100,000 square foot community commercial development, approximately 3 acres of public plaza and open space, and 100 or more housing units.

As the project moves forward staff and the development team are continuing to look for grant opportunities to support the project. Recently, in October and November 2022, staff submitted two applications to the SACOG Green Means Go program to support the anticipated utility infrastructure improvements needed for the Mills Crossing project. These included a $486,000 Early Activation grant, which was awarded on November 10, 2022, and a $5,000,000 Capital Category funding request which is still pending.

The anticipated utility infrastructure costs exceed the grant amounts requested, therefore staff are looking for additional grant programs to support the project. One such program that is now available is the competitive REAP 2.0 HIT program being offered by CA HCD. The program intent is to produce infill development, housing for all incomes, reduced vehicle miles traveled, and affirmatively furthering fair housing. Staff and the development team believe that the Mills Crossing program is a good fit for this grant program and anticipates submitting an application for $4,000,000. REAP 2.0 HIT applications are due by December 31, 2022 and are required to submit a resolution from the jurisdiction's governing body authorizing application for and receipt

of program funds. Program award selections are anticipated in Spring of 2023 and all funds must be expended by June 30, 2026.

FISCAL IMPACT AND FUNDING SOURCE

There is no local match requirement to apply for the REAP 2.0 HIT program, however previous city funding commitments to the Mills Crossing project will be used to show existing financial leverage.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING APPLICATION FOR AND RECEIPT OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REAP 2.0 HIGH IMPACT TRANSFORMATIVE PROGRAM FUNDS

A necessary quorum and majority of the council members of the City of Rancho Cordova, a California Municipal Corporation ("Applicant") hereby consents to, adopts, and ratifies the following resolution:

WHEREAS, the Department is authorized to provide up to $30,000,000 to Eligible Entities ("Applicant") listed in Health and Safety Code Section 50515.08, subdivisions (a)(1)-(6) under the Higher Impact Transformative (HIT) Allocation of the Regional Early Action Planning grants program (REAP 2.0), as detailed in Health and Safety Code Section 50515.08-10*; and*

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability on November 9, 2022 for REAP 2.0 HIT Allocation funds available to Eligible Entities; and

WHEREAS, Applicant is an Eligible Entity eligible to submit a Request for Funds pursuant to Health and Safety Code Section 50515.08(c) to develop and accelerate the implementation of the requirements described in Health and Safety Code section 50515.08(c)(1); and

WHEREAS, the Department shall approve the Request for Funds, subject to the terms and conditions of Eligibility, Guidelines, NOFAs, Program requirements, and the Standard Agreement by and between the Department and REAP 2.0 Grant Recipients.

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

1. The City of Rancho Cordova is hereby authorized and directed to request an allocation of funds not to exceed $4,000,000 (the amount allocated pursuant to Health and Safety Code section 50515.07(a) consistent with the methodology described in 50515.09(a)).
2. The City Manager is authorized to execute the Request for Funds, on behalf of the City of Rancho Cordova as required by the Department for receipt of REAP 2.0 funds.
3. When the City of Rancho Cordova receives an allocation of REAP 2.0 funds in the authorized amount of $4,000,000 from the Department pursuant to the above referenced Request for Funds, it represents and certifies that it will use all such funds only for eligible activities as set forth in Health and Safety Code section 50515.08(c)(1), as approved by the Department and in accordance with all REAP 2.0 requirements, guidelines, all applicable state and federal statutes, rules, regulations, and the Standard Agreement executed by and between the Applicant City of Rancho Cordova and the Department.
4. The City Manager is authorized to enter into, execute, and deliver a State of California Standard Agreement for the amount of $4,000,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the REAP 2.0 Allocation, the City of Rancho Cordova obligations related thereto and all amendments

the Department deems necessary and in accordance with REAP 2.0.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 14.6.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager

SUBJECT: **A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY AT 4381 ANATOLIA DR, RANCHO CORDOVA, AND AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would allow the City Manager to proceed with the execution of documents necessary to sell the city-owned property located at 4381 Anatolia Drive, APN 067-0430-037 for the amount of $440,000.

BACKGROUND

The city-owned property at 4381 Anatolia Drive, APN 067-0430-037, is a vacant approximately 2.8-acre site zoned RD-20 (medium density residential of 18-20 units per acre). This site was acquired by the city in August 2019 through a land exchange with the Sacramento Metropolitan Fire District (Sac Metro Fire). The city exchanged a site in the Montelena subdivision, where Sac Metro Fire is completing construction of Fire Station 68. The site is identified for moderate income housing in the city's 2021-2029 Housing Element Regional Housing Needs Assessment (RHNA) site inventory.

On June 20, 2022 the City Council declared the site surplus land. Staff subsequently followed the required State process as described in the Surplus Land Act (SLA, Government Code Section 54221) to submit a Notice of Availability to the California Department of Housing and Community Development (HCD) and eligible entities. No entities responded expressing interest in acquiring or leasing the property. Staff received notice from HCD on October 3, 2022 notifying the city of satisfaction with the SLA requirements and providing provisional permission to proceed with a sale or lease of the property.

At this time the city has received an offer to purchase the city's property from D&S Development (D&S). D&S has submitted an application for development review to the city's Planning Division for 172 housing units across the city's property and the adjacent 6.8 acres of RD-20 zoned land. This application will undergo the city's normal development and design

review process (the entitlement process). By request from D&S, the sale of the city's property will not occur until D&S receives project entitlements. The Purchase and Sale Agreement (PSA) will provide D&S up to 12 months to receive entitlements, with one additional 3-month extension allowed.

As a condition under Section 54233 of the SLA, the city must require that a buyer or lessor rent 15% of housing units created on the city property at an affordable housing price. Based on the current D&S application, this would result in approximately 10 restricted units. D&S has agreed to enter into an affordable housing and rental restriction agreement with the city, which will be recorded on the city property at escrow closing pursuant to which at least ten (10) units will be restricted for fifty-five (55) years.

FISCAL IMPACT AND FUNDING SOURCE

The sale price for the land is $440,000. The PSA also includes a $2,000 fee to the city, and D&S and the city will split escrow closing costs estimated to be less than $10,000 cost to the city.

ATTACHMENT(S)

1. Resolution
2. Purchase and Sale Agreement
3. Site Map
4. Notice of Exemption

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING THE SALE OF PROPERTY AND AUTHORIZING EXECUTION OF A PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

WHEREAS, the City of Rancho Cordova ("City") is the owner of the 2.8 acre property at 4381 Anatolia Drive, APN 067-0430-037 ("Property"); and

WHEREAS, the Property is a vacant, surplus site and the City is willing to sell the Property; and

WHEREAS, the City has complied with the California Surplus Land Act (Government Code Section 54221) ("SLA") to declare the Property surplus, and has received permission from the California Department of Housing and Community Development to proceed with a sale of the Property; and

WHEREAS, the City has received an offer to purchase the Property from D&S Development ("Buyer"), which is agreeable to the City; and

WHEREAS, the sale of surplus Government property is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) Section 15312, Class 12 (Surplus Government Property Sales).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager and/or his designees to execute a Purchase and Sale Agreement and Joint Escrow Instructions for the sale of the Property at a sale price of $440,000, which Agreement shall be in a form approved by the City Attorney, and to execute such other documents and to take such other actions as necessary to consummate the transaction contemplated by this resolution, including without limitation, the execution of contracts required in connection with any additional requirements under the SLA.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____

, Mayor

Stacy Leitner, CMC
City Clerk

PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**Agreement**") is entered into as of _____, 2022 (the "**Effective Date**"), by the City of Rancho Cordova, a California municipal corporation (the "**City**" or the "**Seller**") and Brighton Ten LLC, a Delaware limited liability company (the "**Buyer**"). Seller and Buyer are collectively referred to herein as the "**Parties**."

RECITALS

A. The City is the owner of certain real property located at 4381 Anatolia Drive, also known as Sacramento County Assessor's Parcel Number 067-0430-037 in the City of Rancho Cordova (the "**City Property**"), as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. The City has complied with the State Lands Act, Government Code, Title 5, Division 2, Part 1, Chapter 5, Article 8, (the "**SLA**") with respect to the disposal of the City Property.

C. The Buyer owns certain property located adjacent to the City Property (the **Buyer Property**").

D. Buyer desires to purchase the City Property to construct a rental housing development consisting of 30 apartments and 140 duplex housing units on the combined City Property and Buyer Property (the "**Project**"), of which approximately sixty-eight (68) units will be located on the City Property.

E. As a condition under Section 54233 of the SLA the City must require that Buyer rent 15% of the housing units (approximately ten (10) units) located on the City Property at an affordable housing price, as required under the SLA, and Buyer has agreed to enter into an Affordable Housing and Rental Restriction Agreement (the "**Affordable Housing Agreement**") with the City, which will be recorded on the City Property at Closing (defined below) pursuant to which at least ten (10) units will be restricted for fifty-five (55) years.

F. Buyer has agreed to pay Four Hundred Forty Thousand Dollars ($440,000) (the "**Purchase Price**") to Seller for the purchase of the City Property.

G. Buyer has requested an extended closing date of up to twelve (12) months following Opening of Escrow (defined below) (the "**Closing**") in order to ensure that Buyer has sufficient time to ensure that the City Property is properly zoned for the Project and to obtain the entitlements (the "**Entitlements**") required to construct the Project.

H. The City has agreed to an extended Closing, as set forth in this Agreement, provided that Buyer pay a non-refundable extended closing fee of Two Thousand Dollars ($2,000) (the "**Fee**") to City upon Opening of Escrow.

I. Buyer agrees to purchase the City Property, and Seller agrees to sell the City Property to Buyer, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the parties, Seller and Buyer hereby agree as follows:

1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. PURCHASE AND SALE.

2.1 Agreement to Buy and Sell. Subject to the terms and conditions set forth herein, Seller agrees to sell the City Property to Buyer, and Buyer hereby agrees to acquire the City Property from Seller. For purposes of this Agreement, the term "City Property" consists of the following:

(a) Land. The real property located at 4381 Anatolia Drive (known as APN 067-0430-037) as more particularly described in Exhibit A.

(b) Appurtenances. All privileges, rights, and easements appurtenant to the Land, including without limitation: all minerals, oil, gas, and other hydrocarbon substances on and under the Land; all development rights, air rights, water, water rights, and water stock relating to the Land; all right, title, and interest of Seller in and to streets, alleys, passages, water and sewer taps, sanitary or storm drain capacity or reservations and rights under utility agreements; and other easements and other rights-of-way included in, adjacent to, or used in connection with the beneficial use and enjoyment of the Land, if any (collectively, the "**Appurtenances**").

(c) Improvements. All buildings, structures, fences, or improvements located upon the City Property or upon the Improvements, including fixtures, systems, and equipment attached to the City Property or Improvements and used in connection with the operations or occupancy of the City Property and Improvements, if any (collectively, the "**Improvements**").

(d) Personal City Property. All tangible personal property and all intangible property owned by Seller that is located on or in or is used in connection with the use or operation of any of the City Property ("**Personal City Property**"). Personal City Property includes without limitation, all of the following: (i) all licenses and permits related to the City Property, and (ii) all plans, drawings, reports, records and

engineering studies located within, used in connection with, or related to the City Property.

2.2 Purchase Price. The Purchase Price for the City Property to be paid by Buyer to Seller is Four Hundred Forty Thousand Dollars ($440,000). The Purchase Price will be paid in immediately available funds to Seller on the Closing Date (defined below) at the address of Seller as provided in Section 10.8 of this Agreement.

3. ESCROW.

3.1 Escrow Account. Seller has opened an escrow account (the "**Escrow**") maintained by Placer Title Company, 301 University Ave, Suite 120, Sacramento, CA 95825 Attn: Jenny Vega (the "**Escrow Holder**"), with interest accruing to the benefit of Buyer. Escrow Holder shall perform all escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within seven (7) business days after the Effective Date, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Escrow Holder will be deemed the "**Opening of Escrow**" and Escrow Holder will give written notice to the Parties of such occurrence.

3.3 Buyer's Deposit. Within two (2) business days after the Opening of Escrow, the Buyer shall deposit Zero Dollars ($0.00) in Escrow (the "**Initial Deposit**"). If Buyer delivers the Approval Notice (defined below) in accordance with Section 3.5 below, then upon expiration of Buyer's Due Diligence Contingency Period, as set forth in Section 5.2 below, Buyer shall deposit an additional Thirteen Thousand Dollars ($13,000) (the "**Additional Deposit**"). The Initial Deposit and Additional Deposit are sometimes collectively referred to herein as the "**Deposit**."

3.4 Payment of Fee. Buyer shall deposit the Fee in the amount of Two Thousand Dollars ($2,000) immediately upon Opening of Escrow. The Escrow Holder shall immediately transfer the Fee to the City in accordance with written instructions from the City. The Fee shall be non-refundable to Buyer under any circumstances, including but not limited to a default by City under this Agreement.

3.5 Satisfaction of Due Diligence Contingency. Buyer shall have the right, in its sole discretion, to terminate this Agreement for any reason prior to the expiration of the Due Diligence Contingency Period (as defined in Section 5.2(a) below) and receive a refund of the Deposits, if any. Buyer hereby agrees to provide written notice to Seller prior to the expiration of the Due Diligence Contingency Period if Buyer disapproves any due diligence items or approves all due diligence items ("**Approval Notice**"). If Buyer disapproves any items through the delivery of the Approval Notice to Seller before 5:00 p.m. on the last day of the Due Diligence Contingency Period, this Agreement shall terminate, and all amounts deposited by Buyer into escrow, together with interest thereon, if any, will be returned to Buyer, and neither Party shall have any

further rights or obligations hereunder except those which expressly survive the termination hereof.

3.6 Independent Consideration. As independent consideration for Seller's entering into this Agreement to sell the City Property to Buyer, Buyer shall deliver the sum of Ten Dollars ($10.00) to Seller ("**Independent Consideration**"). In the event that Buyer terminates this Agreement in accordance with Section 3.5 above, Seller shall retain the Independent Consideration; in the event that Buyer does not terminate this Agreement as aforesaid, the Independent Consideration shall be applied to the Purchase Price.

4. PROPERTY DISCLOSURE REQUIREMENTS.

4.1 Condition of Title/Preliminary Title Report. Escrow Holder shall deliver a Preliminary Title Report for the City Property (the "**Preliminary Report**") to Buyer within three (3) days after the Opening of Escrow. Buyer shall have until the end of the Due Diligence Contingency Period to approve the condition of title to the City Property. If Buyer delivers the Approval Notice, Buyer agrees to take title to the City Property subject to the following "**Permitted Exceptions**" exclusively: (a) standard printed exceptions in the Preliminary Report acceptable to the Buyer; (b) general and special real property taxes and assessments constituting a lien not yet due and payable; and (c) exceptions to the title referenced in the Approval Notice.

4.2 Environmental and Natural Hazards Disclosure. California Health & Safety Code section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substances are located on or beneath the real property to provide written notice of same to the buyer of real property. Other applicable laws require Seller to provide certain disclosures regarding natural hazards affecting the City Property. Seller agrees to make all necessary disclosures required by law within fifteen (15) business days after the Opening of Escrow.

5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 Closing. The closing (the "**Closing**" or "**Close of Escrow**") will occur thirty (30) days after Buyer has received the Entitlements for the Project (the "**Closing Date**"). In the event the Closing has not occurred by the end of the twelfth month after the Opening of Escrow, then Close of Escrow may be extended up to an additional ninety (90) days (the "**Extension Period**) at the request of the Buyer. If Close of Escrow has not occurred by the end of the Extension Period, this Agreement shall automatically terminate, and neither Party shall have any further rights or obligations hereunder.

5.2 Buyer's Conditions to Closing. Buyer's obligation to purchase the City Property is subject to the satisfaction of all of the following conditions or Buyer's written waiver thereof (in Buyer's sole discretion) on or before the Closing Date:

(a) Buyer shall have nine (9) months from Opening of Escrow (the "**Due Diligence Contingency Period**") to complete physical inspections of the City Property and due diligence related to the purchase of the City Property. Seller shall provide to Buyer copies of all reasonably available and known documents, records, maps, memoranda, reports, data, whether in electronic or physical format relating to the ownership and operation of the City Property, including but not limited to plans, permits and reports (environmental, structural, mechanical, engineering and land surveys) that Seller has in its possession not later than five (5) business days following the execution and delivery of this Agreement. All physical inspections must be coordinated with Seller's representative and require twenty-four (24) hour prior notice to Seller.

(b) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(c) Seller's representations and warranties herein are true and correct in all material respects as of the Closing Date.

(d) Buyer has received the Entitlements.

(d) The Title Company is irrevocably committed to issue a CLTA Title Policy to Buyer, effective as of the Closing Date, insuring title to Buyer in the full amount of the Purchase Price subject only to the Permitted Exceptions.

5.3 Seller's Conditions to Closing. The Close of Escrow and Seller's obligation to sell and convey the City Property to Buyer are subject to the satisfaction of the following conditions or Seller's written waiver (in Seller's sole discretion) of such conditions on or before the Closing Date:

(a) Buyer has performed all obligations to be performed by Buyer pursuant to this Agreement before Closing Date.

(b) Buyer's representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

(c) Buyer has executed the Affordable Housing Agreement.

(d) Buyer has received the Entitlements necessary to construct the Project.

5.4 Conveyance of Title. Seller shall deliver marketable fee simple title to Buyer at the Closing, subject only to the Permitted Exceptions. The City Property will be conveyed by Seller to Buyer in an "as is" condition, with no warranty, express or implied, by Seller as to the physical condition of the City Property including, but not limited to, the soil, its geology, or the presence of known or unknown faults or hazardous materials, hazardous substances, or hazardous waste (as those terms are respectively defined in state and federal laws) on, in, under and adjacent to the City

Property, the air, soil, and groundwater. provided, however, that the foregoing shall not relieve Seller from disclosure of any conditions of which Seller has actual knowledge.

5.5 Deliveries at Closing.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Buyer at Closing: (i) a grant deed; (ii) an executed copy of the Affordable Housing Agreement; (iii) an affidavit or qualifying statement which satisfies the requirements of paragraph 1445 of the Internal Revenue Code of 1986, as amended, any regulations thereunder (the "**Non-Foreign Affidavit**"); and (iv) a California Franchise Tax Board form 590 to satisfy the requirements of California Revenue and Taxation Code Section 18805(b) and 26131 (the "**California Certificate**").

(b) Deliveries by Buyer. No less than one (1) business day prior to the close of escrow, Buyer shall deposit into escrow (i) immediately available funds in the amount, which together with the Deposit and interest thereon, if any, is equal to: (a) the Purchase Price as adjusted by any prorations between the Parties; (b) the escrow fees and recording fees; and (c) the cost of the Title Policy; (ii) an executed copy of the Affordable Housing Agreement; and (iii) such documents as may be required by Escrow Holder.

(c) Closing. Upon Closing, Escrow Holder shall: (i) record the grant deed; (ii) record the Affordable Housing Agreement; (iii) disburse to Seller the Purchase Price, less Seller's share of any escrow fees, costs and expenses; (iv) deliver to Buyer the Non-Foreign Affidavit, the California Certificate and the original recorded grant deed; (v) pay any broker commissions and other expenses payable through escrow; (vi) distribute to itself the payment of escrow fees and expenses required hereunder; and (vii) deliver the title policy to the Buyer.

(d) Closing Costs. Buyer and seller will split all escrow and recording fees 50/50. Buyer will pay title insurance and title report costs and Seller will pay all governmental conveyance fees and all transfer taxes. All other costs and fees shall be paid in accordance with custom and practice in Sacramento County.

(e) Pro-Rations. At the close of escrow, the Escrow Agent shall make the following prorations: (i) property taxes will be prorated as of the Close of Escrow based upon the most recent tax bill available, including any property taxes which may be assessed after the close of escrow but which pertain to the period prior to the transfer of title to the City Property to Seller, regardless of when or to whom notice thereof is delivered; (ii) any bond or assessment that constitutes a lien on the City Property at the Close of Escrow will be assumed by Buyer as of the date of closing. Seller does not pay ad valorem taxes.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the

statements below in this Section 6.1 are each true and correct as of the Closing Date provided however, if to Seller's actual knowledge any such statement becomes untrue prior to Closing, Seller will notify Buyer in writing and Buyer will have fifteen (15) business days thereafter to determine if Buyer wishes to proceed with Closing. If Buyer determines it does not wish to proceed, this Agreement shall terminate and all Deposits shall be returned to the Buyer.

(a) Authority. Seller is a California municipal corporation, lawfully formed, in existence and in good standing under the laws of the State of California. Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by the Seller, and upon delivery to and execution by Buyer is a valid and binding agreement of Seller.

(b) Encumbrances. Seller has not alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the City Property or any portion thereof, nor entered into any agreement to do so, and there are no liens, encumbrances, mortgages, covenants, conditions, reservations, restrictions, easements or other matters affecting the City Property, except as disclosed in the Preliminary Report. Seller will not, directly or indirectly, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest prior to the Close of Escrow, as long as this Agreement is in force.

(c) Conflicts. There are no agreements affecting the City Property except those which have been disclosed by Seller. There are no agreements which will be binding on the Buyer or the City Property after the Close of Escrow, which cannot be terminated on thirty (30) days prior written notice.

(d) No Leases. There are no leases or rental agreements affecting the City Property, and no persons have any rights to occupy any portion of the City Property. Between the Effective Date and the earlier of the Closing or the termination of this Agreement, Seller shall not enter into any new leases of any portion of the City Property.

(e) Environmental. Seller makes no representations or warranties concerning the environmental condition of the City Property. Buyer will satisfy itself concerning the environmental condition of the City Property, including but not limited to whether the City Property or any portion thereof, including but not limited to the air, soil, or groundwater in, on, beneath, or adjacent to the City Property is contaminated with petroleum hydrocarbons of any kind or form, hazardous materials, hazardous substances, or hazardous wastes (as those terms are respectively defined in state and federal laws).

(f) Condemnation. There is no (i) pending or threatened any contemplated annexation or condemnation proceeding relating to, or otherwise affecting, or which may affect, all or any portion of the City Property, (ii) proposed or pending proceeding to change or redefine the zoning classification of all or any portion of the City Property, or (iii) proposed change in road patterns or grades which may

adversely affect access to the roads providing a means of ingress to or egress from the City Property.

(g) Violations. There is not pending or threatened from any Federal, State, City or local authority, litigation, suit of judgment relating to the City Property. Seller has not been formally notified in writing (including by service of process) by any governmental or quasi-governmental entity that the property is in violation of any environmental laws.

(h) Litigation. There is no litigation, arbitration or adversary proceeding pending or threatened before any court or administrative agency that relates to or affects the City Property. Seller's performance hereunder, or which will result in any unsatisfied lien, charge, encumbrance or judgment against any part of or any interest in the City Property.

(i) No Contracts. Prior to the Effective Date, Seller has not entered into any contracts, agreements, or understandings, verbal or written, which are still in effect for the sale, transfer, or alienation of any portion of the City Property, or any option, right of refusal, right of first offer or other right relating to any of the foregoing. Between the Effective Date and Closing, no part of the City Property shall be alienated, encumbered or transferred in a manner which will be binding on Buyer after Closing.

(j) No Breach. The execution and delivery of this Agreement and all instruments and agreements associated herewith, and the consummation of the transactions contemplated hereby will not: (i) constitute or result in the breach of, or default under, any oral or written agreement to which Seller is a party or which affects the City Property; (ii) constitute or result in violation of any order, decree, or injuction with respect to which Seller and the City Property, or either of them, are bound; (iii) cause or entitle any party to have a right to accelerate or declare a default under any oral or written agreement to which Seller is a party; and/or (iv) to the best of Seller's actual knowledge, violate any provisions of any Municipal, State or Federal law, statutory or otherwise, to which Seller or the City Property is or may be subject.

(k) Non-Foreign Person. Seller is not a foreign person as defined in Internal Revenue Code section 1445(f)(3).

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Buyer's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive the expiration, termination, or close of escrow of this Agreement and shall not be deemed merged into the deed upon closing.

6.2 Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section 6.5 are each true as of the Effective Date, and, if to Buyer's actual knowledge any such statement becomes untrue prior to Closing, Buyer

shall so notify Seller in writing and Seller shall have fifteen (15) business days thereafter to determine if Seller wishes to proceed with Closing.

(a) Buyer is a California limited liability company, lawfully formed, in existence and in good standing under the laws of the State of Delaware and qualified to do business in the State of California. Buyer has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Buyer, and upon delivery to and execution by Seller shall be a valid and binding agreement of Buyer.

(b) Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Buyer contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

7. REMEDIES. In the event of a breach or default under this Agreement by Buyer, if such breach or default occurs prior to Close of Escrow, Seller reserves the right to either (a) seek specific performance from Buyer or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; (ii) to extend the time for performance and the Closing Date until Buyer is able to perform; or (iii) to terminate this Agreement upon written notice to Buyer, whereupon Seller shall cause Escrow Holder to return to Buyer any and all sums placed into the Escrow by Buyer, and except for the rights and obligations expressly provided to survive termination of this Agreement, neither party shall have any further obligations or liabilities hereunder. IN THE EVENT OF A BREACH OR DEFAULT HEREUNDER BY BUYER AND THE CLOSING DOES NOT OCCUR DUE TO SUCH DEFAULT, SELLER'S SOLE REMEDY SHALL BE TO RETAIN THE DEPOSIT AS LIQUIDATED DAMAGES. THE PARTIES AGREE THAT IN SUCH INSTANCE, THE DEPOSITS REPRESENT A REASONABLE APPROXIMATION OF SELLER'S DAMAGES AND ARE NOT INTENDED AS A FORFEITURE OR PENALTY BUT RATHER AN ENFORCEABLE LIQUIDATED DAMAGES PROVISION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1671, ET SEQ. IN NO EVENT SHALL EITHER PARTY BE ENTITLED TO LOST PROFITS OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE OTHER PARTY'S BREACH OF THIS AGREEMENT.

_____ _____

Buyer's Initials Seller's Initials

8. BROKERS. Seller represents that no real estate broker has been retained by Seller in the sale of the City Property or the negotiation of this Agreement. Buyer represents that no real estate broker has been retained by Buyer in the procurement of the City Property or negotiation of this Agreement. Buyer shall indemnify, hold harmless and defend Seller from any and all claims, actions and liability for any breach of the

preceding sentence, and any commission, finder's fee, or similar charges arising out of Buyer's conduct.

9. ASSIGNMENT. Absent an express signed written agreement between the Parties to the contrary, neither Seller nor Buyer may assign its rights or delegate its duties under this Agreement without the express written consent of the other, which consent may not be unreasonably withheld. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10. MISCELLANEOUS.

10.1 Attorneys' Fees. If any party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing party" shall mean the party determined by the court to most nearly prevail and not necessarily the party in whose favor a judgment is rendered.

10.2 Interpretation. This Agreement has been negotiated at arm's length and each party has been represented by independent legal counsel in this transaction and this Agreement has been reviewed and revised by counsel to each of the Parties. Accordingly, each party hereby waives any benefit under any rule of law (including Section 1654 of the California Civil Code) or legal decision that would require interpretation of any ambiguities in this Agreement against the drafting party.

10.3 Survival. All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.5 Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.6 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof and cannot be amended or modified except by a written instrument executed and delivered by the parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the parties hereto relating to the subject matter of this

Agreement that are not fully expressed herein. In addition there are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties upon which any party is relying upon in entering this Agreement that are not fully expressed herein.

10.7 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not be affected by the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the Parties as expressed herein.

10.8 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either party desires or is required to give to the other party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery service (i.e., Federal Express) which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the party's address as set forth below:

To Buyer:
Brighton Ten LLC
1725 Capitol Avenue
Sacramento, CA 95811
Attn: _____

To Seller: City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Manager

To Escrow Holder: Placer Title Company
301 University Avenue, Suite 120
Sacramento, CA 95825
Attn: Jenny Vega

Any such communication shall be deemed effective upon personal delivery or on the date of first refusal to accept delivery as reflected on the receipt of delivery or return receipt, as applicable. Any party may change its address by notice to the other party. Each party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this section and that any person to be given notice actually receives such notice.

10.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.10 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, the time for performance will be extended to 5:00 p.m. on the next business day.

10.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed. If a party is required or permitted to give its consent or approval in its sole and absolute discretion or if such consent or approval may be unreasonably withheld, such consent or approval may be unreasonably withheld but shall not be unreasonably delayed.

10.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.13 Waivers. Any waiver by any party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any party. Consent by any party to any act or omission by another party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.14 Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

10.15 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date an agreement between parties is effective, executed, or delivered, as of the Effective Date.

10.16 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, this Agreement is executed by Buyer and Seller as of the Effective Date.

Seller:

City of Rancho Cordova

By: _____

City Manager

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney

Buyer:

Brighton Ten LLC

By: _____
Name _____

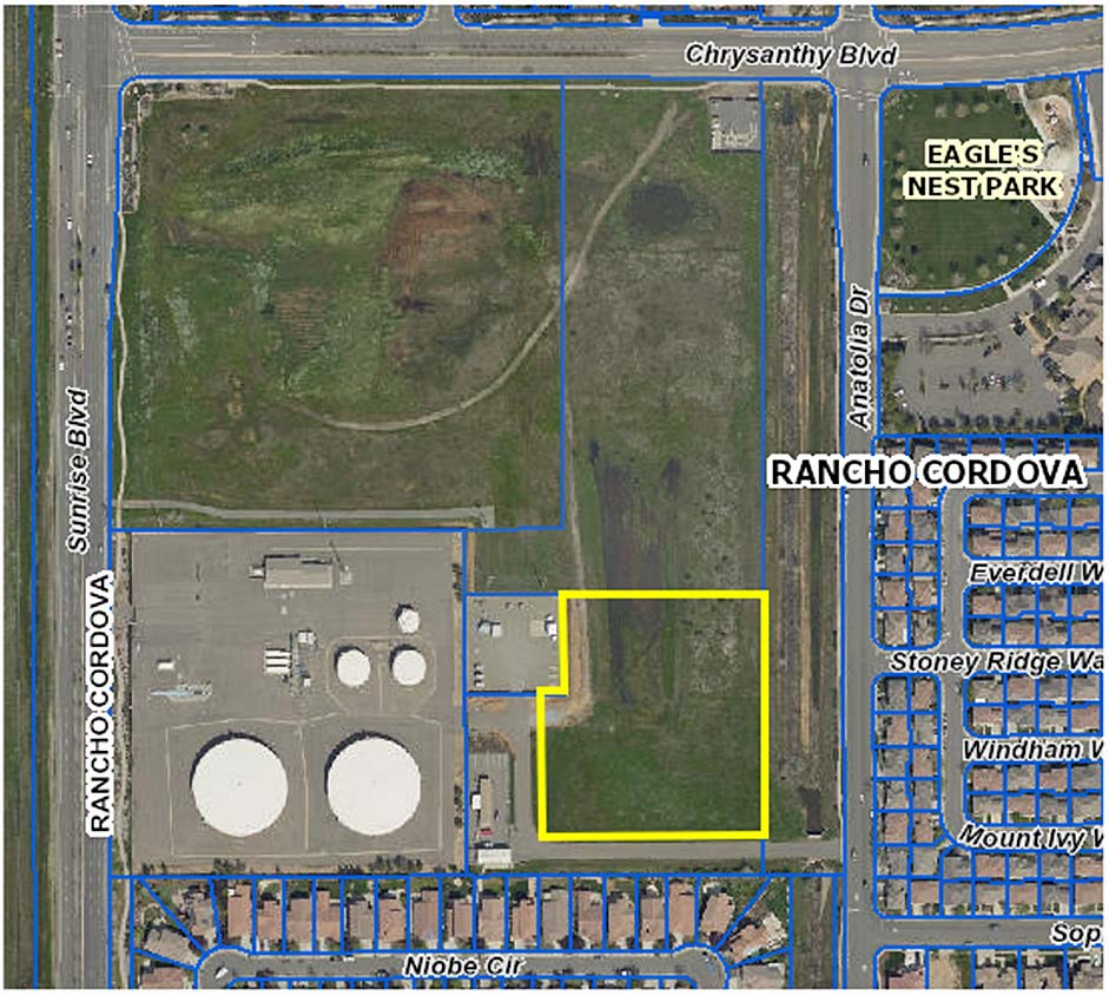
By: _____
Name _____

EXHIBIT A

LEGAL DESCRIPTION

5210469.3

Parcel 067-0430-037-0000
4381 Anatolia Drive



NOTICE OF EXEMPTION

To: ☐ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

☒ County Clerk-Recorder
Sacramento County
600 8th Street
Sacramento, CA 95814

From: City of Rancho Cordova
Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Project Title:	**SALE OF PROPERTY LOCATED AT 4381 ANATOLIA DRIVE**
Project Location:	4381 Anatolia Drive
Assessor's Parcel Number(s):	067-0430-037
Project Description:	The City of Rancho Cordova proposes to sell a vacant, approximately 2.8-acre property located at 4381 Anatolia Drive.
Lead Agency:	City of Rancho Cordova
Applicant:	City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670

Exemption Status:

☐ Ministerial [Section 21080(b); 15268];

☐ Declared Emergency [Section 21080(b)(3); 15269(a)];

☐ Emergency Project [Section 21080(b)(4); 15269(b)(c)];

☒ **Surplus Government Property Sales [Section 15312];**

☐ Categorical Exemption [Section 15301(a), Existing Facilities];

☐ Approval of Rates, Tolls, Fares, and Charges [Section 21080(b)(8)(D)];

☐ Statutory Exemption [Section 15273(a)(4)].

REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:

The project is exempt under State CEQA Guidelines Section 15112, which states:

Class 12 consists of sales of surplus government property except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

(a) The property does not have significant values for wildlife habitat or other environmental purposes, and

(b) Any of the following conditions exist:

(1) The property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or

(2) The property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or

(3) The use of the property and adjacent property has not changed since the time of purchase by the public agency.

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." The acquisition of property by a public agency is a project as defined by CEQA. Pursuant to CEQA Guidelines Section 15112, sales of surplus government property is generally exempt except for parcels of land located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) and the property does not have significant values for wildlife habitat or other environmental purposes. However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if property is of such size, shape, or inaccessibility that it is incapable of independent development or use; or the property to be sold would qualify for an exemption under any other class of categorical exemption in these Guidelines; or the use of the property and adjacent property has not changed since the time of purchase by the public agency.

The property is not located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) and the use of the property and adjacent property has not changed since the time of purchase by the City of Rancho Cordova. Therefore, the project is exempt from further CEQA analysis.

While future development of the property is assumed, the type and intensity of development cannot be determined, and it would be speculative to identify the type and level of development that would ultimately be constructed on site and the potential effects of that development. Pursuant to CEQA Guidelines Section 15145, if an impact is too speculative for evaluation the agency is not required to, nor should it, engage in speculation and should terminate the discussion. It should be noted that, at such time as development is proposed for the site, a project-level analysis can and will be prepared to disclose potential environmental impacts of that development. However, because the current action would only result in the change of ownership of the property and no physical changes would occur on the site that could result in physical environmental effects, the activity is not subject to CEQA pursuant to CEQA Guidelines Section 15112.

By _____

Stefan Heisler, Environmental Coordinator
City of Rancho Cordova
(916) 851-8757
December 12, 2022

MEMORANDUM

ITEM 14.7.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 172-2019-1 FOR ON-CALL PROFESSIONAL SERVICES WITH SALABER ASSOCIATES, INC. TO EXTEND THE CONTRACT TERM FROM DECEMBER 31, 2022, TO JUNE 30, 2025 WHICH RESULTS IN INCREASING THE CONTRACT AMOUNT FROM $1,500,000 TO AN AMOUNT NOT TO EXCEED $2,850,000**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 172-2019-1 for additional on-call professional services with Salaber Associates, Inc. to extend the contract term from December 31, 2022, to June 30, 2025, which results in increasing the contract amount from $1,500,000 to a not to exceed amount of $2,850,000 for construction inspection and engineering development review services.

BACKGROUND

In order to provide flexibility to adapt to a variable development and construction market, the Public Works Department employs the assistance of qualified consultants for construction inspection and plan review services for private development projects. These on-call contracts allow the City to draw upon greater resources, thus increasing the ability to handle workload peaks and maintain efficient response times.

The City previously entered into Professional Services Agreement No. 172-2019 with Salaber Associates, Inc. to provide construction inspection and plan review services for private development projects. The original agreement was executed on December 16, 2019, with the term to expire on December 31, 2022, for an amount not to exceed $1,500,000. The purpose of this contract amendment is to extend the contract term from December 31, 2022, to June 30, 2025, which results in increasing the maximum compensation from $1,500,000 to an amount not to exceed $2,850,000 to allow Salaber Associates, Inc. to continue to provide construction inspection and plan review services for private development projects.

FISCAL IMPACT AND FUNDING SOURCE

Inspection and plan review services associated with private development projects are fully recoverable through direct billing to developers and utility companies. These services do not impact the general fund.

ATTACHMENT(S)

1. Resolution
2. Salaber Contract Amendment

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 172-2019-1 FOR ON-CALL PROFESSIONAL SERVICES WITH SALABER ASSOCIATES, INC. TO EXTEND THE CONTRACT TERM FROM DECEMBER 31, 2022 TO JUNE 30, 2025 WHICH RESULTS IN INCREASING THE CONTRACT AMOUNT FROM $1,500,000 TO AMOUNT NOT TO EXCEED $2,850,000

WHEREAS, the City entered into contract 172-2019 with Salaber Associates, Inc. on December 16, 2019 to provide on-call professional services in an amount not to exceed of $1,500,000 for a term to end on December 31, 2022; and

WHEREAS, Contract Amendment No. 172-2019-1 will extend the contract term from December 31, 2022 to June 30, 2025, and increase the maximum compensation amount from $1,500,000 to a not to exceed amount of $2,850,000; and

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

WHEREAS, there are sufficient funds budgeted to cover the cost of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager or his designee to execute Contract Amendment No. 172-2019-1 with Salaber Associates, Inc. to extend the contract term from December 31, 2022 to June 30, 2025 and to increase the contract amount from $1,500,000 to a not to exceed amount of $2,850,000 for on-call professional services in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

CONTRACT NO. 172-2019-1

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND SALABER ASSOCIATES, INC FOR ON-CALL CONSTRUCTION INSPECTION AND ENGINEERING SERVICES

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Salaber Associates, Inc. ("Professional") as of December 19, 2022. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 16, 2019 for the purpose of providing On-Call Construction Inspection and Engineering Development Review Services; and

WHEREAS, this Amendment will allow Parties to extend the contract term from December 31, 2022 to June 30, 2025, which results in an increase to the contract amount by $1,350,000 from $1,500,000 to an amount not to exceed $2,850,000; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from December 31, 2022 to June 30, 2025. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

   "The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2025, and 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 in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed $1,500,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

   "City hereby agrees to pay Professional a sum not to exceed Two Million Eight Hundred Fifty Thousand Dollars ($2,850,000), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Compensation Schedule," attached hereto as **Exhibit B**, shall replace and supersede the PSA's **Exhibit B**.

4. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

6. **Contract Administration.** This Agreement shall be administered by Mr. Quoc Nham, P.E. ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

   Notices. Any written notice to Professional shall be sent to:

   Bob LoRusso, P.E.
   Salaber Associates, Inc
   10969 Trade Center Drive, Ste. 108
   Rancho Cordova, CA 95670

   Email Address (for Insurance Update Requests):
   rlorusso@saiservices.com

   Any written notice to City shall be sent to:

   Albert Stricker, Public Works Director
   2729 Prospect Park Drive
   Rancho Cordova, CA 95670

THIS SECTION INTENTIONALLY LEFT BLANK

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

CITY OF RANCHO CORDOVA

_____
Cyrus Abhar, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk

Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney

Date:_____

PROFESSIONAL

_____
Bob LoRusso, Senior Vice President

Date:_____

EXHIBIT A

SCOPE OF SERVICES

Provide development processing, plan and map checking, construction inspection, and general engineering services for all new development activity, and; other services as mutually agreed upon.

SALABER ASSOCIATES, INC.
ENGINEERING SOLUTIONS...

2023 STANDARD RATES

TITLE / JOB DESCRIPTION	HOURLY RATE*
RESIDENT ENGINEER (PE Licensed)	$235
CONSTRUCTION MANAGER (PE Licensed)	$195
STRUCTURE REPRESENTATIVE (PE Licensed)	$195
ASSISTANT RESIDENT ENGINEER	$180
CONSTRUCTION MANAGER/PLAN CHECKER	$180
LEAD INSPECTOR - GROUP 1 (Supervisory)	$175
SENIOR CONSTRUCTION INSPECTOR - GROUP 2	$175
CONSTRUCTION INSPECTOR - GROUP 2	$165
APPRENTICE 5 INSPECTOR	$135
APPRENTICE 4 INSPECTOR	$120
APPRENTICE 3 INSPECTOR	$110
APPRENTICE 2 INSPECTOR	$105
APPRENTICE 1 INSPECTOR	$95
SPECIALIST INSPECTOR (Electrical)	$180
BUILDING INSPECTOR (OSHPD/ICBO Certified)	$180
SCHOOL INSPECTOR (DSA Certified)	$180
FIELD OFFICE TECHNICIAN / ASSISTANT	$135
ADMINISTRATIVE ASSISTANT (Office)	$115
PROJECT MANAGER / ENGINEER	$245
PRINCIPAL / SENIOR ENGINEER	$250

***Hourly rates are all inclusive.** They include all vehicle and vehicle expenses, standard inspection and safety equipment, cell phones, computers, printers, and other small incidentals. All personnel are paid, at a minimum, the Base Hourly Rate and Total Hourly Rate of the General Prevailing Wage Determination made by the Director of Industrial Relations Pursuant to California Labor Code for Commercial, Building, Highway, Heavy Construction and Dredging Projects. **On multi-year or on-call contracts lasting more than one (1) year there is a 3% escalation on all rates starting April 1 of the subsequent year.**

Overtime Rates: Overtime is paid per State requirements, which generally requires payment of overtime (1.5 times regular hourly rate) to non-exempt employees for any hours in excess of eight (8) hours and less than twelve (12) hours per day and on Saturdays, and double time for any hours in excess of twelve (12) hours per day and work on Sunday or holidays. Exempt employees (generally licensed professionals) who work on the job site are generally paid straight time hourly rates for overtime. This results in the following billable rates for overtime: licensed Resident Engineers and Structure Representatives are the same rate as straight time, all other personnel are billed at the straight time billable hourly rate plus 25% (ie. Construction Inspector (Group 2) = $145 x 1.25 = $181) for OT that is 1.5x, and plus 50% ($145 x 1.5 = $217) for OT that is 2.0x. Second Shift rates add $15/hour on ST Rates for non-exempt employees, plus % for OT.

Note: All costs for field office space, field office equipment, and technical field equipment will be billed and reimbursed at the actual lease/rental rates, with no mark-up. Cost for materials such as prints, film, developing, extensive copying, (ie. items that will become property of the client at the end of the project) will be billed and reimbursed at the actual cost, with no mark-up.

Filename: MTsai(2023standardrates)221115rls

casi ADMIN SERVICES

Contract Administrative Services, Inc.

2023 STANDARD RATES

TITLE / JOB DESCRIPTION	HOURLY RATE*
LABOR COMPLIANCE MANAGER	$163
LABOR COMPLIANCE ASSISTANT	$150
OFFICE ENGINEER	$138
FIELD OFFICE TECHNICIAN / ASSISTANT	$113
PROPOSAL WRITING MANAGER	$138
PROPOSAL WRITING ASSISTANT	$113
PUBLIC RELATIONS MANAGER	$138
PUBLIC RELATIONS ASSISTANT	$100

***Hourly rates are all inclusive**. They include all vehicle and vehicle expenses, cell phones, computers, printers, and other small incidentals. For multi-year contracts the standard annual escalation rate increase is 3%, beginning January 1 of the subsequent year.

Prevailing Wage: None of the listed personnel shown above are required to be paid prevailing wage. If inspection personnel are provided, then, at a minimum, the Base Hourly Rate and Total Hourly Rate of the General Determination made by the Director of Industrial Relations Pursuant to California Labor Code for Commercial, Building, Highway, Heavy Construction and Dredging Projects.

Overtime Rates: Overtime is paid per State requirements, which generally requires payment of overtime (1.5 times regular hourly rate) to non-exempt employees for any hours in excess of eight (8) hours per day or forty (40) hours per week, and double time for any hours in excess of twelve (12) hours per day or work on Sunday or holidays. Exempt employees (generally licensed professionals) who work on the job site are generally paid straight time hourly rates for overtime. This results in the following billable rates for overtime: RE and Structure Reps are the same rate, all other personnel are billed at the straight time billable hourly rate plus 25% (ie. Inspector - $145 x 1.25 = $181).

Note: All costs for field office space, field office equipment, and technical field equipment will be billed and reimbursed at the actual lease/rental rates, with no mark-up. Cost for materials such as prints, film, developing, extensive copying, (ie. items that will become property of the client at the end of the project) will be billed and reimbursed at the actual cost, with no mark-up.

Filename: CASIstandardrates(2023)221110ms

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

2023-2024 SCHEDULE OF FEES for Rancho Cordova Development Projects

PROFESSIONAL SERVICES

Engineering Assistant/Laboratory Technician	$90/hr.
Engineering Field Technician/Special Inspector I	90/130(PW)*/hr.
Engineering Field Technician/Special Inspector II	100/140PW)*/hr.
Engineering Field Technician/Special Inspector III/Equipment Operator	110/150(PW)*/hr.
Word Processor/Technical Editor/Draftsman	90/hr.
Research Assistant/Technical Illustrator/Senior Draftsman	105/hr.
Project Coordinator/GIS Specialist	115/hr.
Staff Engineer/Geologist/Scientist/Field Supervisor	130/hr.
Senior Staff Engineer/Geologist/Scientist	140/hr.
Project Engineer/Geologist/Scientist/Construction Supervisor	150/hr.
Senior Project Engineer/Geologist/Scientist	165/hr.
Senior Engineer/Geologist/Scientist/Certified Industrial Hygienist	180/hr.
Associate Engineer/Geologist/Scientist	205/hr.
Principal Engineer/Geologist/Scientist/Litigation Support	245/hr.
Deposition or Court Appearance	405/hr.
Attorney Fees (General)	355/hr.
Overtime (>8 to 12 hrs.), Saturday, and Night Rate	1.5X Regular Hourly Rate
Overtime (>12 hrs.), Sunday, and Holiday Rate	2X Regular Hourly Rate
Minimum Professional Fee	$505/Project
Minimum Field Services Fee (per day or call-out)	4 Hours

*Prevailing Wage (PW) per requirements of California Labor Code §720, et. Seq.

TRAVEL

Personnel	Regular Hourly Rate
Subsistence (Per Diem)	$200/day
Vehicle Mileage	0.75/mile

EQUIPMENT & ANALYTICAL TESTS

Nuclear Gauge	Included in Technician Hourly Rate	Level D PPE/Decon Rinse Equipment	$50/day
Pick-up Truck	$125/day	pH/Conductivity/Temperature Meter	60/day
Equipment Truck	200/day	55-gallon drum	65/ea.
Direct-Push Rig/Operator	185/225(PW)*/hr.	TPHg (EPA 8015M)	90/ea.
Direct-Push Sample Liner	10/ea.	TPHd/mo (EPA 8015M)	80/ea.
Equipment Trailer	100/day	Fuel Oxygenate Compounds (EPA 8260B)	110/ea.
Wenner 4-Pin Earth Resistivity Meter	150/day	Volatile Organic Compounds (EPA 8260B)	150/ea.
Coring Machine (concrete, asphalt, masonry)	200/day	Semi-Volatile Organic Compounds (EPA 8270)	300/ea.
Dynamic Cone Penetrometer	250/day	CAM 17 Metals (EPA 6010B)	170/ea.
Dilatometer (DMT) Test Equipment	800/day	Single Metal (EPA 6010B)	30/ea.
Generator or Air Compressor	150/day	STLC or TCLP Extraction	75/ea.
GPS Unit	160/day	Soil pH (EPA 9045C)	25/ea.
Drive-Tube Sampler or Hand-Auger	50/day	Organochlorine Pesticides (EPA 8081)	125/ea.
Soil Sample Tube (Brass or Stainless)	10/ea.	Naturally Occurring Asbestos (CARB 435)	90/ea.
Water Level Indicator	40/day	Asbestos PLM	20/ea.
Battery-Powered Pump	75/day	Asbestos 1,000-pt Count	80/ea.
Photo-Ionization Meter	150/day	48-hr/24-hr Turnaround Time	60%/100% surcharge

LABORATORY TESTS

COMPACTION CURVES

4-inch mold (D1557/D698)	$225/ea.
6-inch mold (D1557/D698)	225/ea.
California Impact (CAL216)	225/ea.
Check Point	100/ea.

SOIL AND AGGREGATE STABILITY

Resistance Value, R-Value (D2844/CAL301)	$300/ea.
R-Value, Treated (CAL301)	325/ea.
California Bearing Ratio (D1883)	175/pt.
Stabilization Ability of Lime (C977)	180/ea.

SOIL AND AGGREGATE PROPERTIES

#200 Wash (D1140/C117)	$90/ea.
Wet Sieve Analysis to #200 (D422/CAL202)	120/ea.
Dry Sieve Analysis, 1.5"+ Aggregate (D6913)	350/ea.
Hydrometer Analysis (D422)	165/ea.
Sieve Analysis with Hydrometer (D422)	200/ea.
Specific Gravity, Soil (T100)	100/ea.
Specific Gravity Coarse Aggregate (C127)	60/ea.
Specific Gravity Fine Aggregate (C128)	75/ea.

SHEAR STRENGTH

Unconfined Compression (D2166)	$100/ea.
Direct Shear (3 pts.)(D3080)	325/ea.
Unconsolidated-Undrained Triaxial Shear (D2850)	125/pt.
Unconsolidated-Undrained Triaxial Staged (D2850)	175/ea.
Consolidated-Undrained Triaxial Shear (D4767)	300/pt.
Consolidated-Undrained Triaxial Staged (D4767)	375/ea.
Consolidated-Drained Triaxial Shear (EM1110)	400/pt.
Consolidated-Drained Triaxial Staged (EM1110)	500/ea.

PERMEABILITY, CONSOLIDATION AND EXPANSION

Permeability, Flexible Wall (D5084)	$300/ea.
Permeability, Rigid Wall (D5856)	300/ea.
Consolidation (D2435)	60/pt.
Expansion Index (D4829/UBC 29-2)	225/ea.
Swell/Collapse (D4546)	165/pt.

AGGREGATE QUALITY

Sieve Analysis to #200 (C136)	$120/ea.
L.A. Rattler Test (500 rev.) (C131)	200/ea.
Durability Index (D3744/CAL229)	165/ea.
Fine Aggregate Angularity (CAL 234)	125/ea.
Flat and Elongated Particles (D4791/CAL 235)	150/ea.
Percent Crushed Particles (CAL205)	150/ea.

Moisture Determination, tube sample (D2216)	$20/ea.
Moisture Determination and Unit Weight (D2937)	40/ea.
Atterberg Limits: Plasticity Index (D4318)	200/ea.
Sand Equivalent (D2419/CAL217)	100/ea.
pH and Resistivity (CAL643)	120/ea.
Sulfate Content (CAL417)	90/ea.
Chloride Content (CAL422)	50/ea.
Organic Content (D2974)	65/ea.
Cut/Extract Shelby Tube	100/ea.

CONCRETE / MASONRY / REINFORCING STEEL

Compressive Strength, Cast Cylinders (C39)	$30/ea.
Compressive Strength, Cores (C42)	60/ea.
Flexural Strength Beam (C78/C293)	80/ea.
Splitting Tensile Test (C496)	80/ea.
DSA Masonry Shear (DSA-207)	75/ea.
Shotcrete Panel Coring and Comp. Strength (C1140)	80/ea.
Rebar Tensile / Bend (up to #11/#11 and Larger)	200/250/ea.
CMU Compressive Strength (C140)	100/ea.
Compressive Strength, Grout (C1019/UBC 21-19)	30/ea.
Compressive Strength, Mortar (C109/UBC 21-15,16)	30/ea.
CMU Unit Wt., Dimen., Absorption (C140)	75/ea.
Compressive Strength, Masonry Prism (C1314)	250/ea.

HOT MIX ASPHALT

HMA Air Voids, Gyratory (T269)	$525/ea.
Hamburg Wheel Tracker (T324)	1,000/ea.
Theoretical Max. Specific Gravity (D2041/CAL309)	175/ea.
Ignition/Sieve Analysis (C136/CAL202)	220/ea.
HMA Core Unit Weight (D1188/CAL308)	100/ea.
% Asphalt, Ignition Method (D6307/CAL382)	125/ea.
% Asphalt, Ignition Calibration (D6307/CAL382)	400/ea.
Tensile Strength Ratio (T283)	1,000/ea.

***2X surcharge on rush turnaround for laboratory testing**

TERMS AND CONDITIONS

1. Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services as well as special quotations for programs involving volume work will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations or conclusions.
2. Sampling and testing is conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.
3. Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem may apply when location of work dictates.
4. Equipment and materials will be billed at cost plus 15%. Outside services including subcontractors and rental of special equipment are billed at cost plus 15%. Hourly services are billed portal to portal from closest office in accordance with the stated hourly rates herein, with a minimum four-hour charge.
5. Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.
6. Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client *is limited to the greater of **$50,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.*

   Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to *the greater of **$100,000** or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Geocon's actions or inactions.*

MEMORANDUM

ITEM 14.8.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Amanda Norton, Economic Development Manager

SUBJECT: **A RESOLUTION APPROVING THE BUDGET FOR THE WORKFORCE RECOVERY PROGRAMS AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS WITH THE WORKFORCE PROGRAMS PROVIDERS AS OUTLINED**

RECOMMENDATION

Adopt the Resolution

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would establish contract amounts for the Workforce Recovery programs; it will also authorize the City Manager to execute the Workforce Recovery Contracts for program implementation.

BACKGROUND

On November 21, 2022, Council received and discussed the summary of the Workforce Program Proposals with staff recommendations. At the Council's request, staff revisited one proposal that was submitted to rework the budget request.

The application period for Workforce Recovery Program (Program) NOFA opened on September 26, 2022 and closed on October 21, 2022. Staff received 10 proposals in response to the NOFA. In addition to three city staff, the proposals were reviewed by members from two outside organizations. Each application was reviewed according to the application criteria listed in the NOFA. The proposals received were broad and covered the areas of medical, manufacturing, the trades, full wrap around job placement assistance, and technology.

Per the NOFA, the Workforce Recovery Program was looking for proposals that went beyond basic training. These items can include, but are not limited to, providing a living wage while attending training, providing a direct connection to an employment / employer upon completion, and job placement services beyond training.

The summary of the proposals received:

Bay Valley Tech : Training in demand digital skills to prepare for entry level positions as digital designers, digital marketers, project managers, and web developers. Training will result in 15

paid internships and 6 months of career prep and placement.

Charles A Jones and Sacramento Valley Manufacturing Association: Manufacturing Training Program including Forklift Operator, Material handling & Logistics, Electro-Mechanical Assembly, Intro to manufacturing, and Welding Fabrication I. Cost includes training, placement bonuses ($200 -$1,500), and transportation stipends ($100/month)

Cyber Proud: Pre-apprenticeship program training in Infrastructure Support or Cyber Security. Employers provide work-based learning experiences which can include job shadowing, internships, and apprenticeship programs. Candidates are trained in a rigorous online setting. Cost includes $500 stipends at 3 months and 6 months post employment.

DP Global Solutions: Salesforce Administrator 12 week certification program. Six months of hiring support, mentorship, and coaching. Laptops will also be available for students who may require them.

Folsom Cordova Community Partnership: Individual Case Management, JobEx Program, Training Scholarships, Support Services, Comprehensive assessment, Career planning and coaching, Professional networks, training scholarships, and employment Support Services.

General Assembly: Software Engineering Immersive Course, 480 hours of instruction. The Program includes a $3,000 living stipend, career coaching and hiring support.

Northern California Construction Training: Curriculum for over 22 construction trades including but not limited to tools, equipment, and job site safety certifications. Training length is dependent on student aptitude and interest. Partnership with local employers and apprenticeship programs for students to directly apply their skills. Students receive $1,000 in placement stipends.

North State Building Industry Association: Case management, life skills certificate, community service experience, Work Ready certificate, trade related certificates, and training program connections. Training length is dependent on student aptitude and interest. Partnership with local employers and apprenticeship programs for students to directly apply their skills. Varying stipends for clothing, equipment, childcare, and transportation.

Udacity: Tech Career Incubator with two cohorts: Business Analytics and Digital Marketing. Four month training program, career coaching and hiring support 6 months post program.

Women in Data: The Path Forward, 5-month program for data analytics with mentorship, resume support, portfolio building and job placement. Receive data analytics certification.Eight employer partnerships for direct employment or internship for a minimum of 25 students. Laptops will also be made available for students who may require them.

Funding Recommendations:

Program	Cost per Participant	# of Participants	Total
Bay Valley Tech	$12,510.67	15	$187,660.00
Charles A Jones/ SVMA	$4155.00	45	$186,975.00
Cyber Proud	$9,000.00	14	$112,000.00
DP Global Solutions	$13,563.77	13	$176,329.00
FCCP	$4,214.22	45	$189,640.00

General Assembly	$16,000.00	17	$272,000.00
North State BIA	$5,378.56	25	$134,464.00
NCCT	$9,819.04	25	$245,476.00
Wellspace Health	$16,000.00	8	$128,000.00
Women in Data	$13,720.67	30	$411,620.00
Total	**$10,136.19**	**237**	**$2,044,164.00**

Attachment 2 - Exhibit A to the Resolution contains the Workforce Development Proposals that were selected for funding, the corresponding dollar amount, and previous program metrics. Upon adoption of the Resolution, staff will initiate contracts with all of the awarded applicants.

FISCAL IMPACT AND FUNDING SOURCE

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Bay Valley Tech Proposal
4. BIA Proposal
5. Cyber Proud Proposal
6. DP Global Proposal
7. FCCP Proposal
8. General Assembly Proposal
9. NCCT Proposal
10. SVMA Proposal
11. Udacity Proposal
12. Women in Data Proposal
13. Workforce Development NOFA

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BUDGET FOR WORKFORCE RECOVERY PROGRAMS AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS WITH THE WORKFROCE PROGRAM PROVIDERS AS OUTLINED

WHEREAS, the City has allocated $2,000,000 from the American Rescue Plan Act funding for Workforce Development training for Rancho Cordova Residents; and

WHEREAS, the City would like to enter into contracts with Bay Valley Tech, Charles A Jones/ SVMA, Cyber Proud, DP Global Solutions, Folsom Cordova Community Partnership, General Assembly, Northern California Construction Training, North State Building Industry Association, Udacity, and Women in Data as Workforce Training providers; and

WHEREAS, the City and the training providers will negotiate an agreement that will be on file with the City Clerk that sets forth the requirements for the training providers' services; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the contracts; and

WHEREAS, the contracts are in the best interest of the City and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements.

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

1. The above recitals are true and are incorporated herein by this reference.
2. The City Manager is hereby authorized to execute the contracts with the individual workforce training program providers, in a form acceptable to the City Attorney, and to execute all other documents and to take such actions as necessary to carry out the intent of this Resolution.
3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

Program	Description	# of Participants	Cost per Participant	Partnership w/ Industry	Past Metrics	Target Demographic
Bay Valley Tech	Training in demand digital skills to prepare for entry level positions as digital designers, digital marketers, project managers, and web developers. 15 paid internships and 6 months of career prep and placement.	15	$12,510.67	E&J Gallo, County of Merced, Tyler Technologies, American Medical Response, Varsity Technologies, Novo Technologies, Ottersoft	Completion Rate: 64% Obtained Certification:71% Employed:29%	Rancho Cordova Residents
Charles A Jones/ SVMA	Manufacturing Training Program including Forklift Operator, Material handling & Logistics, Electro-Mechanical Assembly, Intro to manufacturing, and Welding Fabrication I. Cost includes training, placement bonuses ($200 - $1,500),and transportation stipends ($100/month)	45	$4,155.00 **cost can vary depending on program track*	Tri Tool, Siemens, Garner products, Snowline Engineering, Insight Mfg,JHL, Managed Solutions, Termofusion	Completion Rate: 75% Obtained Certification: 87.5% Employed:71%	Rancho Cordova Residents
Cyber Proud	Pre-apprenticeship program training in Infrastructure Support or Cyber Security. Employers provide work-based learning experiences which can include job shadowing, internships, and apprenticeship programs. Candidates are trained in a rigorous online setting. Cost includes $500 stipends at 3 months and 6 months post employment.	14	$8,000.00 + $1,000 stipend per student	SMUD, CalHR, Accenture, Omnistruct, Found IT Data,CPS HR Consulting,	Completion Rate: 77% Obtained Certification:100% Employed: 75%	Rancho Cordova Residents
DP Global Solutions	Salesforce Administrator 12 week certification program. 6 months of hiring support, mentorship, and coaching. Laptops will also be available for students who may require them.	13	$13,563.77	Tesla, Solidigm	Completion Rate: 64% Obtained Certification:71% Employed:29% **Previous RC Workforce Recovery program*	Rancho Cordova Residents

FCCP	Individual Case Management, JobEx Program, Training Scholarships, Support Services, Comprehensive assessment, Career planning and coaching, Professional networks, training scholarships, and employment Support Services	45	$4,214.22	FCUSD, El Dorado iron Works, Kimpton Sawyer, AIM Higher, Urgent Care, Ross, Panda Express, RC Marriott, etc.	Completion Rate: 61% Employed:42% **Previous RC Workforce Recovery program*	Rancho Cordova Residents
General Assembly	Software Engineer Immersive Course 480 hours of instruction - includes robust career coaching and hiring support and $3,000 living stipend	17	$13,000 tuition + $3,000 living stipend	Synergex, onDeck Pro,Skillstorm, VSP, Zennify,CA Department of Social Services, Greenhouse, Recyclist, CA Volunteers, etc. Existing partnership with GSEC	National Completion Rate: 85% National Employment Rate: 95% employed at 1 year RC Completion Rate: 50% RC Obtained Certification: N/A RC Employment Rate: 45% in 150 days with graduates continuing to interview **Previous RC Workforce Recovery program*	Rancho Cordova Residents who are un/underemployed
North State Building Industry Foundation	Case management, Life skills certificate, Community Service experience, Work Ready certificate, Trade related certificates, Training program connections. Training length is dependent on student aptitude and interest. Partnership with local employers and apprenticeship programs for students to directly apply their skills. Varying stipends for clothing, equipment, childcare, and transportation.	25	$5,378.56	Nimbus Landscape materials, Revival, Rheia, Sun County Builders, 40 League, The Gallagher Team, Elliot Homes, etc.	Completion Rate: 100% Obtained Certification: 59% Employed: 59%	Rancho Cordova Residents

NCCT	Curriculum for over 22 construction trades including but not limited to tools, equipment, and job site safety certifications. Training length is dependent on student aptitude and interest. Partnership with local employers and apprenticeship programs for students to directly apply their skills. $1,000 placement stipends.	25	$9,819.04	AACO Engineered Systems, ALCO General Contractors, Stericycle, Woodmack, Urata & Sons, Crusader Fence, Aerotek, Central Striping Services, Martin General	Completion Rate: 64% Obtained Certification:71% Employed:29%	Rancho Cordova Residents
~~Udacity~~	Tech Career Incubator with two cohorts: Business Analytics and Digital Marketing. 4-month training program. Career coaching and hiring support 6 months post program.	~~80~~	~~$3,567.70~~	None reported	Completion Rate: 15% Obtained Certification:15% Employed: none reported *Previous RC Workforce Recovery program	Rancho Cordova Residents
WellSpace	Previously Approved	8	$16,000.00			
Women in Data	The Path Forward, 5-month program for data analytics with mentorship, resume support, portfolio building and job placement. Receive data analytics certification. 8 Employer partnerships for direct employment or internship for a minimum of 25 students. Laptops will also be made available for students who may require them	30	$13,720.67	PepsiCo, VSP,Adidas, Vista print, P3,LTI,Alation, Deloitte, Microsoft, etc.	Completion Rate: 85% Obtained Certification:85% Employed: 35% **Previous RC Workforce Recovery program*	Rancho Cordova Residents
	Total:	237	$10,136.19			

BAY VALLEY TECH
Code Academy
www.bayvalleytech.com

October 21, 2022

City of Rancho Cordova
Economic Development Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: Workforce Recovery Program

To Economic Development Department,

Bay Valley Foundation (BVF) is submitting the following **'DIGITAL SKILLS ACCELERATOR'** proposal to address Rancho Cordova's commitment to further propel its Workforce Recovery Program and prepare local adults for more skilled, higher-paid tech jobs. BVF's tuition-free online/on-site hybrid training program utilizes the name "**Bay Valley Tech (BVT)**," and is designed to be flexible for students in all situations. The terms Bay Valley Foundation and Bay Valley Tech are used interchangeably. Our program has been especially effective for those who may be unemployed, underemployed or looking to change career paths as a result of the Covid pandemic. This comprehensive training will enable local workers to become more skilled and hirable by employers.

Our comprehensive tech skills and community growth program will include seven parts:

1) Digital skills training for 25 Rancho Cordova residents in our six-month hybrid online/on-site in our Digital Skills Bootcamp
2) Paid internships for 25 Rancho Cordova residents
    a) Pays up to $25.00 hour
    b) Approximately 15 hours per week for 12 weeks
3) Free virtual technology or computer literacy training for up to 100 additional students referred by of Rancho Cordova during the 12 months of this program
4) 6 months of career prep and placement services for 25 Rancho Cordova residents, including employer coaching and introductions
    a) Interns can be from other technology training programs or bootcamps
5) Free digital design and digital marketing services for up to 10 small business (or non-profits) located in Rancho Cordova
6) Tech community growth–Bay Valley Foundation will organize two community-building onsite tech events in the city of Rancho Cordova
7) Employer introductions–Bay Valley Foundation to introduce three potential tech employers to Rancho Cordova city staff

By expanding Rancho Cordova's digital talent pool, this program will enable local companies experiencing tech worker shortages to accelerate growth. Furthermore, a growing skilled labor force will attract more tech employers to the Rancho Cordova area due to the Bay Area's chronic shortage of digital talent. Preparing the city's residents to enter digital-based careers will further enhance Rancho Cordova's economy by giving more local workers access to higher-paying jobs and the ability to work remotely, reducing COVID-related employment disruptions.

As the number of unfilled tech job openings reaches nearly one million and non-tech industries adopt new technologies to remain competitive, the ever-increasing demand for tech talent is creating unprecedented opportunities for digital workers. Many Sacramento County cities and workers have largely missed out on this tech economy, but BVF's programs are now helping non-tech workers quickly pivot into lucrative tech careers, with a 95% placement rate for those who completed the digital skills training and internship. We provide a clear career pathway for workers to transition from low-wage to high-wage work and engage vulnerable populations that have experienced wage gaps, employment gaps, exclusion from the workforce and disproportionate employment in low-quality jobs.

Founded in 2018, Bay Valley Foundation, a 501(c)(3), is a workforce development and low-barrier tech training organization headquartered in California's Central Valley. With a staff of 15 employees and contractors as well as many volunteers, we have helped many people transition into high-paying technology-based careers at leading companies.

Ethnicity:
- 42% Latino
- 13% Asian/Pacific Islander
- 3% Black/African American
- 34% Women

Annual Household Income:
- 23% $0 to $20K
- 27% $20K to $40K

Economic Potential:
Adding 100 new skilled tech workers to a city will generate $450 million in direct salaries and $2.1 billion in overall economic impact over their 30-year careers. Bay Valley Foundation's internship programs promote equity by transitioning individuals from low-paying jobs into lucrative tech careers. Our success and growth are demonstrated by Bay Valley Foundation's alumni who have secured tech jobs and paid internships with leading Central Valley employers and Bay Area companies that have expanded here:

- E&J Gallo
- County of Merced
- Tyler Technologies
- American Medical Response
- Turlock School District
- Varsity Technologies
- Novo Technologies
- OtterSoft

- Walmart
- Tesla
- DataPath
- Oportun

Bay Valley Foundation has successfully established extensive partnerships to promote a sustainable bridge to high-paying tech careers for low-skilled, underrepresented adults. Some of our key partnership agreements in which BVF provides tech skills training, internships and job placement services include:

- Stanislaus County Office of Education (code academy, digital skills bootcamp, tech internships, co-working space)
- Stanislaus County Workforce Development (internships, employer outreach, career coaching, interview prep, employer networking, employer engagement and hiring coordination)
- CSU Stanislaus (coding bootcamps for South Korean university computer science students)
- Modesto City Schools, Patterson Adult School, Turlock Adult School (code academy and digital skills bootcamp)
- Stanislaus Partners in Education (SPIE) (teachers' summer web development bootcamp)
- ConSol USA (agreement to hire hundreds of BVT alumni)
- Oak Valley Community Bank (code academy funding)
- Bank of Stockton (code academy funding)
- The Salvation Army-Modesto (kids after-school tech bootcamp)

BVF has also established long-term partnerships with private companies and foundations such as Oak Valley Community Bank, Bank of Stockton and The Raymus Foundation.

Proposed Budget:
We intend to use the Workforce Recovery Program funds to provide free digital and technology skills training for up to 100 Rancho Cordova adult residents. The primary expenses will be software for students, program management/student outreach and curriculum/instruction.

This program will provide ongoing, long-term economic benefit for Rancho Cordova. Expanding the region's skilled labor force will alleviate COVID-driven economic challenges by helping local companies grow, increasing the earning potential of local workers and attracting more high-tech, high-wage employers to Rancho Cordova.

Wages for Interns: ($25/hr, 15 hrs/week, 12 weeks)	$112,500
Payroll Taxes:	$ 8,600
Employer Outreach and Career Placement:	$ 17,000
Internship Supervision/Instruction:	$ 20,000
Curriculum & Student Projects Development	$ 7,500
Student Outreach & Marketing:	$ 18,000
Instruction for 25 Students (plus 100 online students):	$ 87,500
TOTAL COST:	$271,100

Student Recruitment: Active student outreach and recruitment will be a multi-pronged approach:

- Partner with key stakeholders such as the Greater Sacramento Economic Council, County Office of Education, County Workforce Development, alternative and adult education programs, Chamber of Commerce as well as the City of Rancho Cordova to increase student awareness of Bay Valley Foundation's paid internship program – especially to those who have completed web development or digital skills training through earlier City initiatives.
- Community outreach via public relations, digital advertising and social media channels (Facebook, Instagram, LinkedIn, etc.)
- Direct outreach to local education partners

References: Training and Placement Services:

Bay Valley Foundation has a proven track record of partnering with local organizations to provide free training programs, internships and create new technology-based jobs in the Central Valley, Sacramento region and San Francisco Bay Area.

Eugene Garcia, Business Services Manager
Stanislaus County Workforce Development (Workforce development/job placement)
251 E. Hackett Road, C-2
Modesto, CA 95358
(209) 558-2100
GarciEu@stanworkforce.com
Services Provided: (Paid Internship Program)
Dates of Service: 2020 - 2024
Contract Term: two years
Contract Amount: $1.5 million

Jesse Ceja, Principal

Turlock Adult School (Industry: Adult education)
1574 E. Canal Drive
Turlock, CA 95380
(209) 667-0643
JCeja@turlock.k12.ca.us
Services Provided: (Industry: Web Development & Digital Skills training)
Dates of Service: 2019 to present
Contract Term: One year
Contract Amount: $140K

Dr. Ellen Junn, President
California State University at Stanislaus (Industry: Education)
One University Circle
Turlock, CA 95382
(209) 667-3201
President@csustan.edu
Services Provided: Coding Bootcamp for CSU Stanislaus students
Dates of Service: 2020 - 2021
Contract Amount: $60K

Tax Exempt ID No.
83-1681369

Business License:
Currently a WIP.

Financials:
See attached.
Based on past successes and the phenomenal growth that Bay Valley Foundation has experienced in providing in-demand tech training, we are confident that we can be a valuable partner to Rancho Cordova in upskilling the city's workforce and placing well-trained, hirable interns with local employers.

Sincerely,

Phillip Lan, President
Bay Valley Foundation LLC
(510) 703-5814

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QUALIFICATIONS / EXPERIENCE

Bay Valley Foundation will be the project lead for the Rancho Cordova Workforce Recovery Program outlined below. Bay Valley Foundation is a non-profit (EIN #83-1681369) 501(c)(3) founded and incorporated in 2018.

Bay Valley Tech will provide the digital skills training, paid internship and job placement services, which will include career coaching, mentor outreach and placement services. BVF has successfully collaborated with a broad range of mission-driven organizations and agencies. The following partners will work with Bay Valley Foundation to ensure success of this project:

- The Greater Sacramento Economic Council to assist with marketing, business outreach and placement.
- Connect Silicon Valley to assist with business/employer outreach.
- Others?

These Bay Valley Foundation partners have strong reputations in their communities and have all been operating for several years and in some instances, decades. Bay Valley Foundation will assign the following key staff to ensure the success of this project:

THE BAY VALLEY TECH TEAM:

- Phillip Lan will be the primary liaison and oversee this workforce development project, including career coaching and outreach to tech employers. As President of Bay Valley Foundation, Phil has leveraged his strong industry connections to successfully connect many of our students with local employers and has also brought several tech employers to the Central Valley. He is a veteran of several Silicon Valley technology companies, including IBM and AskJeeves. Phil previously led the San Francisco technology recruiting practice for Robert Half, a Fortune 500 staffing company, and managed E&J Gallo's worldwide digital marketing organization.

  Phillip Lan, Ripon, CA (510) 703-5814 / phil@bayvalleytech.com

- Dori Jones will lead Bay Valley Foundation's awareness-building initiatives for the Rancho Cordova project. She is a marketing and public relations expert who has over 20 years of experience working with Bay Area companies.

  Dori Jones, Groveland, CA (209) 840-0746 / info@bayvalleytech.com

- Taylor LaMar is Bay Valley Tech's head curriculum and instruction advisor. He is also a professional software developer who manages a leading software development consultancy in the Central Valley. Taylor has more than seven years of experience in software development and tech instruction. He has overseen training for hundreds of Bay Valley Tech's students.

  Taylor LaMar, Modesto, CA (209) 985-4826 / taylor@lamarsoftware.io

- Martyn Conkling is an education professional with eight years of experience teaching hundreds of students from broad backgrounds as well as education administration, curriculum development and technology training.

  Martyn Conkling, Modesto, CA (215) 602-6065 / martyn@bayvalleytech.com

- Amanda Barlow has 4 years' experience as a professional web design consultant and an instructor at Bay Valley Tech. She earned an associate of science degree in web development from Cosumnes River College, worked as a special education paraprofessional for Lodi Unified School District and is also the owner of Batcave Comics & Toys, where she manages its website and e-commerce, among other roles.

  Amanda Barlow, Santa Rosa, CA (209) 649-7751 / abarlow352@gmail.com

- Blake Shaw has more than 10 years of professional experience, including two in social work. He oversees Bay Valley Tech's partnership and employer relationships.

  Blake Shaw, Modesto, CA (415) 580-9583 / blake@bayvalleytech.com

- Aaron Gunderson has been an instructor and internship coach at Bay Valley Tech for the past three years. Aaron completed Bay Valley Tech's training and now oversees its internship program.

  Aaron Gunderson, Modesto, CA (209) 241-6862 / aaron@bayvalleytech.com

RECENT SUCCESSFUL PARTNERSHIPS:
Bay Valley Foundation has provided training and related services (through similar funding agreements as this proposal) to the Stanislaus County Office of Education, Stanislaus County Workforce Development, Modesto City Schools, California State University Stanislaus, Turlock Adult School and others. All of Bay Valley Foundation's training agreements have been renewed.

1. The state of California recently awarded Bay Valley Foundation (through our Stanislaus County Workforce Development partnership) a $5 million pandemic recovery grant to provide digital skills training and paid internships for 180 students in the Central Valley. In the first two months, we have already recruited over 200 applicants, with 35 approved and 80 pending approval.

   Stanislaus County Workforce
   Andy Fiskum
   251 E. Hackett Road C-2
   Modesto, CA 95358
   (209) 558-2133
   fiskuma@stanworkforce.com
   Contract Term: Two years
   Contract Amount: $1.5 million (portion of the $5 million grant assigned to Bay Valley Foundation)

2. This year, Turlock Adult School has been awarded Bay Valley Foundation $140K to train students in both digital skills and web development training.

   Jesse Ceja, Principal
   Turlock Adult School (Industry: Adult education)
   1574 E. Canal Drive
   Turlock, CA 95380
   (209) 667-0643
   JCeja@turlock.k12.ca.us
   Services Provided: (Industry: Web Development & Digital Skills training)
   Dates of Service: 2019 to present
   Contract Term: One year
   Contract Amount: $140K

3. In August 2022, we launched a kids after-school digital skills bootcamp in partnership with Salvation Army - Modesto.

   Maria Arellano
   Salvation Army Red Shield Center - Modesto
   1649 Las Vegas St, Modesto, CA 95358
   (209) 538-7111
   maria.arellano@usw.salvationarmy.org
   Services Provided: Children's After-school Digital Skills Bootcamp
   Dates of Service: August 2022 - Jan 2023
   Contract Term: 6 months

Contract Amount: $152,500

4. In 2021, Bay Valley Tech trained 10 computer science students from Tongmyong University in South Korea, and simultaneously taught 10 CSUS computer science students in a coding bootcamp.

   Dr. Ellen Junn, President
   California State University at Stanislaus (Industry: Education)
   One University Circle Turlock, CA 95382
   (209) 667-3201
   President@csustan.edu
   Services Provided: Coding Bootcamp for CSUStanislaus students
   Dates of Service: 2020 - 2021
   Contract Amount: $60K

5. BVF trains approximately 15 students each year for Patterson Adult School in the latest web development languages.

   Marcos Huerta
   Patterson Adult School, Alternative Programs
   201 North Ninth St. Patterson, CA 95363
   (209) 675-4074
   mhuerta@patterson.k12.ca.us
   Services Provided: Web development training
   Dates of Service: 9/15/22- 5/31/23
   Contract Amount: $87,500

PROJECT DESCRIPTION:

Name of Project:

BAY VALLEY TECH 'DIGITAL SKILLS ACCELERATOR' PROGRAM

Our comprehensive tech skills and community growth program will include seven parts:

8) Digital skills training for 25 Rancho Cordova residents in our six-month hybrid online/on-site in our Digital Skills Bootcamp
9) Paid internships for 25 Rancho Cordova residents
    a) Pays up to $25.00 hour
    b) Approximately 15 hours per week for 12 weeks
10) Free virtual technology or computer literacy training for up to 100 additional students referred by of Rancho Cordova during the 12 months of this program
11) 6 months of career prep and placement services for 25 Rancho Cordova residents, including employer coaching and introductions
    a) Interns can be from other technology training programs or bootcamps
12) Free digital design and digital marketing services for up to 10 small business (or non-profits) located in Rancho Cordova
13) Tech community growth–Bay Valley Foundation will organize two community-building onsite tech events in the city of Rancho Cordova
14) Employer introductions–Bay Valley Foundation to introduce three potential tech employers to Rancho Cordova city staff

Digital Skills Bootcamp (6-month program)
BVF proposes that we will train up to 25 students, who represent underserved Rancho Cordova residents in in-demand digital skills and prepare them for entry-level positions as digital designers, digital marketers, project managers, web developers, etc. Applicants to our training programs will be required to apply online (https://www.bayvalleytech.com/code-academy-application), complete the mandatory pre-study assignments and attend at least two virtual information/study sessions. Once the student completes these prerequisites, they will be accepted into the Digital Skills Bootcamp and begin the training. This program consists of four modules that provide a broad exposure to disciplines that directly correlate to the critical tech skills that are in such high demand.

Digital Skills Bootcamp Syllabus
2022-2024

Module 1: Digital Design

Weeks 1 & 2 (Digital Design & Intro to Digital Marketing)

- What are Digital Design, Web Development and Digital Marketing; why they are highly relevant to businesses, and how they are related
  - Marketing Funnel: Awareness>Engagement>Conversion>Advocacy
  - Better Decision-Making: Every click is a survey
  - Lowers Cost-Per-Acquisition (key to success for any business)
  - Conversion Optimization
- What you're going to learn
- What you're going to do

Weeks 3 & 4 (Digital Design Look and Feel)

- Canva
  - https://www.canva.com/learn/a-step-by-step-guide-to-designing-from-scratch/
  - Design Templates
  - Functions/tools overview
    - Canva Color Palettes/Coolors.co
    - Format selection
    - Design tools, libraries
    - File types
- Adobe Illustrator
  - https://helpx.adobe.com/illustrator/how-to/illustration-techniques.html
  - Design tools
  - Converting formats/file types for social media
- Digital design conversion (the same tools being used to create business cards, signage, letterhead, etc.)

Week 5 (UX/UI – User Experience/User Interface)

- For Accessibility
- For Process
- For Social Media

- Responsive Design (flexible for Desktop and Mobile)

Week 6 (Basic Design Projects)
- Logo Design
- Flyers & Advertisements
- Business Presentations Design
- Web Design
- Mobile Design
- UX/UI

Module 2: Website Development

Week 1 (Preparation & Content Management Systems)
- Wix -- easy to get started, least customization
  - Features
  - Templates
  - Layouts
- WordPress -- middle
  - Features
  - Templates
  - Layouts

Week 2 (HTML/CSS)
- Free Code Camp
- HTML Basics
- Basic CSS
- Applied Visual Design and Accessibility
- Responsive Web Design Principles
- CSS Flexbox
- Bootstrap grid (Custom Lecture)
- Basic webpage projects

Weeks 3 & 4 (JavaScript)
- Free Code Camp
- If/Else Statements
- Loops
- Functions

- Objects
- OO programming
- Classes and class properties
- ES6
- Functional Programing

Week 5 (Introduction to Databases & APIs)

- Intro to SQL
- Intro to Restful API with Express and Node.js
-

Week 6 (Build Customized Website Projects

- CMS Websites using Wix or Wordpress
- Customize with HTML/CSS

Module 3: Digital Marketing

Weeks 1 (Digital Marketing & Social Media Marketing Overview)

- Marketing Funnel: Awareness>Engagement>Conversion>Advocacy
- Goal-setting: define success (what does success look like?)
- Digital Branding
- Social Media
  - Best practices
  - Introducing users to new products or services
  - Engagement
  - Advocacy of your products and services
- Email - Engagement, drip marketing campaigns
- Earned Media

Week 2 (Content Creation)

- Writing for SEO and Users
- Image Creation
- Digital Video Production
- Asset Management

Week 3 (Paid Search)

- PPC Campaigns
- Google AdWords

- Campaigns, AdGroups, Ads
- Importance of quality score
- Bidding and landing page quality

Week 4 (Search Engine Optimization–SEO)

- Meta tags
- Keyword stuffing
- Backlink building
- Plugging

Week 5 (Social Media Marketing–Organic and Paid)

- Channels - Facebook, LinkedIn
- Engagement Timing
- Optimum Content
- Digital Branding
- Public Relations

Week 6 (Email Marketing & Conversion Optimization)

- Email Tools
- Strategy: Tease, Target, Teach, Test and Track
- Webpage Optimization
- Google Analytics
- Reducing Abandonment Rates

Module 4: Data Analytics, Digital Careers & Entrepreneurship

Week 1 (Data Analytics)

- Customer Analytics
- Operational Analytics
- Google Analytics
- Conversion Optimization
- Fraud and Compliance
- New Product & Service Innovation

Weeks 2 & 3 (Digital Careers Prep - Tech Roles)

- Software Developer
- Software Quality Assurance Engineer

- Cybersecurity Analyst
- IT Help Desk Technician
- Project Manager, Business Analyst & Operations

Weeks 4 & 5 (Digital Careers Prep - Tech-Related Roles)

- Tech Sales & Business Development
- Partnership & Account Management
- Technology Instruction
- Tech Recruiting
- Optional Sections
  - In-Depth Tools for Digital Careers
  - Practice projects for Digital Careers

Week 6 (Entrepreneurship)

- Concept & Market Fit
- Organizational Structures
- Cofounders
- Funding and “Smart Money”
- Elevator Pitch
- Startup Execution and Operations

Paid Internship (12 weeks part-time, $25.00 per hour)

- Hybrid online/onsite internship managed by Bay Valley Tech in collaboration with employer partners.
- Approximately 15 hours per week for 12 weeks.
- Interns will work on a variety of projects, including helping Rancho Cordova businesses with their technology, digital design or digital marketing projects.
- Mentorship by corporate professionals and hiring managers.

Job Placement Services:

- Employer outreach and awareness building about Rancho Cordova/Bay Valley Foundation interns.
- Career coaching and interview prep for students by BVF staff and employer mentors

- Interview and job placement coordination with interns and employers for 6 months.

Recruitment:
Bay Valley Foundation will utilize our strategic student recruitment partnership program (County Workforce Development, County Office of Education, community colleges, California State University, Salvation Army, NAACP, etc.), public relations and digital marketing campaigns to increase awareness of this program. Our innovative recruiting campaigns have resulted in thousands of new applicants from underserved communities from the Central Valley and across Northern California.

Population Served:
Bay Valley Foundation has a very diverse student base. We would expect students recruited from Rancho Cordova to be similar to our area's demographics, adjusting for slight differences specific to the immediate area. Bay Valley Foundation student demographics:

- 42% Latino
- 13% Asian/Pacific Islander
- 3% Black/African-American
- 34% Women
- 50% From households with annual income below $40,000

Intake Process:

Prospective students begin by completing our online application (https://www.bayvalleytech.com/internship-application). Applicants then must then complete a series of prerequisite online lessons, attend several online information/study sessions and complete an informational interview. The admissions committee will make the final determination whether the applicant is ready to begin the program. Students who demonstrate grit/determination, a strong community spirit/willingness to help others and previous technical education or experience tend to make the strongest candidates for Bay Valley Foundation's programs.

Program Model:
Once the student applies for BVF's program, they will be instructed to complete pre-study assignments and attend several virtual information/study sessions. After completing these prerequisites, the student is ready to begin training. The digital skills

training consists of 4 modules, each taking about 6 weeks to complete. Students are expected to spend a minimum of 20-25 hours per week working on assignments and projects. BVF helps ensure a student's success by staying in close contact with them as they progress through the program.

Students will be coached by a lead project manager and assigned to project teams of 4 or 5 students. They will learn industry-relevant Agile Development Methodologies and participate in daily "stand-up" project team meetings similar to how corporate software development teams are organized.

The internship portion of this program is part-time (15 hours per week) with online and onsite meetings, daily 'stand-ups' with their teams.

Students will receive group career coaching, resumé writing, portfolio and interview prep, and will also participate in practice interviews. Bay Valley Foundation's employer outreach encourages companies to mentor students in the internship program in addition to providing internships and entry-level software development jobs.

Ensuring Skills Attainment:
Bay Valley Foundation's curriculum is designed with input from hiring managers, and the program gives students access to industry professionals as tutors and mentors during the program. Students are supported throughout their internship from networking with local employers, to interview and resumé/portfolio coaching, and finding employment.

Expected Outcomes:
Bay Valley Foundation students who complete the Digital Skills Bootcamp and internship program have a 95% placement rate securing additional paid internships or entry-level tech jobs.

Workforce Development Program Experience:
In addition to providing paid internships, Bay Valley Foundation has successfully built partnerships with a broad coalition of public and private stakeholders to ensure a complete pathway for workers to transition into fulfilling high-paying careers. Many of our alumni have secured work at companies and organizations such as Walmart, Tesla, E&J Gallo, Tyler Technologies, Novo Technologies, Clearwave Software, Bixly, WebEnertia, DataPath, Oportun, Turlock School District, Varsity Technologies and Merced County.

Monitoring Outcomes:
Bay Valley Foundation conducts student surveys during and after the program and will provide monthly status reports, which will provide details on the status of each student's progress, the students' completed hours, the type of progress they have achieved in the program, as well as aggregate demographic and geographic student information.

PROJECT TIMELINE

Milestone	Date	Prerequisite Milestone/Contingency
Present Curriculum to Rancho Cordova Team - Introduce Bay Valley Foundation Team	Dec 2022	
Outreach to Community/Corporate Partners	Jan – Apr 2023	
Student Outreach	Jan – Mar 2023	Student outreach for up to 25 successful applicants
Application Process Closes	Apr 2023	All openings are filled
Students Complete Pre-Study Lessons	Apr – June 2023	Students begin pre-study lessons
BVT conducts student informational interviews	Apr 2023	Students have completed their prerequisite lessons
Admissions Committee makes final selection of students	Apr 2023	Students have completed informational interviews
Digital Skills Bootcamp Begins	Apr 2023	4-month Digital Skills Curriculum Begins
MODULE 1: Digital Design	6 Weeks to complete	Digital Design & Intro to Digital Marketing; Digital Design Look and Feel (Canva, Adobe Illustrator, Digital Design Conversion;

		User Experience/User Interface; Basic Design Projects (logo, flyers, ads, presentations, web design, mobile design)
MODULE 2: Website Development	6 Weeks to complete	Preparation/Content Management Systems (Wix, WordPress); HTML/CSS; JavaScript; Intro to Databases & APIs; Build Customized Website Projects
MODULE 3: Digital Marketing	6 Weeks to complete	Digital Marketing/Social Media Marketing, Content Creation, SEO, Email Marketing/ Conversion Optimization
MODULE 4: Data Analytics, Digital Careers & Entrepreneurship	6 Weeks to complete	Data Analytics, Digital Career Prep – Tech Roles, Entrepreneurship
Internship Begins	12 Weeks to complete	$25.00 per hour. Work to include assisting Rancho Cordova businesses
Professional Development	Oct 2023	Interns have completed or are close to completing their internship. Begin Interview Prep, Resumé Writing, Portfolio Development
Job Search Support/ Employer Outreach	Sept – Dec 2023	Students have completed or are in the process of completing their internships. Employer outreach begins; create networking opportunities/intros to employers.

SOURCES AND USE OF FUNDS

PROPOSED BUDGET:

Wages for Interns: ($25/HR, 15 HRS/WEEK, 12 WEEKS)	$112,500
Payroll Taxes:	$ 8,600
Employer Outreach and Career Placement:	$ 17,000
Internship Supervision/Instruction:	$ 20,000
Curriculum & Student Projects Development	$ 7,500
Student Outreach & Marketing:	$ 18,000
Instruction for 25 Students (plus 100 online students):	$ 87,500
TOTAL COST:	$271,100

Total program cost: $271,100. Use of funds:

- 90% Payroll (instruction, marketing, awareness building, partnerships, career coaching, employer outreach)
- 10% Utilities, Insurance, Rent

CONFLICT OF INTEREST STATEMENT
Bay Valley Foundation declares that there is no conflict of interest.

EXCEPTIONS
None.

SUPPORTIVE INFORMATION

California-based tech firms such as Google, Uber and Salesforce are experiencing severe tech worker shortages and are now seeking talent out of state, exporting high-wage jobs. Google announced that they will open tech job centers in nine other states. The Central Valley and Sacramento regions are losing out on these opportunities because they are lacking the skilled tech workforce that these large companies demand.

The Central Valley's 6.5 million residents (larger than the populations of 30 other states) will make the region an attractive investment destination once enough local tech workers have been trained. Bay Valley Foundation's paid internship program will help thousands of low-wage workers transition into high-paying careers and provide the California-based tech talent pool that Bay Area tech companies need.

To date, Bay Valley Foundation has:

- Improved the software development skills of almost 300 Central Valley, Sacramento area and Bay Area residents.
- Helped many local companies grow by providing hard-to-find software talent and facilitated expansion of Bay Area companies into the Central Valley.
- Built a local public/private coalition of 50 partners and corporate sponsors working toward the common goal of creating tech jobs and providing free software developer training for low-skilled workers.
- Organized more than 70 educational events and trainings.
- Sponsored high school and junior high coding initiatives.
- Grown the Valley Hackathon events, which facilitates rapid learning, to include 200 participants.
- Helped organize the annual AgTech Summit featuring executives from E&J Gallo, Blue Diamond as well as State Controller Betty Yee and California Assemblymember Heath Flora.

NORTH STATE BUILDING INDUSTRY ASSOCIATION FOUNDATION

Amanda Norton
Economic Development Manager
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

Re: North State Building Industry Foundation proposal

Ms. Norton:

This is the introductory letter as defined in the Workforce Recovery Program Notice of Funding Availability.

Prime Organization: North State Building Industry Foundation (NSBIF)
1536 Eureka Road
Roseville, CA 95661
Jennifer Poff, Executive Director
jennifer@northstatebia.org
916.899.4101

Understanding of City's goals & objectives: The City's website states, "The city's Workforce Development Program offers FREE educational and training opportunities to Rancho Cordova residents who are unemployed, underemployed or want to upskill to compete for higher wage jobs."

NSBIF's proposal focuses on 18 to 30 year old city residents who are unemployed, underemployed or want to upskill to compete for higher wage jobs. The NSBIF offers work readiness preparation, connection to training and job placement in the energy, construction, utilities, and manufacturing Industries. Employment opportunities exist in the trades, professions, and business occupations of these industries.

Critical issues & challenges: In our experience, a stable home environment, lack of transportation, and sufficient childcare (for parents) represent the external barriers to training and employment. People who have been successful in our programs are people who want to make a change for the better in their lives and are able to persevere through the changes they need to make to be successful.

Milestone Tasks: Enroll 50 people, develop training/employment plans, placement into training, placement into employment, and retention on the job after 90 days.

Appropriate resourcing: We have dedicated staff and supportive services to assist participants.

Organization Information: The NSBIF was incorporated as a 501(c)(3) nonprofit social service organization in 2007. Attachment A is the IRS exemption form. Currently, the NSBIF has 9 employees and contractors. Two FTE employees will be working on this project. The financial reports for FY20 and FY21 can be found in Attachment B.

Applicant's Experience:

The North State Building Industry Association Foundation has been providing workforce development employment and training services since 2007 for the Energy, Construction, & Utilities (ECU) industries in the Greater Sacramento area.

In the past two years, we have been a service provider to:

- SETA, Sacramento City Unified School District, and the City of Sacramento, to provide a variety of work-based learning experiences, student internships, teacher externships, work readiness training, life skills training, job search training, and placement services to youth and young adults ages 16 to 24.
- Sierra, Consumnes, and Sacramento, City colleges to recruit students, provide scholarships, provide job search training, and place graduating students into jobs.
- Working with Home Builders and Trade Contractors we have provided student internships, summer jobs, and job fairs to hire graduating students in Placer and Sacramento counties.

In program year 20-21, we had a goal 120 individuals referred to companies and exceeded that goal by referring 408. We placed 51 participants in internships and placed 118 participants into jobs. We participated in 21 job fairs, Out of school youth had 24 participants and 19 presentations were given at local K-12 schools.

In program year 21-22, we had 591 job referrals made by our staff to industry employers, 62 youth received work readiness training, participated in 14 job fairs to recruit for programs, worked with 7 K-12 school districts to provide work-based learning experiences, 51 student interns, posted 1,899 jobs to our job board and sent 25,600 emails with job and training information to community members.

More details about our past outcomes can be found on page 12.

Detailed budget narrative and itemized funding request. (see Attachment C)

Three References:

Entity Name: SETA
Contact: Roy Kim
Address: 925 Del Paso Blvd Sacramento, CA 95815
Phone: 916-263-3800
Email: roy.kim@seta.net
References Industry: Governmental Organization Workforce Development
Since FY08-09 we have had over 25 contracts amounting to $5.55 million dollars to provide Work Readiness training, On-the-Job Training, Job Search, Life Skills, and Community Service experiences to Youth/Young Adults (18-24), refugees (especially Arminian, Russian, Ukrainian, and Iraqi's), Veterans, and Dislocated Workers. Upon completion of the program, we continue to follow up with the participants to help them get placed into employment. Our current funding is:

July 1, 2022 – June 30, 2023 for total cost of $191,438.00

Entity Name: City of Sacramento
Contact: Denise Malvetti, Andrew Kehoe, & Lindee Lane
Address: 915 I Street 4th floor Sacramento, CA 95814
Phone: 916-808-5300
Email: dmalvetti@cityofsacramento.org; akehoe@cityofsacramento.org; llane@cityofsacramento.org
References Industry: Governmental Organization Economic Development
Description of the Services provided: Since FY 18-19 we have had four projects with the City including recruiting and placing COVID effected residents into employment, recruiting, providing workforce readiness training, and placement into training and/or employment for 16-18 year olds (1000 Strong & Sacramento Youth Development Program) and provide work based learning experiences to high school youth. Total funds awarded to date $603,000. Currently, we are finishing up on the most recent projects and awaiting their next RFP.

SYDPF (Pathways 2 YES): July 1, 2021 – June 30, 2023 for total cost of $150,000.00

Entity Name: Los Rios Community College District
Contact: Theresa Milan
Address: 1410 Ethan Way Sacramento, CA 95825
Phone: 916-563-3221
Email: MilanT@losrios.edu
References Industry: Local Educational Agency: Community Colleges
Description of the Services provided: We have had a relationship with Los Rios CCD starting in FY 08-09 and continuing up to the present day. We have had 13 contracts totaling over $2.1 million dollars. In addition to the above we have been involved in projects linking middle schools, high schools, and community colleges, providing teacher

externships, afterschool middle school programs taught by college students. Our current funding is:
November 1, 2021 – June 30, 2023 for total cost of $57,500.00
September 1, 2022 – June 30, 2023 for total cost of $343,000.00

City of Rancho Cordova Business License: Attachment D

Sincerely,

Jennifer Poff

Jennifer Poff, CAE
Executive Director
North State Building Industry Association Foundation

2. Table of Contents

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Attachment A – IRS Nonprofit Status Certificate
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Attachment C – Detailed Budget and Budget Narrative
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Attachment E: Letters of Support
E-1. Folsom Cordova Community Partnership Agency
E-2.Nimbus Landscaping
Attachment F: Post Secondary Training List

3. Qualifications and Experience

3.1 Description of each firm: The NSBIF is the sole organization responsible for implementing this project.

3.2 Key Staff

Jennifer Poff – Executive Director (4 weeks) – Primary Liaison
1536 Eureka Rd Roseville, CA 95661
916-899-4101
jennifer@northstatebia.org
Jennifer has 15 years experience working with associations and foundations building a pipeline of future employees for the professions she serves. In her current role, she oversees the day-to-day operations of the Foundation.

La Vonnia Deloach Haggerty – Director of Workforce Development (11 years)
5655 Hillsdale Blvd #8 Sacramento, CA 95842
lavonnia@northstatebia.org
916-212-1290
La Vonnia oversees our workforce development team at the Hillsdale location. She works with our at-risk youth helping them with education needs and supportive services while overseeing a team of 3 case managers. Additional responsibilities include assessment of participants, mentoring, job development, program oversight and training. La Vonnia makes sure that the goals we set for each program are met.

Rick Larkey – Technical Advisor
1924 Gold Nugget Place, Rancho Cordova 95670
916.202.2836
rick@northstatebia.org
Rick has 50 years experience in working as a community organizer, public administrator, and non-profit manager successfully operating workforce employment and training programs in Sacramento. He has lived in the Rancho Cordova area for over 20 years and as the Workforce Development Director of the Sacramento County Office of Education, operated the Rancho Cordova One Stop and Business Information Center at McGregor & Coloma Rd shopping center in partnership with the Rancho Cordova Chamber of Commerce. Rick served on the Rancho Cordova Chamber Board and for a time was the Interim Director. In 2007 he created the North State Building Industry Foundation as a 501(c)(3) and successfully operated the program until he stepped down as an Advisor in 2020. Rick will monitor and advise every aspect of the operation to ensure it has the necessary support to be successful.

3.4 Description of each firm:

The NSBIF is the sole organization responsible for implementing this project. We intend to involve social service agencies and community organizations as sources of referrals in the

outreach effort and assistance with support services where appropriate. Various employers will be involved in considering applicants and providing internships where appropriate. We would like to partner with the City to reach out to residents and where appropriate recruit residents to fill Rancho Cordova City positions.

Participant Outreach Efforts: The NSBIF will contact:

- The Rancho Cordova Community Council, Folsom Cordova Community Center, Rancho Cordova Youth Center, Volunteers of America, Next Move Homeless Services, refugee and immigrant programs, ex-offender programs all of the religious organizations, food lockers, service clubs, and sports leagues serving the Rancho Cordova area,
- Public agencies including the Employment Development Department, Department of Rehabilitation, public libraries, Department of Human Assistance, Cordova Parks and Recreation, Sacramento County Office of Education, Folsom Cordova Adult Education, Cordova High School, Rancho Cordova Police Department, the County Probation, Folsom Lake Community College: Rancho Cordova Center, Child Action, and various public officials like Ken Cooley, and Ami Bera to assist in getting the word out to residents;
- Homeowners associations, multi-family low Income housing property managers;
- Leave program handouts at retail centers like WalMart, KP International, Safeway, and the 99¢ Store.

Employer Outreach Efforts:

- We will invite the Economic Development Department of the City of Rancho Cordova, the Rancho Cordova Chamber of Commerce, Slavic Chamber of Commerce, and various other business groups to promote the various job fairs and targeted employer events we will be conducting.
- Working with the North State Building Industry Association, the National Association of Remodeling Contractors, the Sacramento Regional Builder's Exchange, and the Association of General Contractors-Sacramento-Sierra Chapter to promote their members contacting us concerning employment opportunities.
- We currently have a list of about 600 employers which we contact monthly to assess their employment needs.

3.5 For each nonprofit organization involved in the project, provide …….

This section is not applicable since we do not have any close partners to conduct this project; however, we do have some letters of support which we have placed in Appendix E to provide evidence that we do have pre-existing relationships in Rancho Cordova.

4. Project Description

a. Name of project: **Building Rancho Cordova's Workforce Today**

b. Project Design:

Goal: The goal of the RC Workforce Recovery Program is to increase access to energy, construction, utilities, manufacturing (ECUM) and production career pathways programs and help Rancho Cordova residents with barriers to employment enter the workforce in skilled and professional occupations.

Objectives:

1. By 12 months from the start of the program, NSBIF staff will have recruited, prepared and placed 35 Rancho Cordova participants with barriers to employment, to successfully enter the workforce in skilled and professional occupations.
2. By 12 months from the start of the program, NSBIF staff will have recruited, prepared and enrolled 15 Rancho Cordova participants with barriers to employment, to successfully enter skilled and professional occupational training programs including but not limited to apprenticeship, community colleges, and universities.

Strategies:

Target Population: The current population of Rancho Cordova is 82,244 based on the projections of the latest US Census estimates. According to the City's website, Rancho Cordova is the 29th most diverse City in the country White: 58.23% Asian: 13.70% Black or African American: 10.62% Two or more races: 8.37% With a population of 82,244, the average household income in Rancho Cordova is $82,417 with a poverty rate of 11.55% (9,500 people). About 22,000 are between the ages of 15 and 30. 10,400 (47%) male and 11,600 (53%) female. If all of the ratios hold up it means there are about 2,500 18 to 30 year old, low-income individuals.

Historically, we have served a majority of non-white participants. Our target population are low-income people who are not abusing drugs or alcohol, who want to be successful in life and are seeking assistance in stabilizing their home environment, seeking gainful employment, and learning how to successfully work.

We will be especially cognizant of the marginally employed and will seek to identify those individuals who would like to transition into better paying jobs.

Outreach: The innovative approach to our effort will be to advertise for training, placement into employment, and enrollment into work readiness training simultaneously.

b. Project Design Continued

- We will be recruiting people to orientations where we describe the programs and support to be received to help people be successful;
- At the same time based on employer need for workers, we will be holding job fairs and employer job talks to attract applicants for employers;
- Periodically, as training courses are offered we will conduct orientations to enroll people in a variety of courses offered by a host of training providers (see Attachment E: ECU Post-Secondary Training Programs)

The net result of this effort will be to attract a variety of people in various states of development and for those who want to work with us for nine to eleven months we will enroll in the program.

We propose four approaches to outreach:

- Community based organizations/religious organizations/sports leagues/public agencies referrals: Visit all of the organizations and distribute program flyers inviting interested people to contact us directly and/or sign up for an orientation.
- Public in person or virtual orientations/events. Host and/or attend community health fairs, career fairs, job fairs, parades, and other public events to sign people up, have a table at WalMart, KP International Market, etc;
- Social/digital media campaign to identify and target low income 18 to 30 year olds seeking a better job;
- Direct mail to Rancho Cordova residents: We do not have the means to do this at this point but will investigate with the City and SMUD about the feasibility of a mailer to residents about the program.

Application: For all of those interested in participating in the program they will fill out an application and provide documentation that verifies:

- They are residents of the City of Rancho Cordova;
- Legally in this country or citizens of the United States;
- Have a Social Security number;
- Work, education, and community activity history

Intake/Assessment/Enrollment:

- A case manager will be assigned to interview the person and have them take a series of reading, writing, and math tests, review their existing resume if it exists, and get a general idea of what their aspirations are for the program.
- If the applicant meets the standards they are enrolled and scheduled to attend a group session. If the reading or math standard is not met, 40 hours of tutoring is provided to help them reach the standards.
- Client suitability is assessed by inviting the applicant to sessions and giving work assignments. If the participant shows up and participates they are enrolled.

b. Project Design Continued

Case File: Every participant will have a case file where the application and supporting documentation is kept. Their progress will be tracked and samples of their work will be kept, including career exploration, a Personal Work Plan, a log of their participation in meetings.

Support Services: Gas cards and bus passes will be provided as needed. Participants will be referred to other services (shelter/housing, childcare, getting assistance with back rent, utility bills, etc.) as required.

Program Deliverables: A participant who fully completed the program will have the opportunity to leave with:

- **Individual Success Plan:** Components; one three-year goal with two one-year objectives and implementation steps for each objective. Including enrolling in a skills/professional training program.
- **Life Skills Certificate:** Will know why building wealth is better than buying things; have tips on low-cost healthy eating; understand how to rent an apartment; have a checking account; what budget is, how to buy/lease a car; time management;
- **A community service experience**: Most will participate in the Project: My Own Bed program where participants assemble bunk beds and install them in homes/apartments.
- **Work Ready Certificate**: Participant has demonstrated that they can show up on time ready to work. Has a positive attitude toward work; is a team player; able to follow directions; successfully completes tasks and assignments; and understands how to be successful in the work environment.
- **Paid Work Experience**: Complete up to 250 hours of paid work experience ending the time with a letter of recommendation from the Site Supervisor/Worksite Mentor.
- **Trade related Certificates**: Successfully completed the OSHA 10 Safety Training course, the Fall Protection Course; and has a Forklift Certificate.
- **Enrolled in a training program:** Either with an employer, a certified apprenticeship program, a community college, or other training provider. Attachment F is a list of post-secondary education training programs.
- **Full Time Employment** in a job paying $18.00 or more.

Program Dynamics: Once enrolled participants will be offered the opportunity to meet together once a week for four hours. Other mentoring, coaching, tutoring sessions will be individually scheduled. The various activities related to earning the various certificates will be offered as a part of the weekly meeting or separately depending on the circumstances. Enrollment in training and placement into employment will be scheduled by the case manager and job developer on a case-by-case basis.

b. Project Design Continued

Placement

Employer Involvement:

- The NSBIF works with about 600 energy, construction, utilities, and manufacturing employers. We try to contact each employer at least once every 30 days to determine if they are hiring and record the job titles. As of last week of the 337 employers contacted, 169 were not hiring and 168 were hiring at total of 563 positions.
- In addition to direct canvasing, we work closely with a variety of workforce agencies and community-based organizations to support job fairs and target employer hiring sessions. Employers find new employees based on the people we are able to recruit to these events. NSBIF staff follow up with employers and participants to determine success and next steps for those not selected.
- We also have a group of placement agencies that we work and refer participants to them for placement.

Job Placement Services:

- Direct placement: As described before in outreach, one of the recruitment tactics of this proposal is to identify people who are unemployed and under-employed and determine if they have experience and capability to move directly into a higher paying job as a result of being selected at a job fair or targeted employer hiring event.
- Work Experience to Placement: In some cases participants who have been placed in paid work experience will be hired by their work experience work-site host.
- Training & Work: In some cases people have to work and would like to go into a skills training program as well. Apprenticeship programs are ideal for this as the participant is paid to learn on the job and go to school. In other cases, a person will go to school and find a job that allows him/her to do so. Several training programs are offered on weekends and evenings to make it more convenient for participants.
- Placement into Employment as a capstone the program: Some participants will need some time to learn and develop before being placed into full time enrollment. For these participants, their case manager and the job developer will work with them to identify the right job through being selected.

Follow-up: Once a person is placed into unsubsidized work, follow-up services begin. The case manager will follow-up withing 30 days of placement. Employers and new hires are encouraged to contact the case manager for support prior to this time if there is a need (car breaks down, emergency childcare, etc.) Follow-up continues after 60 days and 90 days, 6 months, 12

months and 18 months. Note that the NSBIF has the funds to make the follow-up contacts to those placed into training and employment, at the 12 month and 18 month past the end of the projects.

c. Past Performance and Planned Outcomes

The North State Building Industry Foundation has been providing workforce development employment and training services since 2007 for the building industry in the Greater Sacramento area.

Our performance metrics for the programs that most closely align with the program we are proposing for Rancho Cordova are below. The North State Building Industry Association Foundation consistently meets or exceeds the goals set by the organizations we work with in the community.

	# Served Goal	# Total Served	# Placed Goal	# Total Placed	% Positive Exits
Program					
20-21 Program Year					
Project Heal*	75	146	75	79	105%
Out of School Youth	19	24	19	24	126%
TOT	12	13	12	13	108%
21-22 Program Year					
Out of School Youth	24	30	19	30	158%
TOT	50	117	25	50	200%
*Program was only held one year.					

- Strategy for monitoring and measuring performance and outcomes. NSBIF uses an HR Placement database to hold all contact information of possible participants. This information is collected at registration for events, website and other social media inquiries. We use Excel spreadsheets to control the progress of interested people to become applicants, and so on. A case management system is used to document all support services provided and contain case notes. We use an Excel file to track follow-up services.

- The following information will be collected and shared in the reports. Specifically,
  - Percentage of participants who started the program,
  - Percentage of participants completed training,
  - Percentage of participants completed the training and obtained a certificate or credential,

- Percentage of participants have entered employment "undefined" (6, 12 and 18 months after program completion),
- Percentage of participants who have entered into "training related" employment (6, 12 and 18 months after program completion)
- Number of apprenticeships or internships received (where applicable),
- Total jobs retained,
- Average salary increase,
- Percentage of participants employed,
- Percentage of participants employed in Rancho Cordova.

d. Partnerships:

- Describe the collaborative partnerships you will use to implement the program. As previously discussed, we will be working with different organizations and people at different phases of the project.
  - Outreach: The organizations listed on page 6 will be asked to share information about the program and advertise job fair events with their customers, parishioners, clients, participants, and members. We will also attend other community events to distribute information.
  - During the orientation, intake, and work readiness-life skills-job search preparation phases we will be holding these sessions at City Hall, the libraries, churches, and restaurants with meeting rooms, as needed and as space is available.
  - We will contact the appropriate agency or community organization to provide specific support services needs like childcare, mental health services, housing/shelter, etc.
  - Job Fairs and Targeted Employer events will be held in parking lots, and public buildings like the Hagan Community Center, the Rancho Cordova Library, City Hall, Churches like St. John Vienney or outdoors in parks.
  - Placement in Training and Employment: We will contact employers directly to refer participants and will contact the various training programs to enroll participants in training.
  - Follow-up: We will work with employers, faculty, and participants to assess retention and success in training and on the job.

e. Project Expected Timeline:

	Key Milestone	**Date/Time Duration**	**Key Pre-requisite/Milestone/Contingency**
1	Outreach : Get contact information for 200 18 to 30 year old unemployed-marginally employed residents	First 5 mos of the project	Assumes that we are able to contact 500 to 1000 eligible residents

2	Intake, assess & enroll 50 participants	First 5 mos of the project	Assumes that we are able to interest 50 of the 200 people in enrolling in the program.
3	Provide Work Readiness, Job Search, Life Skills, & Career Planning services to 35 participants	Starting in month 2 through month 12	Assumes we have been able to choose the right people and provide them with information and assistance that is of value to them to continue.
4	Place 50 participants into construction-energy related employment and/or training	Starting in month 3 through month 12	Assumes that the jobs are there for the people we have selected and that they are a good match for the jobs they have been hired.
5	Successfully contact 30 placed participants 18 months after placement	30 months after project begins 18 months after project finishes	Assumes we can maintain a viable way to contact people after they have left the program for 18 mos.

5. Sources and Uses of Funds

The following is a description of the NSBIF's income projected for FY22-23 for all Foundation projects. In the budget section there is a delineation of in-kind contributions for this proposal.

	FY22-23	Proposed/Committed	Evidence	Funding Source	Use of Funds
SETA OSY	$ 191,438	Committed	Existing Contract	SETA	Place 18-24 year-olds into training or employment
OSY Contributions Employer	$ 51,312	Committed	Money in Hand	Employers	Participant wages, food at meetings, etc
My Own Bed	$ 14,330	Committed	Money in Hand	Private Donations	Covers cost of assembling beds for kids
CRC - Kaiser	$ 13,000	Committed	Existing Contract		Recruit people to enroll in Energy, Construction, Utilitiy, and Business courses in 8 campuses in the region. Provide internships, place students into employment. Provide scholarships to ECU students in the Los Rios District.
Los Rios CCD	$ 12,223	Committed	Existing Contract	Strong Workforce Funds	
North Consortium	$ 343,452	Committed	Existing Contract	Strong Workforce Funds	
Sierra CC Construction BC	$ 20,000	Committed	PO In Hand	Strong Workforce Funds	Recruit people to enroll in Energy, Construction, Utilitiy, and Business courses and place graduates into employment
Sierra Social Media Campaign	$ 52,000	Committed	PO In Hand		
MWBE/License Contractors	$ 10,769	Committed	Money in Hand	Private Sector	Promote Women and Minorities to become Licensed contractors
Job Fair	$ 8,000	Proposed	Past Experience	Employers	Hiring event for participating employers
SMUD	$ 19,500	Committed	Existing Contract	SMUD	Placement of SMUD partner participants
City of Sacramento: SYDPF - Pathways to YES	$ 116,907	Committed	Existing Contract	General Fund	Provide career exploration, work readiness preparation, & internships to 16-18 year olds
SCUSD	$ 94,300	Committed	Existing Contract	State CTE Funds	Provide career exploration, work readiness preparation, & internships to 16-18 year olds
Admin Fund	$ 35,000	Proposed	Have operated program for five years	Employer Contributions	Summer Internship program to place 60 to 80 High School Juniors and Seniors (16-18 year olds) throughout Placer and Sacramento Counties
NSBIA Restricted	$ 58,000	Proposed			
Lennar Restricted	$ 163,000	Proposed			
Other Intern Income	$ 83,000	Proposed			
Harbor Freight Internship	$ 6,500	Committed	Existing Contract	HF Foundation	
Internship Subtotal	$ 345,500	Mixed			
HBI BuildStrong Academy	$ 120,000	Proposed	Draft Agreement	Private Donations	Recruit 150 students & place 75 graduates into employment
Grant Development	$ 28,129	Committed	$ in Hand	BIA	Pay grant writer to develop proposals.
PIPER Sponsorships	$ 25,000	Proposed	In process of getting Sponsorships	Business Organizations	Use funds where needs or build reserves.
C4BT Fundraiser	$ 5,900	Committed	$ in Hand	Event	Funds are used to absorb the cost of administrative overhead, policy development, fund raising, and partnership development
BIA restricited funding	$ 187,500	Committed	$ in Hand	BIA	
The New Home Company G	$ 53,735	Committed	$ in Hand	Event	
Poker Tournament Fundrais	$ 23,700	Committed	$ in Hand	Event	
Fundraiser Subtotal	$ 270,835				
FY 22-23 Totals	$ 1,736,695				

6. Conflict of Interest Statement

The NSBIF has a close interlocking relationship with the North State Building Industry Association (BIA) a 501(c)(6) Trade Association. The BIA has an ongoing relationship with the City in discussion about new home building projects, fees, and regulations related to home building. At present there is no issue that the BIA is dealing with the City that would present a Conflict of Interest with the NSBIF and its relation with the City.

7. Exceptions: There is no request for an exception at this time.

8. Supportive Information

A. IRS, Secretary of State 501(c)(3) forms.

B. NSBIF Audited Financial Reports for FY 20 and 21

C. Budget
   1. Project Budget
   2. Budget Narrative

D. City of Rancho Cordova Business License

E: Letters of Support
   E-1. Folsom Cordova Community Partnership
   E-2. Nimbus Landscaping

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: DEC 19 2007

NORTH STATE BUILDING INDUSTRY
FOUNDATION
1536 EUREKA RD
ROSEVILLE, CA 95661

Employer Identification Number:
26-0772414
DLN:
17053320311027
Contact Person:
DALE T SCHABER ID# 31175
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
December 22, 2007
Contribution Deductibility:
Yes
Advance Ruling Ending Date:
December 31, 2011
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

NORTH STATE BUILDING INDUSTRY

Sincerely,

Robert Choi

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC
Statute Extension

Letter 1045 (DO/CG)

Part X Public Charity Status *(Continued)*

e 509(a)(4)—an organization organized and operated exclusively for testing for public safety. ☐

f 509(a)(1) and 170(b)(1)(A)(iv)—an organization operated for the benefit of a college or university that is owned or operated by a governmental unit. ☐

g 509(a)(1) and 170(b)(1)(A)(vi)—an organization that receives a substantial part of its financial support in the form of contributions from publicly supported organizations, from a governmental unit, or from the general public. ☐

h 509(a)(2)—an organization that normally receives not more than one-third of its financial support from gross **investment income** and receives more than one-third of its financial support from contributions, membership fees, and gross receipts from activities related to its exempt functions (subject to certain exceptions). ☐

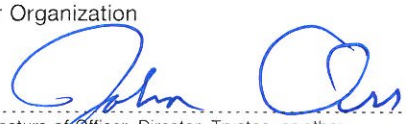
i A publicly supported organization, but unsure if it is described in 5g or 5h. The organization would like the IRS to decide the correct status. ☑

6 If you checked box g, h, or i in question 5 above, you must request either an **advance** or a **definitive ruling** by selecting one of the boxes below. Refer to the instructions to determine which type of ruling you are eligible to receive.

a **Request for Advance Ruling:** By checking this box and signing the consent, pursuant to section 6501(c)(4) of the Code you request an advance ruling and agree to extend the statute of limitations on the assessment of excise tax under section 4940 of the Code. The tax will apply only if you do not establish public support status at the end of the 5-year advance ruling period. The assessment period will be extended for the 5 advance ruling years to 8 years, 4 months, and 15 days beyond the end of the first year. You have the right to refuse or limit the extension to a mutually agreed-upon period of time or issue(s). Publication 1035, *Extending the Tax Assessment Period,* provides a more detailed explanation of your rights and the consequences of the choices you make. You may obtain Publication 1035 free of charge from the IRS web site at *www.irs.gov* or by calling toll-free 1-800-829-3676. Signing this consent will not deprive you of any appeal rights to which you would otherwise be entitled. If you decide not to extend the statute of limitations, you are not eligible for an advance ruling. ☑

Consent Fixing Period of Limitations Upon Assessment of Tax Under Section 4940 of the Internal Revenue Code

For Organization



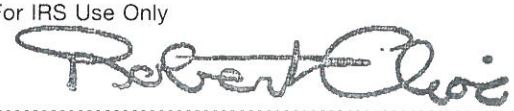
(Signature of Officer, Director, Trustee, or other authorized official)

John Orr
(Type or print name of signer)

11-12-07
(Date)

Officer
(Type or print title or authority of signer)

For IRS Use Only



DEC 19 2007

IRS Director, Exempt Organizations (Date)

b **Request for Definitive Ruling:** Check this box if you have completed one tax year of at least 8 full months and you are requesting a definitive ruling. To confirm your public support status, answer line 6b(i) if you checked box g in line 5 above. Answer line 6b(ii) if you checked box h in line 5 above. If you checked box i in line 5 above, answer both lines 6b(i) and (ii). ☐

(i) **(a)** Enter 2% of line 8, column (e) on Part IX-A. Statement of Revenues and Expenses. _____

(b) Attach a list showing the name and amount contributed by each person, company, or organization whose gifts totaled more than the 2% amount. If the answer is "None," check this box. ☐

(ii) **(a)** For each year amounts are included on lines 1, 2, and 9 of Part IX-A. Statement of Revenues and Expenses, attach a list showing the name of and amount received from each **disqualified person.** If the answer is "None," check this box. ☐

(b) For each year amounts are included on line 9 of Part IX-A. Statement of Revenues and Expenses, attach a list showing the name of and amount received from each payer, other than a disqualified person, whose payments were more than the larger of (1) 1% of line 10, Part IX-A. Statement of Revenues and Expenses, or (2) $5,000. If the answer is "None," check this box. ☐

7 Did you receive any unusual grants during any of the years shown on Part IX-A. Statement of Revenues and Expenses? If "Yes," attach a list including the name of the contributor, the date and amount of the grant, a brief description of the grant, and explain why it is unusual. ☐ **Yes** ☑ **No**

NORTH STATE BUILDING INDUSTRY ASSOCIATION AND AFFILIATES

CONSOLIDATED FINANCIAL STATEMENTS
WITH INDEPENDENT ACCOUNTANT'S
REVIEW REPORT

YEARS ENDED
DECEMBER 31, 2021 (REVIEWED)
AND 2020 (AUDITED)

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

The Board of Directors
North State Building Industry Association
Roseville, California

We have reviewed the accompanying consolidated financial statements of the North State Building Industry Association and Affiliates (Association), which comprise the consolidated statement of financial position as of December 31, 2021, and the related consolidated statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the consolidated financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the consolidated financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the consolidated financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of the Association and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying consolidated financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

2880 Gateway Oaks Drive, Suite 100, Sacramento, CA 95833
Phone 916.646.6464 • Fax 916.929.6836 • GilbertCPA.com

Supplementary Information

The 2021 supplementary information included on pages 17 and 19 are presented for the purpose of additional analysis and is not a required part of the basic consolidated financial statements. The information is the representation of management. We have reviewed the information and, based on our review, we are not aware of any material modifications that should be made to the information in order for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the information and, accordingly, do not express an opinion on such information.

Report on 2020 Consolidated Financial Statements and Supplementary Information

The 2020 consolidated financial statements, excluding Shelter Providers of Sacramento, Inc., d.b.a HomeAid Sacramento (HomeAid), were audited by us, and we expressed an unmodified opinion on them in our report dated April 29, 2021. In addition, the 2020 supplementary information, excluding HomeAid, contained on pages 18 and 20 was subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our report stated that the information was fairly stated in all material respects in relation to the consolidated financial statements or on the supplementary information since April 29, 2021.

We did not audit the 2020 financial statements of HomeAid, an affiliated, consolidated nonprofit organization controlled by the North State Building Industry Association, which statements reflected total assets constituting 31% and total revenues constituting 22% of consolidated totals as of and for the year ended December 31, 2020. Those statements were audited by other accountants, whose report had been furnished to us, and our conclusion, insofar as it relates to the amounts included for HomeAid, was based solely on the report of the other accountants.

Gilbert CPAs

GILBERT CPAs
Sacramento, California

April 29, 2022

NORTH STATE BUILDING INDUSTRY ASSOCIATION AND AFFILIATES

CONSOLIDATING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021

	BIA	Home Aid	NSBIF	BIA PAC	Consolidated
ASSETS					
CURRENT ASSETS:					
Cash and cash equivalents	$ 213,354	$ 921,015	$ 281,678	$ 238,736	$ 1,654,783
Accounts and grants receivable, net	57,301	7,800	53,617		118,718
Prepaid expenses and deposits	49,097	1,155	2,899		53,151
Total current assets	319,752	929,970	338,194	238,736	1,826,652
PROPERTY AND EQUIPMENT, net	15,451	7,038	1,904		24,393
INVESTMENTS	3,192,390	1,015,107			4,207,497
TOTAL ASSETS	$ 3,527,593	$ 1,952,115	$ 340,098	$ 238,736	$ 6,058,542
LIABILITIES AND NET ASSETS					
CURRENT LIABILITIES:					
Accounts payable	$ 78,362	$ 37,128	$ 34,236	$ 858	$ 150,584
Accrued expenses	103,107	30,442			133,549
Economic injury disaster loan					
Deferred revenue	451,036				451,036
Refundable advances	25,000		122,668		147,668
TOTAL LIABILITIES	657,505	67,570	156,904	858	882,837
NET ASSETS:					
Without donor restrictions	2,870,088	1,543,236	183,194	237,878	4,834,396
With donor restrictions		341,309			341,309
Total net assets	2,870,088	1,884,545	183,194	237,878	5,175,705
TOTAL LIABILITIES AND NET ASSETS	$ 3,527,593	$ 1,952,115	$ 340,098	$ 238,736	$ 6,058,542

NORTH STATE BUILDING INDUSTRY ASSOCIATION AND AFFILIATES

CONSOLIDATING STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020

	BIA	Home Aid	NSBIF	BIA PAC	Consolidated
ASSETS					
CURRENT ASSETS:					
Cash and cash equivalents	$ 450,342	$ 629,223	$ 112,811	$ 75,440	$ 1,267,816
Accounts and grants receivable, net	60,500		25,487		85,987
Prepaid expenses and deposits	20,976	3,390	5,364		29,730
Total current assets	531,818	632,613	143,662	75,440	1,383,533
PROPERTY AND EQUIPMENT, net	24,866	450	500		25,816
INVESTMENTS	2,610,973	892,822			3,503,795
TOTAL ASSETS	$ 3,167,657	$ 1,525,885	$ 144,162	$ 75,440	$ 4,913,144
LIABILITIES AND NET ASSETS					
CURRENT LIABILITIES:					
Accounts payable	$ 44,698	$ 5,204	$ 34,633	$ 600	$ 85,135
Accrued expenses	89,890	15,234			105,124
Economic injury disaster loan	150,000				150,000
Deferred revenue	290,651				290,651
Refundable advances			51,600		51,600
TOTAL LIABILITIES	575,239	20,438	86,233	600	682,510
NET ASSETS:					
Without donor restrictions	2,592,418	1,161,771	57,929	74,840	3,886,958
With donor restrictions		343,676			343,676
Total net assets	2,592,418	1,505,447	57,929	74,840	4,230,634
TOTAL LIABILITIES AND NET ASSETS	$ 3,167,657	$ 1,525,885	$ 144,162	$ 75,440	$ 4,913,144

NORTH STATE BUILDING INDUSTRY ASSOCIATION AND AFFILIATES

CONSOLIDATING STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

	BIA	Home Aid	NSBIF	BIA PAC	Eliminations	Consolidated
NET ASSETS WITHOUT DONOR RESTRICTIONS:						
REVENUE:						
Grant and fundraising activity		$ 993,056	$ 766,843			$ 1,759,899
Less donated materials and labor for HomeAid		(583,084)				(583,084)
Net grants and contributions		409,972	766,843			1,176,815
Member dues and assessment fees	$ 1,345,938					1,345,938
Events	660,519	385,419	61,006			1,106,944
Interest and investment income	222,156	57,149				279,305
Political contributions				$ 189,200		189,200
Sponsorships			42,930			42,930
Rental income	23,584	28,710				52,294
Other income	13,760		10,442		$ (15,331)	8,871
Net assets released from restrictions		79,812				79,812
Total revenue	2,265,957	961,062	881,221	189,200	(15,331)	4,282,109
EXPENSES:						
Program services:						
Governmental and public affairs	764,961			26,162		791,123
Educational programs	5,831		686,491			692,322
Events and membership services	643,589					643,589
Charitable projects		140,156	15,510			155,666
Total program services	1,414,381	140,156	702,001	26,162		2,282,700
Supporting services:						
General administration	742,304	249,396	85,122		(15,331)	1,061,491
Fundraising		237,722	41,286			279,008
Total expenses	2,156,685	627,274	828,409	26,162	(15,331)	3,623,199
INCOME FROM OPERATIONS	109,272	333,788	52,812	163,038		658,910
GAIN ON FORGIVENESS OF PAYCHECK PROTECTION PROGRAM LOAN	168,398	47,677	72,453			288,528
INCREASE IN NET ASSETS WITHOUT DONOR RESTRICTIONS	277,670	381,465	125,265	163,038		947,438
NET ASSETS WITH DONOR RESTRICTIONS:						
Endowment contributions		33,280				33,280
Unrealized gain on investments		32,165				32,165
Grants and contributions		12,000				12,000
Net assets released from restrictions		(79,812)				(79,812)
DECREASE IN NET ASSETS WITH DONOR RESTRICTIONS		(2,367)				(2,367)
INCREASE IN NET ASSETS	277,670	379,098	125,265	163,038		945,071
NET ASSETS, beginning of year	2,592,418	1,505,447	57,929	74,840		4,230,634
NET ASSETS, end of year	$ 2,870,088	$ 1,884,545	$ 183,194	$ 237,878	$	$ 5,175,705

NORTH STATE BUILDING INDUSTRY ASSOCIATION AND AFFILIATES

CONSOLIDATING STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

	BIA	Home Aid	NSBIF	BIA PAC	Eliminations	Consolidated
NET ASSETS WITHOUT DONOR RESTRICTIONS:						
REVENUE:						
Grant and fundraising activity		$ 615,640	$ 595,884			$ 1,211,524
Less donated materials and labor for HomeAid		(128,310)				(128,310)
Net grants and contributions		487,330	595,884			1,083,214
Member dues and assessment fees	$ 1,274,652					1,274,652
Events	610,971	228,721	5,443			845,135
Interest and investment income	253,157	62,794				315,951
Political contributions				$ 230,875		230,875
Sponsorships			12,700			12,700
Rental income	24,420					24,420
Other income	(46,139)				$ 65,886	19,747
Net assets released from restrictions		86,834				86,834
Total revenue	2,117,061	865,679	614,027	230,875	65,886	3,893,528
EXPENSES:						
Program services:						
Governmental and public affairs	738,507			380,564		1,119,071
Educational programs	4,184		453,875		61,261	519,320
Events and membership services	664,638		13,562			678,200
Charitable projects		221,743	7,647			229,390
Total program services	1,407,329	221,743	475,084	380,564	61,261	2,545,981
Supporting services:						
General administration	469,190	202,642	44,798		4,625	721,255
Fundraising		173,703	87,042			260,745
Total expenses	1,876,519	598,088	606,924	380,564	65,886	3,527,981
INCOME (LOSS) FROM OPERATIONS	240,542	267,591	7,103	(149,689)		365,547
GAIN ON FORGIVENESS OF PAYCHECK PROTECTION PROGRAM LOAN		40,000	89,845			129,845
INCREASE (DECREASE) IN NET ASSETS WITHOUT DONOR RESTRICTIONS	240,542	307,591	96,948	(149,689)		495,392
NET ASSETS WITH DONOR RESTRICTIONS:						
Endowment contributions		22,850				22,850
Unrealized gain on investments		26,989				26,989
Net assets released from restrictions		(86,834)				(86,834)
DECREASE IN NET ASSETS WITH DONOR RESTRICTIONS		(36,995)				(36,995)
INCREASE (DECREASE) IN NET ASSETS	240,542	270,596	96,948	(149,689)		458,397
NET ASSETS, beginning of year	2,351,876	1,234,851	(39,019)	224,529		3,772,237
NET ASSETS, end of year	$ 2,592,418	$ 1,505,447	$ 57,929	$ 74,840	$	$ 4,230,634

NORTH STATE BUILDING INDUSTRY ASSOCIATION FOUNDATION

North State Building Industry Foundation

Proposed Project Budget
&
Narrative

WORKFORCE INVESTMENT ACT (WIA)
NEG

BUDGET AND BUDGET NARRATIVE

Subgrantee Name North State Building Industry Foundati
Street Address: 1536 Eureka Road
City Roseville, CA 95661
Program Contact: Jennifer Poff phone: 916.751.2760
Fiscal Contact Person: Jeff Klein phone: 916.751.2775
BUDGET PERIOD: To be determined

BUDGET SUMMARY - COST REIMBURSEMENT				
TYPE OF COST	RC City SHARE	Inkind	Totals	% of total
A. Personnel	$ 204,143	$ -	$ 204,143	75%
B1. Fixed Asset Purchases	$ -	$ -		
B2. Other Equipment Costs	$ -	$ -		0%
C. Other Costs	$ 16,041	$ 600	$ 16,641	6%
D1. Wages/Compensation	$ 18,750	$ 56,250	$ 75,000	7%
D2. Participant FICA	$ 2,869	$ 7,575	$ 10,444	1%
D3. Worker's Compensation	$ 5,050	$ 4,303	$ 9,353	2%
D4. OJT Employer Reimbursement	$ -	$ -	$ -	0%
D5. Other Participant Costs	$ 7,725	$ 2,000	$ 9,725	3%
D6. Supportive Services	$ 16,650	$ 3,600	$ 20,250	6%
Total Cost	**$ 271,228**	**$ 74,328**	**$ 345,556**	
	$ 5,425	Cost per person placed		

A. PERSONNEL COSTS 1. Job Title	Dates From-To	Full Salary Per Month	Number of Months X	RC City %	Costs For This Program RC City	 Non- RC City	 Totals
1. Project Manager (NSBIF Executive Director)	To Be Determined	7,000	12	25%	21,000	-	21,000
2, Director, Young Adult Services	To Be Determined	4,853	12	45%	26,206		26,206
3. Case Mananger	To Be Determined	3,467	12	50%	20,802		20,802
3. Case Mananger	To Be Determined	3,250	12	80%	31,200		31,200
4. Job Developer	To Be Determined	5,377	12	60%	38,714		38,714
5. Technical Advisor	To Be Determined	8,387	12	15%	15,097		15,097
6. CFO/Controller	To Be Determined	6,436	12	10%	7,723		7,723
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
					-		-
Total Salaries					160,742	-	160,742
2. Total Fringe Benefits (27% of Wages)					$ 43,400	$ -	43,400
Total Personnel Costs Salaries + Fringe Benefits					204,143	-	204,143

C. OTHER COSTS 1. Direct	Full Cost Information			Costs For This Program		
Facility: Address:	Monthly Cost	# of Months	RC City	RC City	Non RC City	Totals
Non-Owned: _____Rent ___X Lease	$ -		0%	$ -		$ -
Owned: Depreciation Use Allowance	$ -		0%	$ -		$ -
Utilities (Included)	$ -		0%	$ -		$ -
Telephone & Internet	$ -		0%	$ -		$ -
1. Combined Insurance, Rent, Utilities, Equipment Costs	$ 697	12.0	100%	$ 8,361		$ 8,361
2. Marketing Materials/Bling	$ 200	12.0	100%	$ 2,400		$ 2,400
3. Office Supplies	$ 50	12.0	100%	$ 600		$ 600
Insurance: Fidelity/Depositors' Forgery	$ -		0%	$ -		$ -
Property	$ -		0%	$ -		$ -
General Liability	$ -		0%	$ -		$ -
Vehicle Liability	$ -		0%	$ -		$ -
Others	$ -		0%	$ -		$ -
4. Travel: Local Mileage 500 mis/mo @ $.58/mi	$ 290	12.0	100%	$ 3,480		$ 3,480
5. Other: Training and Conference Tuitions	$ 100	12.0	50%	$ 600	$ 600	$ 1,200
Subcontracts:	$ -		0%	$ -		$ -
Others:				$ -		$ -
Total Direct Costs				$ 15,441	$ 600	$ 16,041
2. *Indirect Costs - Approved Rate: % x Direct Costs of $	0.00%	X	$ 15,441	$ -	$ -	$ -
			Total Other Costs	$ 15,441	$ 600	$ 16,041

D. DIRECT PARTICIPANT COSTS	COSTS FOR THIS PROGRAM		
Type/Cost Information	RC City	Non-RC City (Inkind)	TOTAL
1. Work Experience: Partially Subsidized 10 participant x $ 15.00/Hour x 250 hours =	$ 18,750	$ 18,750	$ 37,500
1a. Work Experience Unsubsidized 15 participants x $15.00/Hour x 250 hours =		$ 56,250	$ 56,250
Worker's Compensation	$ 5,050	$ 7,575	$ 12,625
2. Participant FICA (Employer's Contribution only)	$ 2,869	$ 4,303	$ 7,172
6.2% Social Security tax and the 1.45% Medicare tax = 7.65% Totals	$ 26,669	$ 79,303	$ 105,972
3. Other Participant Costs			
Drivers Training: Getting a License 5 X $900	$ 4,500		$ 4,500
Training Materials for Work Readiness, Life Skills, Job Search 35*$35	$ 1,225	$ -	$ 1,225
Other: Field Trips, enrollment in training program,	$ 2,000	$ 2,000	
Total Other Participant Costs	$ 7,725	$ 2,000	$ 9,725
4. Supportive Services			
Clothing, Safety Equipment, Boots & Tools 20 people @ $150 per person	$ 3,000		$ 3,000
Child Care/Transportation (50 people @ 125 per person)	$ 6,250		$ 6,250
Training & GED Fees: 20 people @ $300	$ 2,400	$ 3,600	$ 6,000
Incentives/Ancillary/Other Supports: 50 participants @ $100 ea	$ 5,000		$ 5,000
Total Supportive Services	$ 16,650	$ 3,600	$ 20,250
5. OJT Employer Reimbursement Participants x /Hour x hrs x % = Average Hours of Training			$ -
6. Off-the-Shelf (Occupational Skills Training) or Tuition Payments (MUST COMPLETE PAGE 6) _____x $_____ =			$ -
Slots Average Tuition Per Slot			
Total Direct Participant Costs (1+2+3+4+5+6)	$ 51,044	$ 84,903	$ 135,947

1. Note that we expect employers to contribute to the Work Experience. Participants will be Foundation Employees and we will cover the FICA and Worker's comp
2. Cost for Field Trips is transportation and we rent Paratransit Vehicles & Drivers for $90 @ hour
3. Enrollment in training programs. In kind reflects the scholarships and other sources of funds to enroll participants.
4. Support Services. All figures are averages and do not reflect what will actually happen as costs vary based upon need and nature of subsidy.

CITY OF RANCHO CORDOVA
2729 Prospect Park Drive • Rancho Cordova, CA 95670 • (916) 851-8737

BUSINESS LICENSE
License not transferable • Not valid at any other location • Post in conspicuous place

EFFECTIVE DATE	EXPIRATION DATE	LICENSE NUMBER
10/18/2022	**10/18/2023**	**OOA-002982**

BUSINESS TYPE: **81: OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)**

CONDITIONS
- **COMPLY WITH RANCHO CORDOVA ORDINANCES, CODES & REGULATIONS**

OWNER(S)
NORTH STATE BUILDING INDUSTRY ASSOCIATION

NORTH STATE BUILDING INDUSTRY ASSOCIATION FOUNDATION
1536 EUREKA RD
ROSEVILLE, CA 95661

LOCATION
1536 EUREKA RD
ROSEVILLE, CA 95661

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P: 916.361.8684 F: 916.361.8683
www.TheFCCP.org

FOLSOM CORDOVA Community Partnership

10665 Coloma Rd. Suite 200 · Rancho Cordova, CA 95670

October 19, 2022

Amanda Norton
Economic Development Manager
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

Re: North State Building Industry Foundation (NSBIF) young adult workforce proposal.

The Folsom Cordova Community Partnership (FCCP) supports NSBIF's proposal to recruit young adults living in the City of Rancho Cordova and work with them to receive the training and employment in well-paying jobs in the Energy, Construction, Utilities, and Manufacturing industries.

We envision a cross-referral collaborative between FCCP and NSBIF, in which NSBIF provides skilled training opportunities and FCCP provides case management and wraparound services where needed for Rancho Cordova residents.

The key to economic growth is that all citizens have the opportunity for well-paying jobs. NSBIF has the expertise to provide workforce training in Energy, Construction, Utilities, and Manufacturing as well as relationships with employers ready to hire in these industries.

Please consider awarding the NSBIF a contract to help Rancho Cordova's young adults find a meaningful career in the trades industry. For additional information, feel free to contact me at: RSanger@theFCCP.org or (916) 361.8684 x290.

Sincerely,

Robert Sanger
Executive Director
RSanger@theFCCP.org
(916) 361.8684 x290

October 19th 2022

Amanda Norton
Economic Development Manager
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

Re: North State Building Industry Foundation (NSBIF) young adult workforce proposal.

We at Nimbus Landscape Materials support the North State Building Industry Foundation's proposal to recruit young adults living in the City of Rancho Cordova and work with them to receive the training and employment in well-paying jobs in the Energy, Construction, Utilities and Manufacturing industries.

The key to economic growth is that all citizens have the opportunity for well-paying jobs. NSBIF is in touch with employers with good jobs.

Please consider awarding the NSBIF a contract to help Rancho Cordova's young adults find a meaningful career.

Sincerely,

Rachele Glavaris
Nimbus Landscape Materials
12137 Folsom Blvd
Rancho Cordova CA 95742
Office 916-985-2275

Construction Related Post-Secondary Programs

Find this with live links at https://www.biaworkforce.com/careers.html

Career Technical Education At Regional Community Colleges

What is Career Technical Education?

Career Technical Education (CTE) is a term for educational programs that specialize in the skilled trades, applied arts and sciences, modern technologies, and career preparation. A key element of these programs is how coursework integrates academic knowledge with technical and career readiness skills, preparing students with the skills they need to launch into a career.

CTE Programs help students apply the abstract concepts and theories from academic coursework to real world situations, providing them with practical, and relevant skills that will make them more employable upon graduation. CTE programs often provide students with opportunities to gain work experience through internships, work-based learning, and industry-certification opportunities. CTE offers a wide range of learning experiences spanning many different career tracks, including skilled trades such as, automotive technology, construction, welding, and solar technology.

Butte College

Construction Laborer
Cabinetmaker
Electrician
Construction Supervisor
Heavy Equipment Operation
Building Inspection Technology
Civil Engineering Technology
Drafting and CAD Technology
Welding Technology

Folsom Lake College

Waste/Wastewater Management

American River College

Design/Engineering Technology
Horticulture & Landscape Design
Solar Energy Systems Design, Estimation, and Sales Certificate
Welding Technology

Cosumnes River College

Architectural Design Technology
Architecture
Architectural Technology Certificate
Automotive Mechanics Technology
Automotive, Construction and Design
Building Inspection Technology A.S. Degree
Building Inspection Technology Certificate
Construction A.S. Degree
Construction Certificate
Construction Pre-apprenticeship Certificate
Construction Management A.S Degree
Construction Management Certificate
Engineering
Green Buildings Certificate
Horticulture
Horticulture: Sustainable Irrigation and Water Management Certificate
Horticulture: Sustainable Landscape A.S. Degree
Horticulture: Sustainable Landscape Design Certificate
Interior Building Architecture A.S. Degree
Interior Building Architecture Certificate
Solar Installer Certificate
Automotive, Construction and Design Technology
Welding Technology A.S. Degree
Welding Technology Certificate

Sacramento City College

Energy Auditing
Engineering Design Technology
Civil Engineering Commercial Building & Energy Auditing Specialist
HVAC Systems Design
Mechanical/Electrical Technology, Mechanical Systems Technology & HVAC/R
Industrial Maintenance Mechanic Technician

For more information, visit:
BIAWorkforce.com or contact us at:
workforce@northstatebia.org

BIA FOUNDATION

Updated 08.29.22

Construction Related Post-Secondary Programs

Sierra College
Advanced Manufacturing
Construction Management
Construction Fundamentals Course
Engineering Design Technology
Drafting and Engineering Support
Engineering
Mechatronics
Welding Technology

Yuba College
Welding Technology
Drafting Technology

CSU Chico
Construction Management
Concrete Industry Management

CSU Sacramento
Water Technology
Construction Management

UC Davis
Energy Science and Technology
Construction Engineering and Management

Other Construction and Green Job Related training programs
California Conservation Corps
Northern California Construction Training
Green Tech Education & Employment Programs
Grid Alternatives
People Working Together
Sacramento Regional Conservation Corps

Job Corps
Building Construction Technology
Carpentry
Cement/Masonry
Heavy Equipment Mechanic
Plastering/Drywall

Charles Jones Career & Education Center
Welding, Forklift Operation and Manufacturing

Apprenticeship Programs
ABC NorCal
Acoustical Installers Apprenticeship
Boilermaker Apprenticeship
Bricklayer & Stonesman Apprenticeship
Carpenter Apprenticeship
Carpet, Linoleum, & Soft Tile Worker Apprenticeship
Cement Mason Apprenticeship
Construction Inspector Apprenticeship
Drywall Finisher Apprenticeship
Drywall/Lather Apprenticeship
Western Electrical Contractors Association
International Brotherhood of Electrical Workers
PHCC (Plumbing Heating Cooling Contractors Association
Glazier & Glass Worker Apprenticeship
Hardwood Floor Layer Apprenticeship
Heat & Frost Insulators Apprenticeship
Insulator Apprenticeship
Ironworker (Field) Apprenticeship
Marble Finisher Apprenticeship
Marble Mason/Setter Apprenticeship
Millwright Apprenticeship
Painter Apprenticeship
Pile Driver Apprenticeship
Plasterer Apprenticeship
Plumber/Pipefitter Apprenticeship
Residential Sheet Metal Installer Apprenticeship
Roofer/Waterproofer Apprenticeship
Scaffold Erectors Apprenticeship
Sheet Metal Worker/HVAC Apprenticeship
Shingler Apprenticeship
Surveyor Apprenticeship
Teamster Construction Truck Driver Apprenticeship
Terrazzo Finisher Apprenticeship
Terrazzo Mechanic Apprenticeship
Tile Finisher Apprenticeship
Tile Layer/Setter Apprenticeship

For more information, visit: BIAWorkforce.com or contact us at: workforce@northstatebia.org

BIA FOUNDATION

October 20, 2022

City of Rancho Cordova
Economic Development
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Re: WORKFORCE RECOVERY PROGRAM: Proposal to Administer Workforce Development Training for City of Rancho Cordova

ATTN: econdev@CityofRanchoCordova.org,

This letter serves as Cyber Proud's proposal submission to provide workforce development services and training for the City of Rancho Cordova focused on information technology and cybersecurity training.

Name of Project: Cyber Proud Pre-Apprenticeship Program

Cyber Proud will serve as lead applicant, working in collaboration with Apprentice Now as the training provider delivering technology and cybersecurity pre-apprenticeship training. This collaborative proposal will rely upon existing relationships with employers to provide linkages to employment within the region. The activities described within this proposal will result in the training of 20 individuals from the City of Rancho Cordova. Each will complete a comprehensive pre-apprenticeship training focused on either infrastructure support/networking or cybersecurity in preparation to complete an industry recognized CompTIA certification, career development services and job placement.

On behalf of Cyber Proud, and our partners, we are pleased to present this proposal to the City of Rancho Cordova. Thank you for this opportunity. We look forward to discussing this in more detail and working with you.

Sincerely,

Coleen Morehead
Founder/CEO, Cyber Proud
coleen@cyberproud.org

cc: akobe@cityofranchocordova.org

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QUALIFICATIONS AND EXPERIENCE

Cyber Proud, a Sacramento based 501(c)3, will serve as lead applicant for this program. Their network of employers will act as a conduit to employment. Cyber Proud will recruit and source candidates through their network of local community-based organizations, job centers under the Sacramento Employment Training Agency, and local community colleges and universities. Working in collaboration with Apprentice Now as the primary technical training provider delivering cybersecurity training program. This collaborative proposal will rely upon our existing relationships with public and private entities such as SMUD, CalHR, Accenture, Omnistruct, Found IT Data, and CPS HR Consulting.

KEY STAFF

Coleen Morehead, EdD, Founder/CEO Cyber Proud
Location: 1900 Point West Way, #104, Sacramento, California
Email: coleen@cyberproud.org
Phone:(530) 870-1135

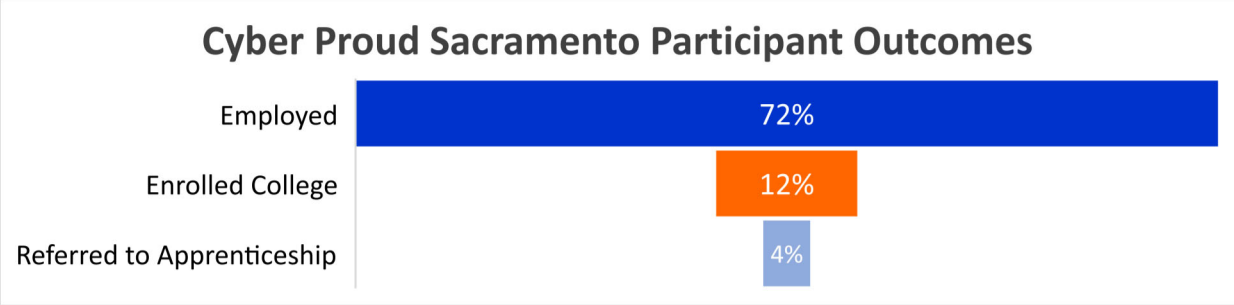
Cyber Proud Inc's mission is focused on revitalizing communities through an inclusive economic and workforce development. Cyber Proud was launched in 2019 in Sacramento, California, incorporating as a nonprofit in 2020. Cyber Proud has served as conduit between training providers and employers to help cultivate a new generation of technology professionals. As Founder and CEO of Cyber Proud, Dr. Morehead used her experience with the Sacramento ICT Council to mobilize her network to address workforce shortages. Her expertise includes career pathway development, curriculum development, developing and implementing apprenticeship programs, employer engagement, technical assistance. Dr. Morehead serves on the Sacramento Coalition for Digital Inclusion as Co-Chair for Digital Literacy and as a member of the Metro Chamber Policy & Work Ready Committee. Backed by a Doctor of Education and a Master of Public Administration, Morehead is skilled at envisioning new approaches to workforce development and training.

Notable Current Projects:

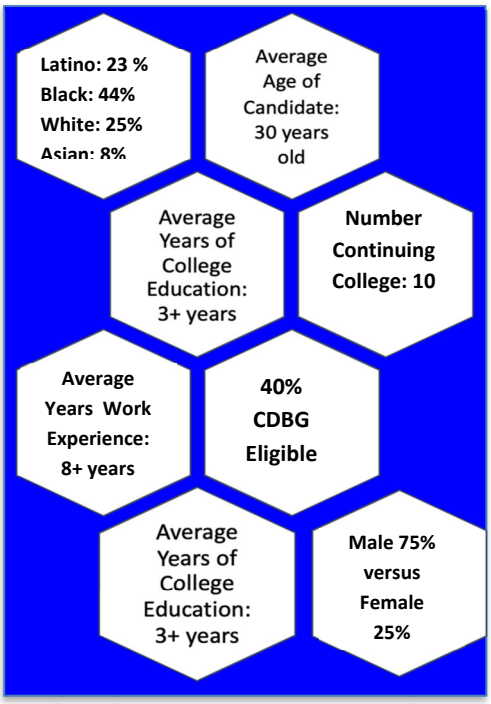
- Aggie Square Workforce Development Initiative ($94K): Dr. Morehead is assisting the City of Sacramento in guiding the creation of a Coalition and Organizational Framework to ensure workforce development efforts. Aggie Square will expand the University of California, Davis's Sacramento campus, creating a state-of-the-art hub for research, innovation, and education. The purpose of this effort is to develop a framework for the workforce initiative to be known as the Aggie Square Workforce Development Initiative to take into consideration the negative economic impacts that the COVID-19 pandemic had on individuals and include diversity and broad community representation as key components.

- California Mobility Center Feasibility Study ($160K): Performed a study to assess Sacramento State's capacity, capabilities, and needs to create a sustainable partnership for the CMC. The study will be used to identify faculty expertise, advance academic programming and research capacity that includes creating and promoting experts in clean energy and mobility technologies.

Cyber Proud as a Sacramento based nonprofit organization was the recipient of a CARES grant from the City of Sacramento during 2020 ($330K) and 2021 ($333K). Collectively Cyber Proud was successful in serving over 70 City of Sacramento residents.
75



The chart to the right shows demographic data for participants under the City of Sacramento grant.



Cyber Proud delivered career readiness, technical training in combination with both the pre-apprenticeship via Apprentice Now (formerly Woz Enterprises) and industry certification via CompTIA CertMaster using our own instructor to facilitate learning and exam preparation. Services included hands-on learning, specialized career workshops, resume preparation, mock interviews, and job placement services. Each participant was also connected to our employer mentors and case manager for individualized services. Over 70% are now employed, with others having completed their degrees recently.

Cyber Proud is currently running a cybersecurity career development program under a grant ($20K) from Safe Credit Union. Currently 14 veterans are signed up to receive CompTIA certification training, as well as job placement and career services. As well the City of Sacramento will be funding a cohort of 10 interns to receive similar services beginning this November. Services will include certifications, paid OJT, and job placement.

Chris Coleman, President, Apprentice Now
Location: Austin, Tx
Email: chris.coleman@apprenticenow.com
Phone: (520)-954-0660

Chris Coleman is President of Apprentice Now, a national provider of Registered Apprenticeships in high-demand technical careers. In this role, Chris is focused on creating pathways to sustainable employment that are debt-free and fully aligned to the needs of modern companies. Prior to Apprentice Now, Chris served as President of Woz U, a technology-based education start-up that is enhancing the Education as a Service model, empowering students with effective and affordable career paths in technology. There, he led initiatives to advance individualized learning systems with programs that accelerate professional development and instill skills for their students to distinguish themselves in the workforce. Previously, Chris was the Director of Software Engineering for HealthTrio, where he led development of HealthTrio Connect, a SaaS healthcare platform serving more than five million members. Prior, he was Vice President at Mindplay, an edtech company, where he led development of Virtual Reading Coach, a K-12 online learning platform for struggling readers. Virtual Reading Coach was an award-winning pioneer of adaptive and individualized learning in the literacy space. Chris spent his early career as a Software Engineer for Archon Technologies, later acquired by 3M. Chris graduated with a B.S. in Computer Science from the University of Arizona.

Apprentice Now is a national provider of Registered Apprenticeships and Customized Train-to-Hire programs. Apprentice Now partners with technology companies looking to hire qualified applicants and provides customized training programs to align with their desired skills. Apprentice Now supports businesses with well qualified candidates and a diverse community of learners. Apprentice Now offers training for high-demand occupations in Cyber Security, Software Engineering, Data Science, and more. Below is a list of employers some of which have a presence in Sacramento (www.apprenticenow.com)

Notable Projects:

- Flagship Apprenticeship partner of large-scale national employers:
  - Infosys
  - Cognizant
  - HCL Technologies
- Product lead for multiple award-winning educational software systems:
  - Woz U Learning Platform
  - MindPlay Virtual Reading Coach
  - FLRT - a Fluent Reading Trainer
  - RAPS360 Reading Diagnostic

All Mentors and Advisors Serve as Volunteers. They providing all services in-kind to Cyber Proud. Services include mentoring, career workshops, demos, guided projects, job placement, resume preparation, etc.

Michael W. Reese, President and CEO Found IT Data Cybersecurity.
Michael has been a mentor to Cyber Proud for over 2 years. He has over 26 years of experience in Information Technology serving in senior executive positions encompassing security, operations management, project management, process change and development, business development as well as service and product management functions. A leading expert on IT â€“ control and operations, Mr. Reese is a frequent speaker on topics including security breaches, big data analytics, audit and compliance, and IT forensics. A Certified Cybersecurity Specialist, licensed as a Certified Computer Forensics Investigator, Certified Information Systems Security Professional, Certified Hacking Forensics Investigator, Certified Cyber Intelligence Investigator, Certified Forensics HiTech Investigator, Certified Counterintelligence Threat Analyst, and Certified Fire and Explosion Investigator. Mr. Reese has assisted both the DOJ and FBI on several matters and worked with High Tech Crime Units in Portland and Sacramento. Mr. Reese has given expert witness testimony in hearings, depositions and at trial. Prior to Mr. Reese IT career, Mr. Reese spent 11 years in Law Enforcement as a Deputy Sheriff with San Diego County and Riverside County Sheriff Department. Mr. Reese has served as an industry advisor and mentor to Cyber Proud advancing awareness of the importance of cybersecurity and challenges for small businesses to ensure data security. In particular Mr. Reese's expertise with small urban business and issues around baseline digital literacy will help advance this proposal.

George Usi, Omnistruct Inc, Co-Founder and CEO
George provides mentoring and networking for Cyber Proud trainees. He has 25 years of experience working with large-scale enterprise businesses and service providers including Internet stability research and advocacy work with some of the scientists who created the Internet. George started Omnistruct as a people-centered cybersecurity management company for the other 98% of businesses designed to build a reasonable blueprint in privacy, security, and risk for CEOs so they can affordably illustrate diligence in cybersecurity governance. In addition to his role as CEO, he Co-Chairs the California IPv6 Task Force, a think tank of scientists and internet pioneers that are advocating upgrades of the internet numbering system using a people centered movement. George is also on the board of advisors for Secure The Village in Los Angeles. George was recognized by his peers as an Internet Pioneer for the Metronet6 project and its mission of designing interoperable first responder networks that help emergency workers respond to disasters. An award-winning leader in Internet governance, George has a bachelor's degree from CSU Sacramento and graduated from the Stanford Graduate School of Business Knight School of Management SLEI/LBAN Certificate Program.

Sean McNally, McNally's Consulting, Cyber-Guild Advisor, Northern California Cyber Competition Coordinator will serve as program advisor.
Location: Rancho Cordova**,** California
Email: swmcnall@gmail.com
Sean has served as advisor for CyberPatriot/Cyber Guild, a National Youth Cyber Education Program created by the Air Force Association to inspire K-12 students toward careers in cybersecurity or other science, technology, engineering, and mathematics (STEM) disciplines critical to our nation's future. Locally, the program has served 1000s of students from the Sacramento region. This network of cybersecurity experts and educators are an invaluable resource for Cyber Proud to connect with young new talent. At the core of the program is the National Youth Cyber Defense Competition, the nation's largest cyber defense competition that puts high school and middle school students in charge of securing virtual networks. Other programs include AFA CyberCamps, an elementary school cyber education initiative, a children's literature series, CyberGenerations –a senior citizen cyber safety initiative, and a Tech Caregivers program designed to encourage cyber-savvy volunteers to give back to their communities. (https://www.uscyberpatriot.org/)

Nathan Barnes, Lead Instructor, Cyber Proud
Nathan Barnes, State of California: System Administrator, is a cybersecurity enthusiast, with a diverse educational & work experience background. Part of his strong background includes managing & leading major security projects to completion as well as finding creative solutions to complex problems. He is a firm believer in both learning by doing & leadership through service, constantly maintaining a positive attitude to bring out the best in those around him. An effective communicator and leader who works to maintain and manage projects to completion while ensuring data integrity and privacy, optimal and secure network connections, as well as ensuring continuity of business operation. He has experience working for local businesses & nonprofits in the capacity of a vCISO as well as a senior cyber security instructor. Nathan currently resides in Rancho Cordova where he is employed by the State of California under the Department of Digital Innovation. Nowadays, Nathan is preoccupied with pioneering information security policies for the first 'all-Apple' department in the State's history while helping to ensure California leads the nation in developing more equitable access to digital resources & information for all Californians.

CPS HR Consulting, Senior Leader
Location: Sacramento, California
Email: masher@cpshr.us
CPS HR Consulting has been assisting organizations with their talent management needs for over 35 years. We have unique expertise in the areas of organizational strategy, recruitment and selection, training and development, and organization and workforce management. Our core competency is knowledge of and expertise in the public sector.

Earn & Learn Employer Network Activated (ELENA)
formed in 2019, has a proven track record of aligning career demand with a skills-based curriculum to provide Work-Based Learning (WBL) for all. Access will allow training providers to collaborate and forge new alliances and partnerships across organizations. The onboarding structure makes it easy to get participants in the workplace to gain the hands-on learning experience they need. Communicating directly with employers to identify the right work-based learning opportunity for participants is streamlined via ELENA/Cyber Proud alliance. ELENA was used in partnership with Cyber Proud to streamline the coordination of WBL. Participants gained access to get connected to a wide range of WBL opportunities including internships, mentoring, and job placement. ELENA is used to help secure commitments from regional employers. . (earnlearn.us/)

NAME OF PROJECT:

Cyber Proud Cybersecurity Pre-Apprenticeship Program

BACKGROUND AND PROJECT NARRATIVE

Nontraditional jobs hold the promise of new and high-potential career paths. This could mean significant new opportunities for women and other underrepresented individuals in nontraditional jobs to access well-paid, career-track jobs that provide economic security and enable them to support themselves and their families. Ensuring that more women are aware of and supported in entering nontraditional jobs is critical not only to achieving economic equity for women and their families but also to building a competitive workforce.

In the United States, there are around 879,000 cybersecurity professionals in the workforce and an unfilled need for another 359,000 workers (Duffy, 2021). The US Bureau of Labor Statistics projects that Information Security Analyst will be the 10th fastest growing occupation over the next decade, with an employment growth rate of 31% compared to the 4% average growth rate for all occupations. Global demand for computer science, cybersecurity, and information security professionals and personnel has been mounting for decades and has reached a critical point. Burning Glass reports that 13% of all IT jobs today are found in security (2019). The shortage of cybersecurity professionals is well documented and reported 2021, there were 72,000+ open job positions in California and 503,000+ positions nationally.

Furthermore, it was projected that business losses from cybercrime would top $6 trillion in 2021 according to a report by Cybersecurity Ventures. Up until the last few years attacks have been targeted on larger businesses. While the disruption of the country's largest pipeline for refined oil products caught many people by surprise. The average payment by victims of ransomware jumped 31% in the second quarter compared to the same time period in 2020, according to the U.S. Federal Bureau of Investigation. The most vulnerable are small businesses because they lack the resources. In particular healthcare, small government agencies, financial institutions, education and energy and utility companies are at the greatest risk.

Conversely, the number of unfilled IT and cybersecurity jobs is expected to grow by 350 percent to 3.5 million in 2021 contributing to greater risks. In light of the ongoing threats and tech talent gap perpetuated by the devastating impacts of Covid-19. Of 72,123 current California cybersecurity job openings, 95% are in the private sector. There needs to be an emphasis on critical engagement, strong ties, and connections with industry to design education and workforce development programs to meet these significant workforce needs. We can better understand what industry seeks from

prospective job candidates in valuable skill sets for filling current vacant positions and assist employers to find appropriately prepared job candidates ready for hire.

Despite various efforts to address the labor shortage, there remains a lack of apprenticeship programs in areas with high demand for Cybersecurity professionals. There are limited Cybersecurity pre-apprenticeships or registered apprenticeship programs in the Sacramento Metropolitan Statistical Area (MSA) which has a population of 2.35 million residents (Data USA, 2021). The closest Cybersecurity pre-apprenticeship training programs are located in the Bay Area in the cities of San Francisco, Fremont, and San Jose (CA Department of Industrial Relations, 2021).

WORK PLAN

Cyber Proud will provide access to a career training program, industry-recognized certification program, career readiness workshops, resume preparation, job placement, industry mentoring, job fair, and work-based learning experiences to adults in the City of Rancho Cordova. Apprenticeship programs align to entry-level careers in high-demand technical roles. Apprentice Now's training programs are synchronous full-time training with qualified faculty, and ample mentorship. Each participant will be provided individualized learning plans and remediation strategies with one-on-one mentoring to ensure adequate progress is achieved. Apprentice Now's recruitment and onboarding process is designed to open alternate sources of talent, and diversity to the hiring company. To do this, Apprentice Now is working Cyber Proud and its partners to attract underrepresented adults like those to be served under this proposal.

The goal of this program is to provide all participants with relevant industry knowledge and capability that will prepare them to enter the workforce at an entry-level IT or higher-level Cybersecurity position. This proposal is designed to accommodate 20 adults above the age of 18. This will include enrollment in advanced-level cybersecurity with Apprentice Now, and access to an industry-recognized certification with exam preparation. This program is designed to mitigate the impacts of Covid-19 by targeting underrepresented populations.

Apprentice Now's curriculum process is built upon a modular content structure allowing flexibility and resiliency in the training materials. Apprentice Now's content is delivered through our proprietary online learning platform, designed to provide simulations of real-world scenarios. Apprentice Now's curriculum is designed by industry experts, in collaboration with our hiring partners.

STAFFING AND SUPPORT POSITIONS

Cyber Proud will provide operational and administrative services. The **Director** will oversee all program activities, will direct staff and contractors to ensure that day to day activities and program objectives are met. Will assess candidates, help facilitate/coordinate career workshops, and job placement services. Will manage the entire program coordination of staff, perform regular reporting, direct grant and financial oversight of all services, and will prepare all reporting for the City of Rancho Cordova for the term of the grant.

Project Coordinator will perform support activities as needed including enrolling participants, working directly with training provider to recruit, place and monitor progress. Will coordinate with subcontractors, and staff to ensure that each participant is equipped with training materials, schedule career events, and communicate with employers. Will also provide technical assistance for ELENA to support employer engagement and job placement activities. Will maintain an employer database with pledges for work-based learning experiences including career workshops and fairs, internships, and resume preparation and review, referrals, and job placement.

Employment Specialist, Mentoring, and Career Counseling will be provided by Clear Strategies. Services will include providing customized career workshops and training that encompasses skills training, resume preparation, leadership development, and post-program placement opportunities; networking with employers, providing a career development plan and curriculum, and follow up on each job placement after the training.

Apprentice Now is a national provider of Registered Apprenticeships and Customized Train-to-Hire programs. Apprentice Now partners with technology companies looking to hire qualified applicants and provides customized training programs to align with their desired skills. Apprentice Now is supporting business with well qualified candidates and a diverse community of learners. Their program is California Division of Apprenticeship Standards approved to support alignment to the following careers: Application Support, Application Developer, End User Computing, Cyber Security Support, Software Testing.

PROJECT DESIGN

Additional supplemental services will be provided to include workforce readiness training, individualized career services, and industry mentoring. Each participant will be guided to develop a personalized career development plan working in partnership with a mentor, employment specialist, and our industry partners with the intent of ensuring that each secures employment once training is complete.

Activities for this career program are sequenced to occur over a year term. The detailed timeline will accommodate 20 individuals per year per cohort. The program activities are sequenced over a 9–12-month session, with training activities beginning as early as January 2023. The entire program is projected to be completed by the end of 2023.

Intake Process (Cyber Proud)
Sourcing and Recruiting Candidates: Through our network of CBOs, and education providers including the City of Rancho Cordova, Cyber Patriot, and Cosumnes River College. Will utilize various marketing channels including social media and email to recruit candidates for the program. All candidates are required to submit an application and have an interview with staff, coach, and mentor.

Evaluating Candidates: All applicants are required to submit an agreement and consent form in advance of acceptance. All candidates are required to submit a resume with their application which will be assessed by mentors and instructors.

Technical Assessments: All candidates are required to take a technical assessment to evaluate their competency level for appropriate placement in training tracks.

Orientation: Onboarding to access digital learning platforms. Set Up a Login for admission into the learning portal.

Program's Model of Service Delivery for Pre-Apprenticeship Training
Apprentice Now's curriculum process is built upon a modular content structure allowing flexibility and resiliency in the training materials. Apprentice Now's content is delivered through our proprietary online learning platform, designed to provide simulations of real-world scenarios. Apprentice Now's curriculum is designed by industry experts, in collaboration with our hiring partners.

The program is designed to be delivered over 8-10 weeks term. This program will include a pre-apprenticeship program offering one of 2 tracks for up to 20 students. Option to add additional tracks at similar costs.

Infrastructure Support

Infrastructure Support Specialist ensure availability and performance of software and hardware systems. Knowledge of various technical disciplines is required in order to successfully implement and maintain physical, virtual, and cloud systems.

Duties	Day 1 Skills	Technologies
Server Administration	OS Administration	Windows Server
Datacenter Configuration	Linux / Unix / Windows / MacOS	Office 365
OS Administration	ITIL Processes	MacOS
Alerts & Log Monitoring	Incident Management	Unix / Linux
Data Backup	Networks and Security	Powershell
Incident Management	Server Management	SQL Server
Server Administration	Powershell	Amazon Web Services
Hardware installation	ServiceNow	Unix / Linux
Scripting	Hyper-V / VMWare	Office 365
Application Troubleshooting	Active Directory	Powershell
	Sophos Antivirus Management	Hyper-V / VMWare
	Server Monitoring	ServiceNow

Course Sequence

Computer Fundamentals
ITIL Overview
Introduction to Unix
Network and Security
Powershell Scripting
Operational Systems
Windows Server Administration
Storage and Backup
Virtualization
Active Directory
Patch Management
Antivirus
Monitoring
Cloud Computing
Microsoft 365
Datacenters and Servers

apprentice now

Cyber Security

Cyber Security Analysts help to protect an organization by employing a range of technologies and processes to prevent, detect, and manage cyber threats. This can include protection of computers, data, networks, and applications.

Duties	Day 1 Skills	Technologies
Security Incident Management	Proficient in CS tools	Windows/Unix/Linux
Proxy Server Support	Proxy Server configuration	Active Directory
Vulnerability Assessment	Firewall and VPN management	Powershell and Bash
Penetration Testing	Intrusion Detection Systems	Developer Tools
Alerts and Log monitoring	Intrusion Prevention Systems	Wireshark
Health Checks	Identity and Access Management	AWS & Azure
Reporting	Single Sign-on	Docker
Application Deployment	ITSM processes & tools	Kubernetes
Security Patching	SIEM Tools	Network Scanners – nMap
Securing sensitive data	Systems Analysis	DB Scanners – SQLmap
IAM	Incident Management Tools	

Course Sequence

Computer Fundamentals
Introduction to Cyber Security
Identity and Access Management
Cryptography
Data Security
Infra Security
ITIL Overview
Intro to Unix
Active Directory and Powershell
Security Operations
Cloud Security
Container Security
Application Security
Vulnerability Management
Governance, Risk & Compliance
DevSecOps

apprentice now

Job Readiness and Career Support Services (Cyber Proud)

Cyber Proud will provide support services to assist with career development and job placement once technical training is complete. Additionally CompTIA vouchers for Security+ industry-recognized certification preparation and exam will be provided.

Mentoring: Employers support and training that assist each participant with developing new skills in IT fundamentals, networking, and technical competencies. Each is matched with a mentor and scheduled weekly check-ins.

Resume & Application Review by Instructor: Mentor interview is a secondary session to evaluate each candidate's career goals in advance of placement with support staff, case workers, and eventually one-on-one career planning sessions.

Mentor-Led Activities: Mentor-led Cloud Project will be offered after training is complete. These are small peer group activities. Instructional Coach also offers Office Hours each week during and after training for up to 6 weeks. Certification Exam Preparation is also provided in small group sessions. Each participant receives study materials.

Career Development Workshops Modules

1. Explore Work
- Why Cybersecurity is a Critical Workforce Need?
- Digital Forensics
- You Can Never Have Enough Certs: Which Certifications Have the Greatest Value?
- Career Exploration via Cyberseek

2. Rework
- Demystifying the Job Search: How to Navigate Online Job Search Tools
- The Importance of Leadership: Virtual versus In Person

3. Network
- How to Stand Out with Indeed
- Networking with LinkedIn

4. Getwork
- Resume Preparation for Technology Careers
- Interviewing Techniques
- Follow Through & Time Management
- Organizational Culture & Behavior
- Project Management
- Elements of Leadership

Career & Job Placement (Cyber Proud and ELENA)
Employers are sought to provide work-based learning (WBL) experiences to candidates during the entire length of each cohort. These can include job shadow, internships, apprenticeship programs, etc. Staff will assist with providing Technical Assistance to the ELENA Platform for employers to sign up and in order to coordinate activities. Resumes are reviewed and shared with employers for feedback. Events such as Job Fairs, Meet & Greets, and Webinars will be coordinated with employers. A video Mock Interview of each candidate will be facilitated to ensure that they are prepared and have a 3–5-minute pitch.

PROGRAM PERFORMANCE AND PLANNED OUTCOMES

During training, participants learn and replicate specific skills and techniques in a hands-on environment. Training is sequential and only continues when participants are able to perform what's been covered on their own. In-class quizzes are given at different parts of the day to ensure larger tasks can be performed. Participants will also be given projects to complete independently to ensure overall knowledge transfer occurs. Participants present results and finished projects with instructor feedback/grading. Participants can seek assistance from fellow participants and/or the instructor during projects. Satisfactory project completions are mandatory to move to the next level of training, ensuring skill acquisition and confidence.

Apprentice Now
With over 350 successful hires to date, and a debt-free training solution, Apprentice Now has established a new model for workforce training. During the past year Apprentice Now has served 159 learners that were hired in 2021. Appearance Now has trained 111 Woz U Pre-Apprenticeship training program. With 85 Completing the program, for a 77% completion rate. 64 of those candidates have been successfully hired to a Registered Apprenticeship for a 75% hire rate. Apprentice Now is currently servicing large-scale clients such as HCL Technologies and Infosys in the Greater Sacramento area. As well as, operating 7 distinct technical career paths as Registered Apprenticeships. Apprentice Now has a curriculum developed in collaboration with high-volume hiring partners and training paths that are aligned to Industry recognized certifications, and a live synchronous training model with qualified instructors in our online, technology-assisted, learning platform.

PROJECT EXPECTED TIMELINE

Cyber Proud Pre-Apprenticeship Program Timeline
Term of Contract - 12 Months - January 2022 - December 2022

Dates	Milestone (Metrics of Success)	Milestone/Outcome
Jan-23	Develop a marketing plan designed to increase opportunities for residents of the City of Rancho Cordova.	Distribute promotional materials to ensure a wide range of applicants apply per cohort required of this project.
Feb-23	Recruit through a variety of social media platforms including Facebook, Instagram, Twitter, community-based organizations, job centers, adult education centers, student clubs, Consumes River College, etc.	Using aspects of social media, reach out to the community, churches, and other partner organizations in the City of Rancho Cordova
Feb-23	Participants will complete a job readiness survey and conduct a 30-minute interview with an Instructional Coach and mentor.	Cyber Proud will source, and interview potential candidates with the intention of recruiting 20 candidates.
April - Dec 2023	100% of participants will participate in one-on-one mentoring sessions and will work with a career coach.	Each participant will be provided individualized learning plans and remediation strategies with one-on-one mentoring.
April-May-23	Enroll 20 candidates in Apprentice Now pre-apprenticeship program: approximately 20 in either Cybersecurity or 20 in Infrastructure Support.	Each candidate will commit to enrolling and attending courses over the 12 required weeks of instruction. Weekly check-ins are required.
July - 23	100% of participants will complete their pre-apprenticeship training program.	Each participant's progress will be monitored to evaluate their successfully mastering competencies. .

July – Sept 2023	Participants will enroll in exam preparation workshop and receive study guide.	Participants must show progression and have readiness assessed by instructor to be issued a CompTIA exam voucher.
Sept-23	100% of participants will complete all career workshops and materials.	Each participant will participate in workshops either in-person and/or virtually to begin developing a resume, skills, and knowledge for a successful interview.
Oct-23	100% of participants will complete and submit a resume to Cyber Proud and the case manager for review and feedback. The coordinator will follow up with each on their interview and provide improvement techniques.	Each participant will create an outline for their resume and develop a pitch that would be expected in an interview. Each will receive the opportunity to do a mock interview.
Nov-23	Participants who complete all training levels, assignments, and projects to receive a certificate of completion.	Consistent attendance in all activities is required to receive a certificate of completion.
Dec-23	Participants will be referred for interviews upon completion of pre-apprenticeship for option for entering an apprenticeship program or direct hire.	Participants will be required to follow up with the case manager on a weekly basis until placed.
Post Program Monitoring	Participants will be placed with local employers and employment will be monitored for up to 90 days.	Participants will be required to follow up with case manager on a weekly basis once placed and report progress to receive bonus.

REFERENCE LIST

Aubree Taylor, City of Sacramento
Workforce Development Manager, Office of Innovation and Economic Development
Email: AJTaylor@cityofsacramento.org Office: 916-808-7191
Aubree serves as primary contact for Workforce Development Initiatives CARES Act funding received by Cyber Proud. Kriztina Palone was past PM prior to leaving City.

Dean Peckham, SVMA
Email: dpeckham@sacvalleymfg.org Cell: 916-507-0892
Have served in various workforce development efforts. Will be collaborating on workforce initiatives to serve City of Elk Grove next year.

Michael W. Reese, CEO, Found It Data
Email: mreese@founditdata.com Cell: 916.203.4219
Michael has served as a mentor to our Cyber Proud Sacramento program since October of 2020. He provides industry expertise to our participants and acts as a liaison to support our efforts.

George Usi, CEO, Omnistruct Inc.
Email: gusi@omnistruct.com Cell: 916.484.1111
George has served as a mentor to our Cyber Proud Sacramento program since October of 2020. He provides industry expertise to our participants and acts as a liaison to support our efforts.

Sean W. McNally, Rancho Cordova Unified School District
Cyber-Guild Advisor / Cyber Patriot, Northern California Cyber Competition Coordinator
Email: SWMcnall@egusd.net Cell: 916-531-2155
Sean serves as a K12 and college liaison connecting to training and academic programs.

Cornelius Brown, Director Of Education at Sacramento Ultrasound Institute, Rancho Cordova, CA
Email: cbrown@sui.edu Cell: (916) 224-5593
Cornelius Brown has been instrumental in supporting Cyber Proud's work sponsoring operations for the past 2 years on behalf of Los Rios. Cyber Proud continues to place community college students in its programs.

Conflict of Interest Statement

At this time there are no known activities or relationships of Cyber Proud, and/or service providers and/or subcontractors listed within this proposal that might create a conflict of interest for City of Rancho Cordova, and, if such activities or relationships was to exist, Cyber Proud would provide a description of the facts, legal implications, and possible effects sufficient to permit the City to appreciate the significance of the conflict and to grant any conflict waiver, if appropriate and necessary.

CONFLICT OF INTEREST Consultant certifies that it has disclosed to City any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Contract. Consultant agrees to advise City of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this Contract. Consultant further agrees to complete any statements of economic interest if required by either City ordinance or State law.

CONSULTANT

By: _____

Date: October 20, 2022

Name: Coleen Morehead

Title: Chief Executive Officer

Proposed Program Budget: Cyber Proud Pre-Apprenticeship Program
Term of Contract: 12 Months - January - December 2023

Recruitment / Sourcing Candidates					
Staffing	Director: Provide operational support and administrative services to oversee the organization, direct staff, contractors. Employment Specialist: Assist staff for skills training, leadership development, and post-program job placement, and directing follow up activities after the training.			6,400	
	Total Recruitment/Onboarding				**$6,400**
Marketing					
Staffing	Cyber Proud will partner with Apprentice Now to utilize professional marketing, advertising, and outreach services to recruit, assess, and manage the full recruitment and enrollment.			2,600	
Marketing & Design	Blue Ray: Website, Social Media Marketing, and Design Services			1,500	
Social Media Advertising	Budget for boosted Ads to source candidates via Facebook, Instagram, Twitter, etc.			250	
	Total Marketing				**$4,350**
Training					
Category	**Description**	**Quantity**	**Cost / Each**	**Sub Total**	**Total**
Apprentice Now: Pre-Apprenticeship Training	Apprentice Now award-winning Structured Online model drives effective, competency-based learning. Candidates are trained, in a rigorous online setting to ensure they possess the essential Day 1 Skills required to make an immediate contribution to potential hiring organizations. 2 technology tracks: Infrastructure Support & Cybersecurity Each track: 8 weeks, 40 hour a week M-F, online synchronous learning. Includes 1 instructor, 1 mentor and 1 account manager per cohort and reporting.	20	5087.50	101,750	
Staffing/Instructor	Career Training Workshops, Instructional Coach, Exam Prep.			24,600	
Certification Exams	Comptia Exam Vouchers				
	A+ Core or Network+	358	7160.00		
	Security+	392	7840.00		
	Total Certification Exam Vouchers			15,000	
	Study Guides	20	100	2,000	
					$143,350
Job Placement					
Staffing	Cyber Proud will provide case management services.			3,250	
Earn & Learn	Earn & Learn Employer Network Activated (ELENA) platform will streamline the coordination of WBL experiences and employer network.			2,500	
	Total Job Placement				**$5,750**
Admin/Overhead					
Staffing	Project Coordinator overseas program activities including enroll students, work directly with training provider to recruit, place and monitor progress.			4,810	
	Total Admin/Overhead				**$4,810**
			Total Program Cost		**$164,660**
			Total Cost Per Participant		**$8,233**
Optional					
Placement & Retention Bonus	After employment for 3 month each candidate receives a $500 bonus, and another $500 at 6 months.	20	1000		**$20,000**

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

CYBER PROUD INC
3301 C STREET STE 1000
SACRAMENTO, CA 95816-0000

Date:
11/20/2020
Employer ID number:
85-2461355
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
July 22, 2020
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053660004090

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Cyber Proud Inc.

EIN: 85-2461355 | Sacramento, CA, United States

> **Other Names**

Determination Letter

A favorable determination letter is issued by the IRS if an organization meets the requirements for tax-exempt status under the Code section the organization applied.

> **Final Letters**

Publication 78 Data

Organizations eligible to receive tax-deductible charitable contributions. Users may rely on this list in determining deductibility of their contributions.

On Publication 78 Data List: Yes

Deductibility Code: PC

Page Last Reviewed or Updated: 20-November-2020

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STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CA NONPROFIT CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20220375625
Date Filed: 6/15/2022

Entity Details

Corporation Name	CYBER PROUD, INC.
Entity No.	4621295
Formed In	CALIFORNIA

Street Address of California Principal Office of Corporation

Street Address of California Office	1900 POINT WEST WAY STE 104 SACRAMENTO, CA 95815

Mailing Address of Corporation

Mailing Address	1900 POINT WEST WAY STE 104 SACRAMENTO, CA 95815
Attention	Coleen Morehead

Officers

Officer Name	Officer Address	Position(s)
COLEEN MOREHEAD	6735 GARDEN HIGHWAY SACRAMENTO, CA 95837	Chief Executive Officer
– ~~Joe Collinwood~~	~~8156 Capitola Avenue~~ ~~Fair Oaks, CA 95628~~	~~Secretary~~
John Dunn	5617 Sickle Court Elk Grove, CA 95758	Chief Financial Officer
+ Gabrielle Morgan	2729 VIA FIORI EL DORADO HILLS, CA 95762	Secretary

Additional Officers

Officer Name	Officer Address	Position	Stated Position
+ Joel Maier	PO BOX 564 LINCOLN, CA 95648	Other	Director

Agent for Service of Process

Agent Name	COLEEN MOREHEAD
Agent Address	6735 GARDEN HIGHWAY SACRAMENTO, CA 95837

Email Notifications

Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.

Electronic Signature

☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.

Coleen Morehead — Signature

06/15/2022 — Date

City of Rancho Cordova Economic Development's Department

To:

Amanda Norton,
Economic Development Manager
City of Rancho Cordova,
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Proposal from:

DP Global Solutions LLC.,
Contact: Surender Devarapalli
Email: surrender.devarapalli@dpgloabalsolutions.com
phone no: +1- (571) 215 – 2338
www.dpglobalsolutions.com
10969 Trade Center Dr #100, Rancho Cordova, CA 95670

Authorized Individual:

Surender Devarapalli,
CEO
DP Global Solution LLC.,

LETTER OF INTRODUCTION

Date: October 21, 2022

To

Amanda Norton,
Economic Development Manager
City of Rancho Cordova,
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Sub: Response to the Workforce Recovery Program Dated on September 26th, 2022

Thank you for the opportunity to work with the City of Rancho Cordova. DP Global Solutions is Rancho Cordova based business dedicated to service the community and corporations with the growing need of high skilled workforce.

DP Global solutions delivers customized and interactive consulting technical solutions to client's unique organizational technical requirements which helps to align their strategic vision. DP Global solutions recruit, develop, deploy the next generation of engineers on the highly demand technological solutions like Application Development, Cloud computing, Data Sciences, Cyber Security, and Software Quality assurance and enable them to be compete in market.

Our Vanguard program empowers the next generation of Trailblazers to build their careers in the Salesforce ecosystem. Along with our employer partners, we're on a shared mission to skill up new and diverse pipelines of talent to create a more equitable workforce.

As part of the work force development proposal DP Global solutions will recruit community member from diverse backgrounds in the City of Rancho Cordova, with the help of grant funds and train them on high demand technologies like Application development, Cloud Computing, DevOps, Data Science, Cybersecurity, and Software Quality assurance programs and get them industry recognized certifications. For this Proposal we are proposing **Salesforce Administrator training with Certification program for 12 weeks along with 6-months of hiring support, mentorship, and coaching**. our **Vanguard** workforce development programs will meet the growing needs of high skilled workforce in the cloud computing.

Our vision that all individuals, regardless of background, demographics, or socioeconomic status, should have access to the skills and support necessary to access opportunities as part of the Technology revolution. The program is a commitment to train the next generation of Trailblazers with the technical and business skills necessary to pursue careers across the Salesforce ecosystem.

Rancho Cordova's proposed work force development program will help eliminates the skills gap by putting resources through intensive and continuous training by creating exclusive talent pools that are custom trained to meet technology needs and corporation's business goals. Our Vanguard workforce development curriculum specifically designed for real-world systems and environments, which will help the trained resources to ramp up quickly and integrate with any of corporation's existing teams this will help increasing productivity from day one. This will be very cost effective

for the Corporations as our approach will eliminates employers' costs for recruiting, training, and retaining skilled technology talent.

Our goal is to create the diverse and dynamic community of highly skilled and creative technology pioneers in the Rancho Cordova region. This will ultimately help in empowering the Community and meets the needs of businesses and employers in The City of Rancho Cordova and the region.

DP Global Solutions have the combined experience of 30+ years in high demand technologies like Application development, Cloud Computing, DevOps, Data Science, Cybersecurity and Software Quality assurance programs, which will help to train and mentor Rancho Cordova residents to get trained and certified in the latest technologies. Our approach to workforce development will provide an immediate return on investment. We demonstrate our ability to transform and enhance City of Ranch Cordova purpose of the Workforce Recovery Program which increases access to career pathways programs for the Rancho Cordova residents.

Our relationship with various community organizations and professional network will help us to reach the underserved areas in the in City of Rancho Cordova, which ensures that this program is accessible to those who need it most at no cost. Using a hands-on real time project-based curriculum, DP Global Solutions mentors will train and mentors the identified resources. DP Global Solutions is a proven partner with public and private sector where some of our workforce is actively engaged in solving the high demand technology needs

We would be delighted for the opportunity to serve the City of Rancho Cordova residents in developing the Vanguard Workforce Recovery Program which lead to economic prosperity for both city residents and business.

Surender Devarapalli, CEO,
DP Global Solutions, LLC
Surrender.deverapalli@dpglobalsolutions.com

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1. QUALIFICATIONS & EXPERIENCE

DP Global Solutions is Rancho Cordova based business dedicated to service the community and corporations with the growing need of high skilled workforce.

DP Global solutions delivers customized and interactive consulting technical solutions to client's unique organizational technical requirements which helps to align their strategic vision. DP Global solutions trains the next generation of engineers on the highly demand technological solutions like Application Development, Cloud computing, Data Sciences, Cyber Security, Salesforce, and Software Quality assurance.

To set the tone and foster confidence, our team of consultants will evaluate the organization's needs and deploy our workforce and implement consulting solutions. The following are sample of our current engagements with our technology clients in solving the technology needs by emphasizing rapid, targeted, low effort-high return.

DP Global Solution successfully participated and completed City of Rancho Cordova 2021 Workforce development program a total of 11 city residents enrolled in the program. Seven participants of the program successfully completed the training program and five passed the highly desirable Amazon Webservices (AWS) Practitioner Certification. The greater joy is that two of the participants successfully secured employment in the technology field. Two participants requested an extension to complete the AWS Certificate, and four participants withdrew from the program due to personal matters.

Our experiences also includes Technology consulting, development, training for the below clients:

- **Department of Health Care Services (DHCS)**
  - Provides management consulting services and subject matter expertise in implementing the new Medi-Cal Rx and MES Modernization projects
  - Facilitate the implementation of process improvement initiatives
  - Collaborate with DHCS in developing the training materials to train their employees.

- **Guidehouse**
  - Guide house is a leading global provider of consulting services to the public sector and commercial markets, with broad capabilities in management, technology, and risk consulting.
  - DP Global Solutions Consultants work with Guardhouse and its end clients in Public-sector technology modernization and system replacements project with latest technologies like Salesforce, Amazon Cloud Implementation.
  - Develop end user trainings for the technology adaptations

- **BlueShield of California**
  - Provide Salesforce Cloud solutions and Salesforce application development
  - Software Quality Assurance Plan and Services

- **Tech Mahindra**
  - Provide specialized Salesforce, Salesforce, Amazon, GCP and Azure Cloud Implementation Consulting Services
  - Our areas of focus include IT Service and IT Business Management

- **California Governor's Office of Emergency Services (CalOES)**
  - Salesforce Cloud consulting services, custom application development and data Analysis and providing specialized
  - Developed software Quality Assurance plan.
  - Areas of focus include IT Service and IT Business Management

2. PROJECT DESCRIPTION

2.1 Project Overview

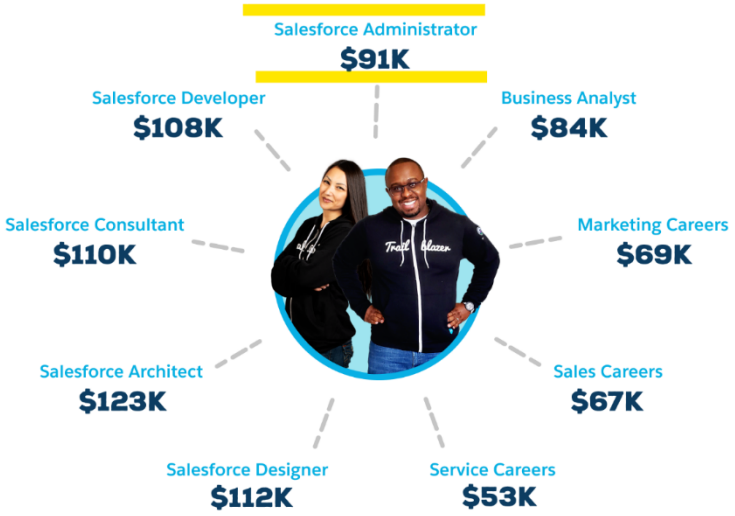
DP Global Solutions will host 12 weeks of Salesforce Administrator training with Certification program which is the world's most comprehensive and broadly adopted Customer Relationship cloud platform, Millions of customers including the fastest-growing startups, largest enterprises, and leading government agencies are using Salesforce to lower costs, become more agile, innovate, and implement faster. Salesforce ecosystem is creating job opportunities worldwide, according to International Data Corporation (IDC) by 2026, the Salesforce economy will create 9.3 million new jobs. Our Vanguard program will help in joining the incredible, interconnected network of learners and innovators who use Salesforce to build successful careers, companies, and communities.

Salesforce is the global leader in Customer Relationship Management (CRM), bringing companies closer to their customers in the digital age. Founded in 1999, Salesforce enables companies of every size and industry to take advantage of powerful technologies—cloud, mobile, social, internet of things, artificial intelligence, voice and blockchain—to create a 360-degree view of their customers

Gaining and signaling proficiency with Salesforce pays off for workers and jobseekers The growth and proliferation of the Salesforce platform has positively affected compensation and career progression for those who can demonstrate proficiency in the tool. Job postings for sales roles that ask for Salesforce skills offer a salary bonus of 19% for the Salesforce Administrator certification. The salary bonus is 25% for positions in office management. The certification for Salesforce Service Cloud Consultant carries a salary bonus of 15% for business analytics professionals, and job postings for marketing professionals offer salaries that are 20% higher when they list Marketing Cloud certifications. On average, jobs requiring
Salesforce skills pay approximately $80,000 per year.

The rise of the Salesforce Administrator In adopting the Salesforce platform, organizations often staff an internal authority on how to implement, manage, maintain, and modify the platform across the organization. This function is referred to as a Salesforce Administrator.

Salesforce identified job postings for **Salesforce Administrators** using a combination of job titles and skills. In 2018, there were nearly 50,000 job postings for this position. The average salary advertised for these roles was $91,000, ranging from **entry-level positions** advertising an average salary of $71,000 to senior roles advertising an average salary of $102,000.



SALESFORCE SKILLS LEAD TO COMPETITIVE SALARIES

On average, jobs with Salesforce skills pay around $80,000 per year

2.2 Project Design

DP Global Solutions team brings deep knowledge and experience in all the latest enterprise-level technologies. DP Global solution's Vanguard workforce development project is proposed to upskill & educate students on world's #1 customer relationship management software and applications focused on sales, customer service, marketing automation, analytics, and application development called Salesforce.

Salesforce users can be technical or non-technical. Among those who don't program within the platform, the largest group of Salesforce end users work in sales, marketing, and business analytics. There is also large demand for Salesforce among customer service professionals. Across these four professional areas, users use Salesforce applications to find, track, sell to, communicate with, and analyze customers.

Strategy: 12 weeks of DP Global Solutions Vanguard Workforce development program is designed for anyone who are like unemployed or underemployed, displaced, or may have been laid-off because of the COVID-19 crisis, with a high school diploma or Associate degree or bachelor's degree in Mathematics, Science, or computer Science as majors.

Intake Process: DP Global Solutions will conduct extensive marketing in the city to identify the right and needed talent to offer extensive training on **Salesforce Administrator Certification program**. Upon receiving multiple applications, we plan to conduct prescreen to evaluate and interest of applicants who can meet the primary metrics, goals and measure of success set by the City of Rancho Cordova.

DP Global Solutions has developed and matured in **Salesforce** curriculum that is designed to keep jobseekers engaged in learning with hands-on activities, and challenges. Curriculum is developed to provide an educational pathway for the jobseekers to get their **Salesforce Administrator Certification**.

Program Model: Our Program will provide total of 12 weeks of training which includes the Salesforce Administrator training, hands-on lab exercise's, capstone project in designing the Salesforce solutions to meet the real-world practical applications and exam preparation along with 6-months of hiring support, mentorship, and coaching. Weekly training is followed by weekly assignment and weekly lab hours will enable applicant to gain theoretical and practical knowledge on Salesforce cloud computing concepts. 12 weeks of extensive trainings, hands on lab and Capstone project will provide the applicants administering and providing the business analysis of the Salesforce CRM applications for small/medium, large and government enterprises. Upon successful completion of training, we will have prescreened and preparation Certification training program on the exit criteria. This project goal is to get certified in **Salesforce Administrators** which intern will help in getting high paid jobs with minimum of $40-$50 per hour and this program also increase the diversity in the Salesforce workforce. The training can be performed either in-class or through virtual classroom.

Upon completion of this Salesforce Administrator Certification (SFDC) applicants will be able to perform SFDC Admin supports the organization with improving the performance of their Sales and Marketing units through management of the CRM platform through understanding and solving business and technology challenges related to the implementation of SFDC technologies. In some organizations, administrator jobs are combined with other roles. Depending on their needs, some hire for this role specifically. Because of our platform's capabilities, having someone with an admin certification (more on that in a minute) can ensure the company is using the platform to its fullest potential.

Realtime example of Salesforce admin, in a given organization sales team use Sales Cloud to keep track of opportunities and close deals. With the help of a Salesforce Admin, your salespeople can set up personalized dashboards, fields, alerts, and reports to shorten the sales cycle and track every lead in greater detail. This level of organization can lead to greater satisfaction among salespeople and new customers.

In addition to the training, our Vanguard program support participants for 6-months of hiring support, mentorship, and coaching This will enable them to secure better jobs, upskill their career in professional grooming with industry experts to help the resources to secure that winning edge.

During the routine of workforce development, it is expected that applicant attends more than 92% of training classes, hands on lab work and complete assignments on time. We can enable the class recordings for future references.

In addition to the goals listed in the NFO, DP Global Vanguard program committed to achieve the overall goals for this program are to:

- Address critical labor market shortages in the City of Rancho Cordova by developing Highly Skilled workforce to cater the demand for high demand and highly paid technological occupations.
- Decrease unemployment by providing streamlined paths to high demand occupations and careers.
- Share best practices and resources among the region's workforce development partners.
- Upskill opportunity for applicants to know and excel for better career advancements.
- Meet and exceed the primary metrics and goals of the of national workforce program
- Providing employment services and resources for the program participants which can produce the economic sustainability and provide career path to next generation technology revolution.
- Providing direct job placement or entry level/ internship opportunities for Certified Salesforce Administrators

2.3 Past Performance and Planned Outcomes

DP Global Solutions team of professionals has combined 60+ years of careers in the high technology fields, in the varying fields Cloud Computing, Data Analytics, Project Management and Cybersecurity with strong educational background and Industry expertise and experience. Thought our team professional experience we have credentials and experience in educating and training many resources to achieve success in the high skilled technology area. In the year 2020 and we have trained total of 25 community members consultants in the areas of Salesforce, AWS, ServiceNow, Software Quality assurance and Data sciences.

DP Global Solution successfully participated and completed City of Rancho Cordova 2021 Workforce development program a total of 11 city residents enrolled in the program. Seven participants of the program successfully completed the training program and five passed the highly desirable Amazon Webservices (AWS) Practitioner Certification. The greater joy is that two of the participants successfully secured employment in the technology field. Two participants requested an extension to complete the AWS Certificate, and four participants withdrew from the program due to personal matters.

Our Success Story from 2021 funding Measurable Outcomes

Program Milestone Summary Statistics:

- 100% Participants felt this program helped them upskill for a career in technology.
- 100% felt this program is something the city should continue to provide for others who are looking to upskill in a career in data analytics.
- 100% of participants said having my city sponsor a program like this makes me feel my city is invested in its citizen's future.
- **70% of participants passed the AWS Certification.**
- **40% (2/5) of those who achieved Certification secured new jobs.**

City of Rancho Cordova December Career Skills Expo helped the community to recognize the program benefits from the city funding and with the success of 2021, we have received an overwhelming response from the community to participate in the next workforce development program. During the December 2021 Career Skills Expo 22 city residents proactively registered for the 2022 program, we are requesting funding to serve the newly registered community members for the Winter 2022/Spring 2023 session.

2.4 Partnerships

Our existing clients Statement of work order and the Master Service Agreements will support our partnerships where we are in continuous engagement in understanding the client needs and upskill the workforce to meet the growing need of client demands.

Through strategic partnerships, DP Global solutions helps to close the opportunity gap and create pathways for qualified candidates from diverse experiences and educational backgrounds to reach their potential as technology professionals.

2.5 Project Expected Timeline

From planning to execution, DP Global Solution will deliver Workforce Recovery Program within 12 weeks. And we anticipate training program will deliver results within three (3) months with outcomes continuing indefinitely.

Below are the key high-level milestones along with date and prerequisite details.

Milestone	Date	Prerequisite Milestone/Contingency
Identify the resources	November 15th, 2022, to December 30th 2022	High school diploma holders who have a passion on the computer disciplines, Associate Degree, Bachelor's degree in Mathematics, Science, or computer Science as majors. Or Prior IT Experience.
Notify the resources about training start date	January 4th, 2023 to January 13th, 2023	Through email, group messages and social media platforms.
Training and development	January 18th to April 30th	In person / Virtual classroom.
Lab work	January 18th to April 30th	In person / Virtual classroom.
Capstone Project	April 3rd to May 12th	In person / Virtual classroom.
Certification exams Preparation and Salesforce Admin Certificate Exam	May 15th to May 31st	In person / Virtual classroom.
Employment Assistance	May 1st to October 31st	In person / Virtual classroom.

3. SOURCES AND USES OF FUNDS:

Funding request for this DP Global Vanguard Program will be the amount requested in the RFP for a total of $248350. For a detailed breakdown of the use of funds,

Category	Service/Description	Quantity	Total Hours	Cost	Total Coast
Training & Development	Program Director		200	$125.00	$25,000.00
Training & Development	Subject Matter Expert /Coach		400	$125.00	$50,000.00
Training & Development	Project Manager		400	$100.00	$40,000.00
Training & Development	Technical Lead/Capstone Project Guide and Trainer		400	$100.00	$40,000.00
Training & Development	Industry Guest Speakers/Mentors		50	$125.00	$6,250.00
Training & Development	Technical Job Support, Community Engagement, building employer Partnerships for the Internships, Communications and Marketing Lead		400	$75.00	$30,000.00
Training & Development	Lab Infrastructure Setup, Licenses, Course Material Design and Books	22	N/A	$550.00	$12,100.00
Outreach	Digital Marketing for Recruitment Drive, Communications and Notifications	N/A	N/A	$10,000.00	$10,000.00
Training & Development	Certification Fee and Practice Exam Preparation	22	N/A	$450.00	$10,000.00
Training & Development	Laptop and peripherals	25	N/A	$800.00	$20,000.00
Outreach	Work Force Development Program Launch, Student Networking, Graduation				$5,000.00
					$248,350.00
	Total number Participants	22			
	Cost Per Participant				**$11,288.64**

4. CONFLICT OF INTEREST STATEMENT

At this time, DP Global Solutions does not see any conflict of interest with its current sponsors/partners and the work outlined in this request.

5. EXCEPTIONS

DP Global solutions financial documents are not public records.

6. SUPPORTIVE INFORMATION

- Please refer the attached documents.
  - Master services agreement on previous assignments
  - Business license
  - Financial documents.

- REFERENCES

GuideHouse
Jamie Spagner, Director - Public Sector
jspagner@guidehouse.com; (916) 233-5371

Tech Mahindra
Sachin Murthy, Sr. Manager -Business Development
sachin.murthy@techmahindra.com, (732) 614-7876

Department of Health Care Services
Location: 1501 Capitol Avenue, Sacramento, CA 95814.
Contact: Linh Le, Chief of Drug Rebate Branch, linh.le1@dhcs.ca.gov, (916) 345-8563

CalOES – Four Leaf Partners
Eric Scully; Managing Director
escully@fourleafpartners.com, (925) 577-5144

City of Rancho Cordova

Workforce Recovery Program

Grant Proposal 2022-2023

Submitted by

Children • Family • Community

FOLSOM CORDOVA
Community Partnership

Introductory Letter

City of Rancho Cordova
Economic Development
2729 Prospect Park Drive, Rancho Cordova, CA 95670

The Primary Organization submitting this proposal:
The Folsom Cordova Community Partnership
PO Box 3227
Rancho Cordova CA 95741
Robert Sanger, Executive Director
RSanger@theFCCP.org
916.361.8684 x 290

Folsom Cordova Community Partnership (FCCP) is submitting this grant application to be considered for funding by the City of Rancho Cordova to provide comprehensive, holistic and metrics-based employment services that targets jobseekers of Rancho Cordova at its Job Center, located at 10826 Gadsten Way, Rancho Cordova, CA 95670.

FCCP has been serving the community of Rancho Cordova for over 29 years and is the only east Sacramento County provider to offer comprehensive services necessary to assist individuals and families to achieve self-sufficiency. Over the years, FCCP has created a “One Stop” approach to bring together resources and programming in our Job Center and Family Resource Center, which supports Rancho Cordova families by saving time, money on transportation costs and providing access critical services to meet their needs, reach their employment goals and improve their quality of life.

FCCP proposed project aligns with the goals of City of Rancho Cordova by promoting the richness of the city’s assets by ensuring safe communities while empowering responsible citizens within City boundaries. The City is supported by regional leadership that builds the financial portfolio by addressing financial challenges and recruits diverse economic opportunities and was designated one of the country's top 10 most diverse cities in 2010 and continues to boast a large immigrant and the refugee community. Currently, the City of Rancho Cordova is grappling with a large number of unemployed, homeless and at risk of homelessness. Rancho Cordova’s unemployment rate is at 3.7% as of August 2022, which is consistent with the National average at 3.7%. While there is opportunity to work, Rancho Cordova has a poverty rate of 11.6% which rivals the National average at 12.8%. Women ages 25 -34 are the largest group living in poverty followed closely by men ages 25-34. Evenmore critical is the growing number of unhoused individuals as documented in the 2022 Point-in-Time Count report, which showed an increase of

67% from the 2019 results of homeless individuals, families and youth in Sacramento. Currently, out of 9,278, approximately 160 are living in Rancho Cordova. Black individuals are 3 to 4 times more likely to experience homelessness and 58% of individuals report having at least one disability.

FCCP has been operating one of nine American Job Centers in Sacramento in Rancho Cordova since 2015 on the campus of the Folsom Cordova Unified School District's Adult Education. FCCP's Job Center has been providing individualized career services including program eligibility, comprehensive assessments, and customized case management for various training programs, resulting in a 90% completion rate in Occupational Skills Sector Initiative (OSSI) and Occupational Sector Training (OST). During these 7 years, FCCP was able to provide technology access for job seekers, assistance with workforce preparation activities including resume preparation and interviewing skills, job search assistance and employer recruitments. On average we have recorded over 200 job seekers monthly seeking basic and case management support. FCCP's Job Center focuses on the following zip codes, 95670, 95742, 95655, 95827, 95630, 95670 and 95742 which include some of the highest poverty neighborhoods and surrounded within 5-mile radius by Williamson Elementary School,White Rock Elementary and Cordova Villa. FCCP's Job Center is located centrally within these neighborhoods, easily accessible by foot and public transportation and ideally situated to serve Rancho Cordova residents.

With FCCP's Job Center success providing employment training and job placement treatment, we were able to expand services to be able to serve underserved and hard to reach populations such as individuals with disabilities and recently settled refugees in the area. In collaboration with Sacramento Employment Training Agency, we have been able to implement and build on our workforce programs to include training and job placement programs for individuals with disabilities and recently settled refugees in America.

FCCP was established in 1992 and currently has 38 employees and will have a total of 9 employees working on the Rancho Cordova Job Center project. Please refer to Section 8 Supportive Information for FCCP's financial audit report and gross/net revenue reports for the 2020/2021 FY and 2021/2022 FY.

A detailed budget narrative and itemized funding request is attached in Section 8 titled Budget Narrative.

Below are the three references from entities as requested.

WIOA, Out of School Youth services	WIOA, Job Center Adult & Dislocated Worker services	Refugee Support Services, ES and VELS-OJT services

Sacramento Employment Training Agency (SETA) Ericka Martinez Workforce Development Planner (916) 263-3864 ericka.martinez@seta.net 925 Del Paso Blvd. Sacramento, CA 95815	Sacramento Employment Training Agency (SETA) Julie Davis-Jaffe Workforce Development Manager (916) 263-3929 julie.jaffe@seta.net 925 Del Paso Blvd. Sacramento, CA 95815	Sacramento Employment Training Agency (SETA) Michelle O'Camb Workforce Development Manager (916) 263-3868 michelle.o'camb@seta.net 925 Del Paso Blvd. Sacramento, CA 95815
Local Government Entity	Local Government Entity	Local Government Entity
Workforce Development	Workforce Development	Workforce Development
Employment Training and Job Placement for out of school youth ages 16-24.	Employment Training and Job Placement for adult and dislocated workers	Employment Training and Job Placement for refugee adults
Dates of service: 7/1/2022-6/30/2023	Dates of service: 7/1/2021-6/30/2022	Dates of service: 10/1/2022-9/30/2023
Contract Term: FY 2022-2023	Contract Term: FY 2022-2023	Contract Term: FY 2022-2023
Dollar Amount: $70,944	Dollar Amount: $300,000	Dollar Amount: $421,160

FCCP is a non-profit corporation and evidence of tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code. Documentation for 501 (c)(3) status is attached in Section 8.

FCCP's current business license from the City of Rancho Cordova is attached in Section 8.

Sincerely,

Robert Sanger
Executive Director
Folsom Cordova Community Partnership

Section 2: Table of Contents

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Section 3: Qualifications & Experience

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a. **A description of each firm relevant to the project's development, and management. Include information on each firm's role in the project, and experience working together on previous projects. Also, note which firm will be the project lead.**

FCCP will be sole applicant of the project titled JobEx program. FCCP has further built the staff expertise, community engagement, and leveraged resources with the RC Workforce Recovery Program for 2021-2022 and can accomplish the project successfully for JobEx in 2022-2023. FCCP has over 29 years of history of providing services in the Northeastern part of Sacramento County, in particular to Rancho Cordova residents and has established a strong foundation with community entities throughout Sacramento and the state of California. FCCP was recognized as the "Non-profit of the Year" distinction in 2017 through the Rancho Cordova Chamber of Commerce.

FCCP has grown over its 29-year history through the implementation of new grants and innovative strategies to comprehensively address the challenges of low-income community members. Through our "one stop" model, we consistently evaluate new initiatives to bring to community residents, especially families with children ages 0-5 years of age. We believe this workforce recovery program grant is a perfect fit to the work we are doing in the communities and will enhance our capacity towards economic prosperity by increasing access to career pathway programs supporting Rancho Cordova residents to successfully enter workforce in skilled occupations.

b. **Identify key staff, including brief resumes that include length of time providing such services and contact information (including location, phone and email address). The proposal should indicate each team member's responsibility for project tasks. Identify the lead person who will be the primary liaison.**

Oversight of this project will be provided by Doris Cortez, Director of Programs at the FCCP Job Center, who is bilingual in English and Spanish. Doris Cortez has a Bachelor's Degree in Political Science and Psychology with a focus on public service, women and genders studies. She has extensive experience in workforce development, program management and community development. She will be providing oversight and management of the program. Edith Pacheco will provide project management of the JobEx Program. Edith is also bilingual in English and Spanish. She will provide training for career specialists on individualized career services conducting assessments, customizing training, skill readiness, job coaching, navigation of various search engines and community resources. Noune Manukyan and Vika Barnyak will be providing individualized intensive case management activities to participants and continue supporting JobEx operations. FCCP will hire an additional Career Specialist to implement

proposed workforce development activities and a Job Developer who will increase relationships with local employers and identify job placement opportunities, ultimately increasing workforce development capacities for Rancho Cordova residents.

Director of Programs- Youth & Employment Services	**Employment Services Manager**	**Career Specialists (3)**	**Job Developer**
Doris Cortez dcortez@thefccp.org (916) 294-9107 ex. 840503	**Edith Pacheco** epacheco@thefccp.org (916) 294-9107 ex. 840516	**Noune Manukyan** nmanukyan@thefccp.org (916) 294-9107 ext. 840510 **Viktoriya Barnyak** vbarnyak@thefccp.org (916) 294-9107 ext. 840512 1 To Be Hired	To Be Hired

.15 FTE. of administrative and accounting support will be provided by Executive Director at .05 FTE, Accounting/Administrative Director at .05 FTE and Accounting/ Administrative Assistant at .05 FTE.

Also, the management staff at FCCP participate on many boards and commissions advising program and policy design to marginalized and low-income community members.

c. For each nonprofit organization involved in the project, provide nonprofit name, incorporation date and place, affiliated organizations, IRS tax status, annual budget, and major sources of funding.

FCCP was established in 1992 in Sacramento County and has over 29 years of experience serving community members throughout the City of Rancho Cordova. Project Name: Rancho Cordova JobEx program will be located at 10826 Gadsten Way, Rancho Cordova, CA 95670. FCCP is a 501(c)3 tax exempt non-profit organization. FCCP's fiscal year annual budget 2022-2023 is $3.568 million receiving major funding from Sacramento Employment Training Agency (SETA), City of Rancho Cordova, The Center at Sierra Health Foundation, First 5 Sacramento, Sacramento County Dept of Child Family and Adult Services and Sacramento County Department of Human Assistance.

d. For each entity, the proposal shall include a list of jurisdictions and projects similar to the one proposed in which the entity has provided such services in the past 5 years. Projects included shall include the client's name and location. At least five examples of recent, relevant projects shall be provided. For firms, the list should include the name of the jurisdiction, contact person, phone number, and the approximate amount of funding received. Respondent must have no record of unsatisfactory performance with the city or with any other jurisdictions the respondent has contracted with or received funding from. References may be contacted as a part of the selection process and will be asked to comment on work quality and performance.

The past 5 years FCCP has provided services operating the following programs that are similar to the project proposed, Youth Career Center, Out of School Youth, Financial Empowerment, Adult and Dislocated Worker Workforce Development, and Refugee Workforce Development.

City of Rancho Cordova - Youth Career Centers

Contact	Objective	Lead Implementers	Specifics	Outcome	Funding Amount
Stacy Delaney sdelaney@cityofranchocordova.org Community Enhancement Analyst II- City Manager's Office 2729 Prospect Park Dr. Rancho Cordova, CA 95670 (916) 851-8878	Strengthen community focused provisions of youth workforce services	FCCP with activities at Rancho Cordova Cordova High Schools (Cordova, WalnutWood and Kinney High Schools)	Workforce development through FCCP Youth Career Centers Evaluate local youth focused programs, to determine approaches effectiveness and outreach of these programs	Satisfactory Increased collaboration with Community Enhancement initiatives and established ongoing capacity building among youth and educators.	$40,000 for PY 2022-2023

FCCP has provided Rancho Cordova high school students with on-site Youth Career Centers at Cordova, WalnutWood and Kinney High School campuses for over 4 years. These Youth Career Centers have provided staff assisted services to help students explore career pathways, develop

career plans, build career readiness skills, and connect to workplace experiences in the local business community through internships, training and part time employment. In the first year of funding FY 2018-2019, FCCP assisted 89 students with the above activities with a resulting in ten jobs achieved. In FY 2019-2020, FCCP increased unduplicated students to 97 and FY 2020-2021 increased to 101 unduplicated students served. In the FY 2021-2022 program year, 115 unduplicated students were served resulting in 19 job placements.

The Organization for Economic Co-operation and Development (OECD), an international organization that conducts research to inform better policies and lives, examined longitudinal studies that explored the relationship between teenagers' occupational aspirations and what actually happens to them in the adult labor market, and found that teenagers who combine full-time study with part-time work can expect to do better in the adult job market. Young people who aim high while in school are more likely to end up in managerial or professional jobs requiring university education than would be anticipated given their background and academic performance. High school teachers, counselors and administrators have an extraordinary amount of work to accomplish in meeting the educational needs of their student populations. The research literature is clear that one of the best indicators of a young people's capacity to understand and progress in the labor market is the extent to which their educational and occupational aspirations are aligned, in particular for young people from disadvantaged backgrounds are more likely to demonstrate misaligned expectations. Youth Career Centers is supported by local service as a critical part of the community's infrastructure.

Sacramento Employment and Training Agency - WIOA Out of School Youth

Contact	Objective	Lead Implementers	Specifics	Outcome	Funding Amount
Ericka Martinez ericka.martinez@seta.net Workforce Development Planner 925 Del Paso Blvd. Sacramento, CA 95815 (916) 263-3864	Strengthen community focused provisions of out of school youth workforce services	FCCP	Offering one on one case management services for on the job training placements through community based resources with other resources. Evaluate local	Satisfactory Retained program and continuing to receive ongoing funding support. Operating since 2016 and served and placed over 100	$70,944 for PY 2022-2023

			community focused programs to determine fit for the youth independent service plan. Collaborate with school districts and community colleges.	youth in work experience at an employer making their career interests.	

FCCP's OSY program is designed to connect out of school youth to a career pathway through job readiness and life skills training, work experience exposure, continuing education and its impact on earnings. Youth will be assessed for academic proficiency, career interests and aptitudes, strengths and barriers to employment and self-sufficiency. Youth receive one on one case management services to support academic enrichment, paid work experience, job readiness and professionalism skills, and be guided on a career path matching their interests and aptitude. Youth graduating from the program will be on a course toward higher lifetime earnings through career pathway support including education, work experience, and employment mentoring.

Folsom Cordova targets the following zip codes, 95670, 95742, 95655, 95827, 95630. Rancho Cordova City (95670 and 95742) recorded a 4.0 % unemployment rate in August 2022 (The Bureau of Labor Statistics) which is just below the state average of 4.10%. This area of Rancho Cordova has a high population density with many single parent households living in apartments. Resources available to serve Out of School Youth within these neighborhoods are severely limited. OSY efforts are concentrated on the low income neighborhoods including Walnutwood, Kinney and Cordova High School.

There is a lack of resources for disconnected youth ages 16 to 24 in the targeted area. There are limited youth employment programs with a footprint in Rancho Cordova. While some providers claim to be serving Rancho Cordova (and surrounding) youth, without a location in the high-need area of the community, local youth will have difficulty knowing about or accessing services.

CA DSS Office of Child Abuse Prevention - Financial Empowerment

Contact	Objective	Lead Implementers	Specifics	Outcome	Funding Amount

Carrie Osada Carrie.Osada@dss.ca.gov Family and Community Support Services, Analyst California Department of Social Services - Office of Child Abuse Prevention 744 P Street, MS 8-11-82 Sacramento, CA 95814 (916) 651-5025	Improve financial literacy to reduce the incidence of child abuse and neglect, reduce dependence on aid and improve self sufficiency for at risk families with children 0-5	FCCP	Build the infrastructure to support a comprehensive financial literacy education program to use with all families we serve.	Satisfactory Established a strong financial literacy infrastructure and able to embed financial education in all FCCP programs reducing generational poverty.	$225,000

FCCP has providing financial empowerment education with increasing capacity with a pilot grant from the Office of Child Abuse Prevention (OCAP) for three years. Although this pilot grant has ended, it provided FCCP with seed monies to develop and adopt Consumer Financial Protection Bureau's (CFPB) financial empowerment curriculum and tools to the unbanked and underbanked in our communities. We have created dynamic presentations, activities and handouts to provide a vibrant experience that addresses all learning modalities in four languages; English, Spanish, Farsi and recently added Russian. Each language series has specific adoptions based on cultural specifics regarding money and banking practices. We have piloted and administered this teaching series in both classroom and virtual modules as well as through one on one financial coaching. FCCP received the National Financial Literacy Month Proclamation in April 2021 by the City of Rancho Cordova Council for successfully mobilizing financial education throughout Sacramento County.

Through this pilot period we have delivered financial empowerment education to over 200 community members and we have been funded by CalMoneySmart to continue financial literacy. Based on responses to the Financial Management Behavior Scale we learned that the most problematic financial behaviors for these individuals related to savings. Prior to the training 45.2% of respondents were not actively maintaining an emergency savings fund, 45.2% were not saving for a long-term goal and 35.7% did not save from paychecks regularly. After

completing FCCP's financial empowerment education of clients not actively maintaining an emergency savings fund had dropped to 14.3%, the percentage not saving for a long-term goal fell to 16.7% and only 11.9% were having trouble savings from paychecks regularly. These are improvements of 30.9%, 28.5% and 23.8%, respectively.

Sacramento Employment and Training Agency - WIOA Adult and Dislocated Worker

Contact	Objective	Lead Implementers	Specifics	Outcome	Funding Amount
Julie Davis-Jaffe Julie.Jaffe@seta.net Workforce Development Manager Sacramento Employment Training Agency 925 Del Paso Blvd. Sacramento, CA 95815 (916) 263-3929	Purpose and goals of proposed career (basic and individualized services	FCCP	Provide prevocational and work readiness services, technology to support job search and application, career pathway planning and access to training opportunities	Satisfactory Served over 2000 community members primarily Rancho Cordova residents at over 50% transitioned into job placements, stabilization with referrals to community resources.	$300,000 for PY 2022-2023

FCCP's provision of Basic and Individualized services has resulted in economic and social impacts for the targeted communities in Sacramento, in particular Rancho Cordova residents. Rancho Cordova was identified by Sacramento Employment Training Agency demographically needing access to workforce development to lower unemployment, increase economic prosperity, and increase family stability. With the implementation of the FCCP Job Center, businesses have experienced a reduction in costs to train new staff and be able to access a higher qualified local labor pool to fill their open positions. Individuals and families have experienced reduced financial stress, while establishing employment history and acquiring valuable skills in a growing occupation or industry. Individuals have access to a career pathway that allows for a continued upward trend of wages in an industry of projected growth. Individuals, and their families, will become self-sufficient, increasing family stability for adults and children in the home. Family stability supports higher learning outcomes for children, higher education completion rates, and projected higher earnings for children over their

lifetimes.

With the onset and aftermath of the pandemic, Rancho Cordova experienced increased unemployment and a lack of access to community resources with the massive shut down of public transportation and critical financial resources. FCCP was able to quickly mobilize to provide concrete direct supports, dedicated, intensive case management, financial empowerment education and employment support to individuals. FCCP takes a whole systems approach to individual and family services and provides wraparound support services such as rental assistance, employment supports, transportation, access to health and nutrition services to successfully seek employment and career training opportunities. FCCP Adult and Dislocated Worker program transitioned to providing a semi hybrid service delivery model to include both in person and virtually capacities to provide a continuum of services during the pandemic and beyond. In the process we have advanced our ability to diversify and meet the needs of the changed landscape of workforce development for both the job seekers and the employers by implementing monthly job fairs and are planning pop up job fairs onsite for employers to set up a time to be available for walk-ins and assigned appointments. FCCP has provided an interview room by appointment based for candidates needing to do virtually interviews with a laptop and webcam.

Sacramento Employment and Training Agency - WIOA Refugee Support Services

Contact	Objective	Lead Implementers	Specifics	Outcome	Funding Amount
Michelle O'Camb Michelle.O'Camb@seta.net Workforce Development Manager Sacramento Employment Training Agency 925 Del Paso Blvd. Sacramento, CA 95815 (916) 263-3868	Meet the needs of refugees in acculturation and meeting economic self sufficiency.	FCCP	Employment services for refugees provided either through Vocational English-as-a-Second Language (VESL) combined w/Employment Services (ES). Assist in adjusting access to community resources.	Satisfactory Served over 500 new arrivals at over 50% transitioned into job placements and stabilization with referrals to community	$402,160 for PY 2022-2023

Sacramento County has one of the highest percentage of refugees in the nation. FCCP has the foundational experience and has been operating SETA Refugee program since 2014 to meet the continued need to assist refugees with job search, job skill readiness and job placement. FCCP has also provided supportive services with referrals for affordable housing, culturally appropriate and intermittent childcare, immigration, legal and medical appointments, translation and interpretation, and other services. In some cases, there are large geographic distances between employment service providers and the areas in which resettlement agencies house newly arrived refugees. More collaboration is needed between resettlement agencies and employment services providers as new populations arrive in order to provide a more timely response to new populations arriving in the Sacramento area.

More extended services, especially mental health services, are needed to address the trauma many refugees have experienced. Trauma has been observed in children and youth in the Sacramento schools. When accessing health care, refugees also face transportation, cultural and language barriers.

There is a need for extended case management with resettlement agencies. FCCP Refugee Employment Support staff have provided employment service providers with supporting acculturation transitions. However there continues to be a need for broader career development services to meet the unique needs of professional refugees and SIVs including translation of transcripts and credentials, advanced ESL, long term career pathways development, and entrepreneurship/self-employment training.

All services are provided in a manner that is culturally and linguistically compatible with a refugee's culture and language background. Refugee women are given the same opportunity as refugee men to participate in refugee-funded services, and ensure to the maximum extent possible that funded service providers hire bicultural and bilingual women to support service delivery

Section 4: Project Description

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a. **Name of Project: JobEx Program**

b. **Project Design:**

The goal of this project is to continue the expansion of workforce development in individualized career services for residents of Rancho Cordova through a referral based program model. This location has a 315 square foot universal access room with eight computers for job seeker use for online applications, resume preparation, and job search. Additionally, this location has a 320 square foot training room for pre-vocational training and workforce preparation activities. The

training room will also be utilized for employer recruitments with an adjacent private office used for one on one onsite interviews by employers. This facility provides appropriate cubicle office space for employment services staff as well as a welcoming reception area with ample wall space for job postings, community resource postings, and notices.

FCCP serves a diverse client base from low to middle class families and can continue to promote the positive image of Rancho Cordova by encompassing all populations, work backgrounds and education levels into the program. Our location, on the same site as Adult Education for the Folsom Cordova Unified School District, provides easy access for eligible students already on campus to access FCCP's Job Center. The majority of students are low-income or CalWORKS recipients and seeking a high school diploma or equivalent, and many are English Language learners taking ESL classes.

Eligibility assessment will start with a referral form and CalJobs registration completed by a potential client. The form includes basic information on demographics, and employment history where FCCP staff can start to assess and identify potential client motivation to employment. The CalJobs registration allows for clients to access services at any job center in California. Part of the CalJOBS registration process requires clients to identify their employment status, address of residence, current housing situation and disability. This information is used by staff to determine eligibility for JobEx and/or other Job Center programs.

FCCP has in-person and online outreach strategies which have resulted in successful enrollment in its employment services programs and previous RC Workforce Recovery Program. FCCP plans to utilize social media platforms (i.e. Facebook, Instagram, Twitter), public tabling events, and partners like the Folsom Cordova Adult School the Job Center to engage and enroll 90 Rancho Cordova job seekers into the JobEx program.

Once the referral form and CalJobs registration is reviewed by an FCCP staff member, the client is invited to complete an orientation to review and ask questions about the program. After orientation, an indepth intake appointment is scheduled with a Career Specialist (CS) where they will be asked about their immediate needs and employment goals. CS provides information about program services to clients. During this intake process CS will go over and ask clients about current employment status, employment goals, and any barriers to employment. CS will assess any current needs such as food, transportation or childcare. CS will refer to other programs such as, DEA Program, or Refugee Program as appropriate and possible co-enrollment. JobEx will also provide language support if the client faces English proficiency as a barrier to accessing services. When determining eligibility, CS looks at a client's motivation to return to the workforce or seek better employment with higher wages, interest in skill gain, change in careers if applicable. A CS will also look at a clients employment barriers to gauge what individualized career services and case management to provide and develop in a clients plan.

FCCP will provide an enrolled participant to an assigned Career Specialist and the following Individualized Career Case-Managed Services: comprehensive assessment, including academic, professional and transferable skills; customer career planning;and the development of an individual employment plan (IEP). This will provide job seekers with a career pathway plan in an area of projected growth based on their individual interests, aptitudes, strengths and barriers. Additionally, FCCP will provide information about eligible training providers; individual career counseling including comprehensive case management; workforce preparation activities including resume preparation and interviewing skills; short term pre-vocational services; and access to support services. These activities will prepare job seekers for employment by improving their professional/soft skills, increasing their technical skills through approved training and improving their job readiness and employment preparedness. Furthermore, FCCP will provide access to support services as needed to pursue training, job attainment or retention. These activities will further increase employability through family and support services for employment activities. FCCP will continue to work collaboratively with adult education partners to provide ease of enrollment in English language classes, Adult Basic Education, and high school diploma completion services. FCCP will also continue to work collaboratively with partnered training providers for job seekers needing additional skills to improve employability in a growing occupation. Wraparound support will be provided by FCCP's suite of services and robust network of partners in our one stop shop delivery model. This means services will be brought to the customer through on site access or telephone immediate resource introductions.

Individualized Career Services & Case Management Activities:

Individualized career services and intensive case management can consist of the one or more of the following activities:

Comprehensive Assessment-Comprehensive and specialized assessments of the skill levels and service needs of adults, and/or in depth interview and evaluation to identify employment barriers and appropriate goals.

Career Planning- Through conducting career exploration and career assessment FCCP staff will assist clients with building an Individual Employment Plan (IEP) that reinforces employment goals and sets them on viable career pathways providing access to reliable information to assist with alignment with their employment goals.

Career Coaching-FCCP staff will utilize the individualized employment plan to provide one-on-one coaching or workshop facilitation on resume and cover letter writing, interviewing preparation and skills, and job search coaching as needed. Staff will provide Additional career coaching on soft skills as needed and for participants who want to learn more about Personal and

Professional Balance and Dealing With Conflict in the Workplace. This will support participants in employment placement and long term retention.

Customized Coaching & Mentorship-FCCP establishes a holistic and case managed family services modality to include support services for child care, financial supports/scholarships, healthcare access and increased social support to ensure parents can start or advance their careers with the appropriate resources and tools. FCCP staff will use a culturally responsive, trauma informed, and strength based coaching and mentorship to empower participants and especially specialized populations who are BIPOC, LGBT, experiencing homeless to fine-tune their soft skills while gaining autonomy over decision making and reaching self-sufficiency.

Building Professional Networks -FCCP will coordinate onsite and virtual employer recruitment sessions at the Job Center for direct job placement, a Spring Job Fair in collaboration with the Folsom Cordova Adult School. Clients will utilize their networking skills to build professional relationships with employers, discover jobs available in multiple industries or obtain long-term employment.

Training Scholarships – Participants will receive employment training scholarships that match with their IEP goals. Employment training provides accelerated training that helps participants learn specific knowledge or skills to secure employment in a specific career pathway. FCCP will offer at least 10 training scholarships to qualified participants for Adult Education programs and eligible training programs to support participants' success and placement.

Job Site Orientations – FCCP staff will utilize our ever-growing network of local business connections to coordinate job site orientations where clients will visit an employer site to tour the facility. Clients will receive an overview of the company facility and operations with the opportunity to discuss employment opportunities.

Employment Supportive Services- FCCP staff will provide employment supportive services and referrals to clients with identified needs and barriers to employment.

- **In- House Support Services** will include technology, transportation, employment supports covered by the JobEx program to expedite and ease financial costs for employment placement.
- **Out-Source Support Services** will be referrals made by FCCP staff to partnered wrap-around services providers that can support a program participant with Family Violence safety and planning, housing assistance, internet/utilities cost and childcare.

Upon completion of training activities/individualized services and attainment of employment, enrolled participants will be contacted by Career Specialist at minimum once per quarter to track and record continued employment, career development, and earning levels. Case notes

will be made in FCCP's online database and tracking system. Customers will have access to Career Specialist coaching staff and FCCP's Job Center for continued support with career pathway progress, resource referrals, and problem solving post-employment attainment.

The Job Developer will be focusing on employer engagement, referrals and job placement services. They will connect participants to work opportunities in the local community to develop technical and professional skills for their future success.

The Job Developer will create a business engagement plan according to clients career interests and employment goals and schedule meetings with employers and training providers to develop partnerships. FCCP will provide potential partners with an overview of JobEx, benefits of becoming an FCCP partner and chance for employers to discuss hiring needs. Partner employers will provide job site tours and orientation of their business for clients interested in direct hire. Training providers will be provided with a similar overview and discuss tuition costs, enrollment process and job placement after training completion.

The Job Developer will have a master list of employer and training partners sent weekly with current partners and job opportunities for JobEx staff to refer to when meeting with clients. Employment referrals from businesses will go directly to the Job Developer to review and coordinate job placement services. If clients express interest in a job opportunity, business, or training, the assigned Career Specialist will coordinate with the Job Developer for a job site orientation, job placement or enrollment process for training.

Furthermore, FCCP will provide job placement services through Employer Recruitment Sessions and Spring Job Fair. The Job Developer will work closely with the Manager to plan quarterly employer recruitment sessions with partner employers seeking to hire multiple individuals. Employers will provide a presentation on their business, work culture and job opportunities available to job seekers. After the presentations, employers and clients will get a chance to network and interview for direct hire. In the Spring, FCCP will partner with the Folsom Cordova Adult School to plan a Job Fair. The Job Developer will invite partners and new employers to network with clients and interview the same day for job placement. The employer recruitment sessions and Spring Job Fair will expedite the hiring process and allow for both employer and client needs to be met faster.

This project addresses the needs of Rancho Cordova's business community by integrating current labor market relevance in developing a ready labor force, interns and a referral system for connecting individuals to local employment opportunities. JobEx will positively impact Rancho Cordova's business climate and create opportunities for businesses to grow with a talented, local workforce. These components address the City of Rancho Cordova's mission to support and

value the development of children and youth, enhancing education services, improving quality of life for community members, and providing jobs to community residents.

c. Past Performance and Planned Outcomes

FCCP has been providing employment services to the community for ten years through SETA funded activities. Through this endeavor FCCP provided individualized career services including program eligibility, comprehensive assessment, and case management support for various training programs resulting in a training completion rate of 70% or better each year in Occupational Skills Sector Initiatives (OSSI) and Occupational Sector Trainings (OST). These services included technology access for job seekers, assistance with workforce preparation activities including resume preparation and interviewing skills, job search assistance and holding employer recruitments. Each month the Training Center was open, we saw an increase in job seekers seeking basic and individualized supports resulting in a current average of 200 job seekers per month. Folsom Cordova Job Center will exist in this same location within the highest poverty area of Rancho Cordova providing access to job seekers relying on public transportation, walking or biking.

FCCP has established a database for result oriented monitoring outcomes with an experienced Research Evaluation and Technician and will continue to learn and advance our skills to be able to create dashboards and work with the team to identify ways to address areas of need and develop a plan of improvement.

FCCP will develop quarterly performance program targets as a strategy to monitor and measure performance outcomes. All enrolled participants will be listed in a spreadsheet database system that states the participant's program status, employment status, and training status. JobEx staff will be able to update the status of each section in the online database and track individualized career case management activities through casenotes to capture a participant's progress in the program. Salary increase and job placements will be tracked in the database system. Job placements will include the name of employer, address, wage, and title to document the location of the job and salary increase.

The planned performance measures and outcomes of the program are defined in the chart below and will be monitored to meet grant performance outcomes.

Performance Measure	Definition	Program Target
Enrollments	Job seeker in Rancho Cordova seeking skilled-training and employment.	90
Individualized Career Case-Managed Activities	Services provided by Career Specialists and JobEx Program defined in Section 2 under	90

	Individualized Career Services & Case Management Activities.	
Training Scholarships	Accelerated training that helps participants learn specific knowledge or skills to secure employment in a specific career pathway.	10
Total Employment Placements	Combined total of direct employment placements and training scholarship employment placements	50
Direct Employment Placements	Participants who received individualized career services and intensive case management and obtained employment.	40
Training Scholarships to support Employment Placement	Participants who received a training scholarship and obtained employment after completing training.	10

d. Partnerships

FCCP will be working collaboratively with Futuro Health, General Assembly and North State Building Industry Foundation to identify and refer enrolled program participants into skilled training opportunities in the healthcare, technology, energy, contraction, utilities and manufacturing industries. These industries are in high demand and offer living wage salaries.

FCCP will be partnering with Folsom Cordova Unified School District and specific school sites in administration of this program for referrals. Folsom Lake College, Northstate College of Health Sciences, California State University Sacramento and UC Davis are partners with FCCP that provide educational panels and presentations to participants interested in higher education and training.

FCCP also works closely with Sacramento Food Bank, Rancho Cordova Foodlocker, Hagan Community Center, WEAVE, Volunteers of America Transitional Housing, CA Department of Human Assistance and other organizations that will provide wrap-around services to program participants.

FCCP continues to provide home visitation, Safety Net, Family Self-Sufficiency and Family Resource Center services to over 3,000 families annually. Most recently with COVID-19, FCCP advanced its role to include community access to public health COVID site testing in collaboration with the State of California and at the height of the pandemic provided over 500 tests each day the testing site was open. The successful collaboration serving the community

resulted in further funding to provide linkage and financial resources to individuals who tested positive to reduce the risk of spread and provide support for families to safely quarantine.

e. Project Expected Timeline

Milestone	Date	Key Prerequisite Milestone / Contingency
Identify and hire, train key staff	12/1/2022-1/31/2023	Director of Programs and Employment Services Manager have over 5 years of combined experience and will hire and train staff within 30-60 days of hiring.
Review and finalize intake process to be able to track Rancho Cordova residents and establish eligibility requirements.	12/1/2022-1/20/2023	Referral Form and Orientation Presentation
Develop Program & Marketing Timeline of Events	12/1/2022-1/31/2023	Once funding is approved, the Employment Services Manager and staff can develop a timeline of events, supplies and resources needed to plan and execute accordingly.
Program Participant Enrollment	1/23/2023-12/31/2023	90 Participants Enrollments all provided with career services and intensive case management activities.
Individualized Career Services	1/23/2023-12/31/2023	Career Services & Intensive Management Activities tracked through case notes and IEP - Comprehensive Assessment - Career Planning - Career Coaching - Customized Coaching & Mentorship - Building Professional Networks - Training Scholarships - Job Site Orientations - Employment Supports
Employer Recruitment Session #1	Completed by 3/31/2023	Job Developer identifies an employer with multiple job opportunities and will coordinate with JobEx staff to invite clients to session. Attendance and job placement will be tracked

		by Career Specialists in case notes and database.
Spring Job Fair	Completed by 4/30/2023	Manager and Job Developer identify employer partners to invite and coordinate with Folsom Cordova Adult School to schedule a Job Fair event on the school campus. Attendance will be tracked through online registration form and check-in. Job Placement will be tracked in FCCP's database system and Career Specialists' case notes.
Job Placements & Training Placements	1/23/2023-12/31/2023	50 Employment placement 10 Training Scholarships
Employer Recruitment Session #2	Completed by 6/30/2023	Job Developer identifies an employer with multiple job opportunities and will coordinate with JobEx staff to invite clients to session. Attendance and job placement will be tracked by Career Specialists in case notes and database
Employer Recruitment Session #3	Completed by 9/30/2023	Job Developer identifies an employer with multiple job opportunities and will coordinate with JobEx staff to invite clients to session. Attendance and job placement will be tracked by Career Specialists in case notes and database.
Employer Recruitment Session #4	Completed by12/31/2023	Job Developer identifies an employer with multiple job opportunities and will coordinate with JobEx staff to invite clients to session. Attendance and job placement will be tracked by Career Specialists in case notes.
Performance Outcomes and Follow-Up	1/23/2023-12/31/2023	Result Oriented Monitoring Outcome to be established to assist with tracking of milestones. Track Participant Eligibility and Progress in Program.

Section 5: Sources and Uses of Funds-

Provide detailed Sources and Uses tables which clearly state:

a. Each funding source and proposed or committed amount.

The JobEx program does not have any additional funding sources committed to this program. Our requested funding amount will be the only source of funding for this program. JobEx is an expansion of services to the residents of Rancho Cordova.

b. Evidence of funding commitment, for any funds committed.

The JobEx program does not have any additional funding sources committed to this program. Our requested funding amount will be the only source of funding for this program.

c. A table that identifies sources and uses by funding source.

The JobEx program does not have any additional funding sources committed to this program. Our requested funding amount will be the only source of funding for this program.

Section 6: Conflict of Interest Statement

Submit a statement regarding any activities or relationships of the proposer that might create a conflict of interest for the proposer or the city, and, if such activities or relationships exist, a description of the facts, legal implications, and possible effects sufficient to permit the city to appreciate the significance of the conflict and to grant any conflict waiver, if appropriate and necessary.

FCCP is not aware of any Conflicts of Interest as it pertains to our application for the Rancho Cordova Workforce Recovery Program.

Section 7: Exceptions

Note any exceptions to the NOFA requirements in their entirety. The city may reject any requests for modifications to the NOFA requirements that were not noted in response to this NOFA.

FCCP is asking for an exception to providing financial audit reports for FY 2020-2021 and FY 2021-2022. FCCP uses an independent CPA firm to audit its finances every year. Due to the pandemic, FCCP has not completed its FY 2020-2021 audit and is starting the FY 2021-2022 audit. FCCP has provided the FY 2019-2020 audit in Section 8. FCCP will provide the City of Rancho Cordova its FY 2020-2021 and FY 2021-2022 audits once they are available for distribution.

Section 8: Supportive Information

This section may include graphs, charts, photos, resumes, references, etc. in support of the applicants' qualifications and/or project plan.

Attachments included in Section 8: Supportive Information include:

Budget Narrative
FCCP Financial Annual Report FY 2019-2020
Gross / Net Revenue Reports – FY 2020/2021, FY 2021/2022
Evidence of 501 (c)(3) tax‑exempt status
Evidence of current business license
Resumes of Key Staff
Letters of Support

Section 8:

Budget Narrative

Budget Narrative

City of Rancho Workforce Recovery Program
Folsom Cordova Community Partnership
Project Name - JobEx Program

Budget Summary

Personnel Costs	$	324,495.60
Other Program Costs	$	13,781.00
Direct Participant Costs	$	41,000.00
Total	**$**	**379,276.60**

Budget Narrative

		FTE	
Personnel Costs:			
Manager		0.5	$31,200.00
Career Specialist		1	$49,920.00
Career Specialist		1	$49,920.00
Career Specialist		1	$49,920.00
Job Developer		0.5	$24,960.00
Admin Services Coordinator		0.2	$9,984.00
Accounting Admin Director		0.05	$5,000.00
Acounting- Admin Asst		0.05	$2,808.00
Director of Programs		0.25	$20,000.00
Ex Director		0.05	$5,900.00
Fringe Benefits / calculated at 30%			$ 74,883.60
	total FTE	4.60	
Other Program Costs:			
Rent: $100 x 1 FTE			$460.00
Insurance Serivces $600 per FTE			$2,760.00
Audit Services $600 per FTE			$2,760.00
Landline/Internet $50 per FTE			$230.00
Mobile: $30 x 12 per FTE			$1,656.00
Mileage: $.625 x 50 of miles per mth x 12 x FTE			$1,725.00
Copier/Printing $100 x 12 mths			$1,200.00
Supplies: General $150 per FTE			$690.00
Supplies: Program $100 x 12mth			$1,200.00
Program Outreach:			$600.00
Staff Training:			$500.00
Direct Participant Cost:			
Training Scholarships			$ 30,000.00
Supportive Services			
	Employment Supports		$ 4,000.00
	Technology Supports		$ 5,000.00
	Transportation Supports		$ 2,000.00

Training Scholarships

	10	placements
$	3,000.00	amount per placement
$	30,000.00	total

Section 8:

FCCP Approved FY 2019-2020

Financial Annual Report and

Gross / Net Revenue Reports

FY 2020/2021 & FY 2021/2022

FOLSOM CORDOVA COMMUNITY PARTNERSHIP

Independent Auditor's Report
and
Financial Statements

June 30, 2020

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INDEPENDENT AUDITOR'S REPORT

NICHOLSON
& OLSON
CERTIFIED PUBLIC
ACCOUNTANTS
729 Sunrise Avenue, Suite 303
Roseville, California 95661
(916) 786-7997

To the Board of Directors
Folsom Cordova Community Partnership
Rancho Cordova, California

Report on the Financial Statements

We have audited the accompanying financial statements of Folsom Cordova Community Partnership (a nonprofit organization), which comprises the statement of financial position as of June 30, 2020, and the related statements of activities and change in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Board of Directors
Folsom Cordova Community Partnership

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Folsom Cordova Community Partnership as of June 30, 2020, and the change in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information on page 15 is presented for purposes of additional analysis and is not a required part of the financial statements. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financials statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 18, 2021 on our consideration of Folsom Cordova Community Partnership's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Folsom Cordova Community Partnership's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Folsom Cordova Community Partnership's internal control over financial reporting and compliance.

Nicholson & Olson

Certified Public Accountants
Roseville, California
January 18, 2021

FINANCIAL STATEMENTS

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Statement of Financial Position
June 30, 2020

Assets		
Current assets:		
Cash and cash equivalents	$	400,266
Grants and contracts receivable		342,121
Prepaid expenses		9,225
Deposits		3,000
Total current assets		754,612
Capital assets:		
Property and equipment net of accumulated depreciation		42,535
Total Assets	$	797,147
Liabilities and Net Assets		
Current liabilities:		
Accounts payable	$	85,456
Accrued expenses		103,994
Total liabilities		189,450
Net assets:		
Without restrictions		576,261
With donor restrictions		31,436
Total net assets		607,697
Total Liabilities and Net Assets	$	797,147

The accompanying notes are an integral part of these financial statements

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Statement of Activities
Year Ended June 30, 2020

	Without Restrictions	With Donor Restrictions	Total
Revenue and Support			
Contributions	$ 36,560	$ -	$ 36,560
Grants and contracts:			
Sacramento Employment & Training Agency	747,711	-	747,711
First Five Sacramento Commission	857,855	-	857,855
Other government and private	489,437	62,119	551,556
Donated goods and services	20,704	-	20,704
Net assets released from restrictions	42,321	(42,321)	-
Total revenue and support	2,194,588	19,798	2,214,386
Other Revenues			
Special events revenue	27,781	-	27,781
Special events expense	(11,987)	-	(11,987)
Net special events	15,794	-	15,794
Interest income	1,598	-	1,598
Other income	18,463	-	18,463
Total other revenues	35,855	-	35,855
Total Revenue, Support, and Other	2,230,443	19,798	2,250,241
Expenses			
Program services			
Birth & Beyond - First 5 Commission	857,855	-	857,855
Birth & Beyond - DHHS	229,801	-	229,801
Employment services	637,368	-	637,368
Youth, Family, Community services	435,415	-	435,415
Total program services	2,160,439	-	2,160,439
Support services			
Management and general	61,545	-	61,545
Fundraising	30,822	-	30,822
Total Expenses	2,252,806	-	2,252,806
Change in net assets	(22,363)	19,798	(2,565)
Net assets, beginning of year	598,624	11,638	610,262
Net assets, end of year	$ 576,261	$ 31,436	$ 607,697

The accompanying notes are an integral part of these financial statements

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Statement of Functional Expenses
Year Ended June 30, 2020

	Birth & Beyond			Other Program Services			Support Services		
	First 5 Commission	DHHS	Subtotal	Employment Services	Youth, Family & Community Services	Total Program Services	Management & General	Fundraising	Total Expenses
Salaries and wages	$ 528,172	$ 130,867	$ 659,039	$ 443,404	$ 187,723	$ 1,290,166	$ 33,094	$ 21,442	$ 1,344,702
Payroll taxes and benefits	139,724	36,235	175,959	119,224	54,011	349,194	8,725	5,725	363,644
Total personnel costs	667,896	167,102	834,998	562,628	241,734	1,639,360	41,819	27,167	1,708,346
AmeriCorps & program consul	10,817	23,110	33,927	30,073	29,660	93,660	-	-	93,660
Assistance to families	795	126	921	1,103	125,777	127,801	84	-	127,885
Accounting & auditing fees	6,198	2,128	8,326	4,476	2,586	15,388	209	153	15,750
Conferences & training	3,930	1,575	5,505	1,934	1,827	9,266	392	-	9,658
Dues, licenses & fees	-	-	-	140	50	190	6,885	-	7,075
Insurance	8,479	2,386	10,865	4,348	3,451	18,664	(1,403)	189	17,450
Office	893	214	1,107	4,288	3,002	8,397	(503)	189	8,083
Postage and shipping	701	103	804	172	108	1,084	1,089	23	2,196
Printing and publications	7,103	1,499	8,602	1,519	621	10,742	659	239	11,640
Program outreach activities	907	120	1,027	2,143	3,449	6,619	2,445	1,000	10,064
Rent	56,932	12,497	69,429	4,270	769	74,468	1,356	821	76,645
Staff development	-	-	-	-	-	-	1,650	-	1,650
Supplies	51,946	8,297	60,243	11,753	16,432	88,428	3,176	70	91,674
Telephone	8,943	2,352	11,295	4,153	3,090	18,538	656	342	19,536
Travel and transportation	4,931	799	5,730	4,368	2,903	13,001	631	629	14,261
Depreciation	-	-	-	-	-	-	15,351	-	15,351
In-kind expenses	-	-	-	-	-	-	20,704	-	20,704
Miscellaneous	474	91	565	-	(44)	521	657	-	1,178
Indirect costs	26,910	7,402	34,312	-	-	34,312	(34,312)	-	-
Total expenditures	$ 857,855	$ 229,801	$1,087,656	$ 637,368	$ 435,415	$ 2,160,439	$ 61,545	$ 30,822	$ 2,252,806

The accompanying notes are an integral part of these financial statements

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Statement of Cash Flows
Year Ended June 30, 2020

Cash Flows from Operating Activities		
Change in net assets	$	(2,565)
Adjustments to reconcile change in net assets to net cash provided (used) by operating activities:		
Depreciation, a noncash expense		15,351
(Increase) decrease in:		
Grants and contracts receivable		75,305
Prepaid expenses		995
Increase (decrease) in:		
Accounts payable		55,586
Accrued expenses		37,268
Deferred income		(5,576)
Net cash provided (used) by operating activities		176,364
Beginning cash and cash equivalents		223,902
Ending cash and cash equivalents	$	400,266

The accompanying notes are an integral part of these financial statements

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

The notes to the financial statements include a summary of significant accounting policies and other notes considered essential to fully disclose and fairly present the transactions and financial position of the Organization as follows:

Note 1 - Summary of Significant Accounting Policies

Note 2 - Grants and Contracts Receivable

Note 3 - Property and Equipment

Note 4 - Net Assets With Donor Restrictions

Note 5 - Lease Commitments

Note 6 - Salary Deferral Plan

Note 7 - Contingencies

Note 8 - Concentrations of Revenue

Note 9 - Liquidity Management

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 1 - Summary of Significant Accounting Policies

This summary of significant accounting policies of Folsom Cordova Community Partnership (the Organization) is presented to assist in understanding the Organization's financial statements. The financial statements and notes are representations of the Organization's management who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

Description of Organization

Folsom Cordova Community Partnership is a nonprofit Organization founded in 1992 as the Folsom Cordova Schools Foundation, a community-based Organization with a mission to mobilize and integrate resources that enhance the education, health and well being of the children and families of the community. The Organization brings together community programs and partners to assess and address community needs, thereby, maximizing resources while reducing duplication of services with the end result being a unified, self-sufficient community which is in-tune with its needs and has the ability to resolve its challenges.

Basis of Presentation

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor or grantor-imposed restrictions. Accordingly, the net assets of the Foundation and changes therein are classified as follows:

Net Assets Without Donor Restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the objectives of the Organization. The Board of Directors may designate assets without restrictions for specific operational purposes.

Net Assets With Donor Restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Organization or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Contributions received with donor-imposed restrictions that are met in the same year in which the contributions are received are classified as contributions without restrictions.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

Method of Accounting
The financial statements of the Organization have been prepared on the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when the obligation is incurred, rather than when cash is collected or disbursed.

Description of Programs
The Organization's primary mission is to enhance the education, health, and well-being of the children, youth, and adults in the community.

Employment Services provide employment resources and on the job training to individuals and families in Rancho Cordova, Folsom and surrounding areas of Sacramento County.

Youth Services build positive relationships for youth and provides a solid foundation to add support and opportunity to live their lives productively. The program merges youth-centered programming with long-term strategies to decrease youth alcohol and drug use, increase community and school safety and increase access to college and other post-secondary education.

Family Services provide a walk-in resource center that works in partnership with the community to build strong families, meet the needs of growing children and establish a "hub" for community driven activities and services. The center hosts parenting classes, workshops, support groups and family fun night, and other events.

Birth and Beyond is a family centered in-home lesson-based program. The weekly lessons focus on positive self-concept, child development, empathy, alternatives to corporal punishment, nurturing skills and the use of positive communication.

Community Support Services focuses on meeting the basic needs of the community while acting as the "gateway" to the Organization's other programs and services. The program provides one-to-one crisis assessment, community-based advocacy, resource and referrals and short-term solution focused case management. Services include emergency supplies of food and diapers, utility shut off prevention, eviction prevention, emergency shelter and transportation assistance.

Cash and Cash Equivalents
The Organization considers all cash accounts, which are not subject to withdrawal restrictions or penalties, and all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

Concentration of Credit Risk
The Organization maintains a significant portion of its cash with one financial institution, which is insured by the Federal Deposit Corporation (FDIC) up to $250,000. At June 30, 2020, bank balance exceeded FDIC limits by approximately $97,000. Management believes the Organization is not exposed to any significant credit risk related to cash.

Grants and Contracts Receivables
Grants and contracts receivable consist of noninterest-bearing amounts and are based on agreements with various agencies and organizations. These amounts represent expenditures for which reimbursement has been requested but not yet received. Management believes all grants and contract receivables to be fully collectible; therefore, no allowance for doubtful accounts is considered necessary.

Capital Assets
Property and equipment are recorded at cost. Donations of property and equipment are recorded at their estimated fair market value on the date of donation. Depreciation and amortization are provided using the straight-line method over the estimated useful lives of the assets which range from three to five years. When assets are sold or otherwise disposed of, the cost and related depreciation are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Maintenance and repairs, which do not improve or extend the lives of the respective assets, are expensed as incurred.

Compensated Absences
Employees for the Organization are entitled to paid annual leave depending on job classification and length of service, which is payable upon termination of the employee. Annual leave accruals are recorded in the financial statements as accrued expenses totaling $52,170 at June 30, 2020.

Deferred Revenue
Payments received in advance for services and events to be provided in future fiscal years are recorded as deferred revenue and are recognized as revenue when the goods or services have been provided. Revenue recognized includes $5,576 which was included in deferred revenue at the beginning of the year.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

Revenue Recognition

The majority of the Organization's revenue is derived from cost-reimbursable federal and state contracts and grants, which are conditioned upon certain performance requirements and/ or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the expense has been incurred in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position. No amounts have been received in advance under the federal and state contracts and grants at June 30, 2020.

Special events revenue is comprised of an exchange element based upon the direct benefits donors receive and a contribution element for the difference. The Organization recognizes special events revenue equal to the fair value of direct benefits to donors when the special event takes place and recognizes the contribution element immediately, unless there is a right of return if the special event does not take place.

Donated Goods and Services

Contributions of donated non-cash assets are recorded at their fair values in the period received. Contributions of donated services that create or enhance non-financial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at their fair values in the period received. For the year ended June 30, 2020, $20,704 has been included in the statement of activities as in-kind revenues and in the statement of functional expenses as in-kind expenses.

Numerous volunteers have made contributions of their time to the Organization to deliver programs and raise operating funds. The value of this contributed time is not reflected in these financial statements as they do not meet the criteria for recognition under Generally Accepted Accounting Principles.

Income Tax Status

The Organization is tax-exempt under Section 501(c)(3) of the Internal Revenue Code and Section 23701(d) of the California Revenue and Taxation Code. Therefore, it is not obligated to pay Federal or State income taxes unless its unrelated business income exceeds $1,000. There are no uncertain tax positions or other provisions for income taxes that should be recognized in these financial statements. Generally, the Organization's tax returns remain open for three years for federal income tax examination and four years for state income tax examinations.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 1 - Summary of Significant Accounting Policies (concluded)

Use of Estimates
The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fair Value Measurements
Generally accepted accounting principles require fair value to be measured by maximizing the use of observable inputs and minimizing the use of unobservable inputs. There are three levels of inputs that may be used to measure fair value; Level 1 uses quoted prices and active markets for identical assets or liabilities when determining fair market value; Level 2 uses non-active quoted prices for similar assets and liabilities that can be corroborated with market data; and Level 3 uses unobservable information with little or no market data. The Organization reports assets and liabilities using Level 1 inputs.

Functional Allocation of Expenses
The costs of providing the Organization's various programs and other activities have been summarized on a functional basis in the statement of activities. Expenses are charged to each program based on specific expenditures incurred. Certain expenses are attributable to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Expenses that are allocated include salaries and payroll related expenses, occupancy, professional fees, insurance, and depreciation which are allocated based on square footage or salary expenditures in that program area.

Subsequent Events
Management of the Organization has evaluated subsequent events through January 18, 2021, the date the financial statements were available to be issued and has determined that no events have occurred that require additional disclosure.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 2 - Grants and Contracts Receivable

At June 30, 2020, the following amounts were receivable from the following funding sources:

California Department of Social Services	$ 29,531
City of Rancho Cordova	9,304
County of Sacramento Department of Health & Human Services	21,703
First Five County of Sacramento Commission	199,235
County of Sacramento Employment Training Agency	81,091
Others	1,257
Total grants and contracts receivable	$ 342,121

Note 3 - Property and Equipment

Property and Equipment at June 30, 2020 consists of the following:

Vehicles	$ 31,781
Office equipment & furniture	67,272
Tenant improvements	78,921
	177,974
Less accumulated depreciation	(135,439)
Net property and equipment	$ 42,535

Depreciation expense for the year ended June 30, 2020 amounted to $15,351.

Note 4 - Net Assets With Donor Restrictions

At June 30, 2020, net assets with donor restrictions were available for the following purposes:

Family services	$ 10,491
Youth services	20,945
Total temporarily restricted net assets	$ 31,436

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 5 - Lease Commitments

The Organization leases office facilities and office equipment under long-term operating leases through July 2023 and June 2025. Total rent expense relating to office facilities and office equipment amounted to $76,646 and $3,900 respectively for the year ending June 30, 2020. Future minimum lease payments under these long-term operating leases are as follows:

Year Ending June 30	
2021	$ 80,097
2022	82,359
2023	84,682
2024	11,473
2025	4,800
Total future minimum lease payments	$ 263,411

Note 6 - Employee Benefit Plans

Salary Deferral
The Organization provides an Internal Revenue Code section 401(k) salary deferral plan for the benefit of all employees, which allows them to defer a portion of their annual compensation. The Board of Directors may elect to make contributions to the plan on an annual basis. No contribution was authorized for the year ended June 30, 2020.

Flexible Benefit Plan
The Organization maintains a flexible spending plan (cafeteria plan) for qualifying employees, which allows each employee to choose between receiving compensation or funding one or more tax-free benefits. At June 30, 2020, the Organization provides between $500 and $900 per month to each employee under this plan.

Note 7 - Contingencies

The Organization's contracts are subject to inspection and compliance audits by the appropriate governmental funding agencies. The purpose is to determine whether program funds were used in accordance with their respective guidelines and regulations. The potential exists for disallowance of previously funded program costs. The Organization has not experienced any disallowances of program costs from these governmental audits. Management cannot reasonably estimate any ultimate potential liability and believes it is not exposed to any significant risk, which may result from these governmental audits. Accordingly, the Organization has recorded no provision for the possible disallowance of program costs on its financial statements.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Financial Statements
June 30, 2020

Note 8 - Concentrations of Revenue

The Organization operates certain programs, which are dependent on continued funding from government agencies. If a significant reduction from these sources occurred, the organization's ability to maintain related programs would be significantly impacted. For the year ended June 30, 2020, the Organization received approximately 91% of its revenues and support from various government agencies as follows:

First 5 Commission	38%
Sacramento Employment Training Agency	33%
Other agencies	20%
	91%

Note 9 - Liquidity Management

The following reflects the Organization's financial assets as of June 30, 2020, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year.

Cash and cash equivalents	$ 400,266
Accounts receivable	342,121
Financial assets available	742,387
Less: amounts unavailable for general expenditures within one year, due to contractual or donor-imposed restrictions	(31,436)
Financial assets available to meet cash needs for general expenditures within one year	$ 710,951

The Organization's programs and overhead are supported primarily with cost-reimbursement government and private grants and cash needs are expected to be met on a monthly basis. There are no internal limitations or board designations on available resources. The Organization's goal is to maintain financial assets at a level equal to 90-180 days of operating expenses. As part of the liquidity management plan, cash in excess of daily requirements is maintained in money market funds. The Organization continues to manage its liquidity by developing annual operating budgets that provide sufficient funds to support operating expenditures, liabilities, and other obligations.

OTHER REPORTS

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
First 5 Commission Expenditures
Year Ended June 30, 2020

	First 5 Commission	DHA CalWorks	Total First 5 Commission Expenditures
Revenue and Support			
Grants and contracts	$ 566,746	$ 291,109	$ 857,855
Expenses			
Salaries and wages	329,692	198,480	528,172
Payroll taxes and benefits	88,024	51,700	139,724
AmeriCorps & program consultants	9,667	1,150	10,817
Assistance to families	795	-	795
Accounting & audit fees	4,986	1,212	6,198
Conferences & training	2,282	1,648	3,930
Dues, licenses & fees	-	-	-
Insurance	6,420	2,059	8,479
Office	658	235	893
Postage and shipping	626	75	701
Printing and publications	5,438	1,665	7,103
Program outreach activities	635	272	907
Rent	43,740	13,192	56,932
Supplies	41,818	10,128	51,946
Telephone	6,864	2,079	8,943
Travel and transportation	4,134	797	4,931
Miscellaneous	474	-	474
Indirect costs	20,493	6,417	26,910
Subtotal	566,746	291,109	857,855
Capitalized purchases	-	-	-
Total expenditures	566,746	291,109	857,855
Change in net assets	$ -	$ -	$ -

The accompanying notes are an integral part of these financial statements

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Folsom Cordova Community Partnership
Rancho Cordova, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Folsom Cordova Community Partnership (a non-profit organization), which comprise the statement of financial position as of June 30, 2020 and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated January 18, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Folsom Cordova Community Partnership's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the organization's internal control. Accordingly, we do not express an opinion on the effectiveness of Folsom Cordova Community Partnership's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatement on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Folsom Cordova Community Partnership's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Nicholson & Olson

Certified Public Accountants
Roseville, California
January 18, 2021

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Board of Directors
Folsom Cordova Community Partnership
Rancho Cordova, California

Report on Compliance for Each Major Federal Program

We have audited Folsom Cordova Community Partnership's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Folsom Cordova Community Partnership's major federal programs for the year ended June 30, 2020. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of Folsom Cordova Community Partnership's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Organization's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of Folsom Cordova Community Partnership's compliance.

Opinion on Each Major Federal Program

In our opinion, Folsom Cordova Community Partnership complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

Report on Internal Control Over Compliance

Management of Folsom Cordova Community Partnership is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Folsom Cordova Community Partnership's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program, and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Folsom Cordova Community Partnership's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness* in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report on internal control over compliance is soley to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Nicholson & Olson

Certified Public Accountants
Roseville, California
January 18, 2021

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2020

Federal Grantor/Pass-through Grantor/Program or Cluster	Federal CFDA Number	Pass-through Identification Number	Federal Expenditures
US Department of Health & Human Services			
Pass-through Programs from:			
Sacramento Employment & Training Agency			
CSBG - Safety Net Services	93.569	20C208FSS	$ 23,997
CSBG - Family Self Sufficiency	93.569	20C208SN	52,471
Total Community Services Block Grant			76,468
Sacramento Employment & Training Agency			
Refugee Social Services - Vocational ESL	93.566	203430RS-18(E2)	57,493
Refugee Social Services - Employment Services	93.566	203430RS-18(E2)	90,991
Refugee Social Services - VESL - OJT	93.566	208430RS-19(E)	104,903
California Departament of Social Services			
YMP Youth Mentoring Program	93.566	YMP19FCCP	42,887
Total Refugee & Entrant Assistance State Grants			296,274
Sacramento County Department of Human Assistance			
Expanded Subsidized Employment	93.558	DHA-FCCP-01-20	25,051
California Departament of Social Services			
Child Abuse Prevention Council of Sacramento			
Foster Care Title IV-E	93.658	7805000-19/20-583	229,901
Office of Child Abuse Prevention			
Child Abuse & Neglect State Grants	93.669	EE-FCCP-18-21	44,214
Office of Child Abuse Prevention	93.590	EE-FCCP-18-21	29,476
First Five Families	93.590	18/19-EP-285-A1	5,565
Total Community Based Child Abuse Grant			35,041
Total US Department of Health & Human Services			**$ 706,949**
US Department of Labor			
Pass-through Sacramento Employment & Training Agency			
Workforce Innovation and Opportunity Act (WIOA)			
SWCS - Adult Funds	17.258	208201SWSC (E3)	196,218
SWCS - Dislocated Workers	17.278	208201SWSC (E3)	69,527
Disability Employment Accelerator / OJT	17.258	208999DEA	19,143
Out of School Youth	17.259	208301OS-19 (E2)	133,030
Total WIOA Cluster	**Total US Department of Labor**		**$ 417,918**
US Department of Housing & Urban Development			
Pass-through from City of Rancho Cordova			
Community Development Block Grant	14.218	197-2018-1	**$ 27,539**
US Department of Homeland Security			
Pass-through from United Way Worldwide			
Emergency Food & Shelter National Board Program	97.024	Phase 36	**$ 7,093**
Total Expenditures of Federal Awards			**$ 1,159,499**

See accompanying Notes to Schedule of Expenditures of Federal Awards

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Notes to Schedule of Expenditures of Federal Awards
Year Ended June 30, 2020

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of Federal awards includes the Federal award activity of Folsom Cordova Community Partnership, under programs of the federal government for the year ended June 30, 2020 in accordance with the requirements of Title 2 U. S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Organization, it is not intended to and does not present the financial position, changes in net assets, or cash flows of Folsom Cordova Community Partnership.

Note 2 - Summary of Significant Accounting Policies

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U. S. *Code of Feral Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowed or are limited as to reimbursement.

Note 3 - De Minimis

Folsom Cordova Community Partnership has elected to not use the ten (10) percent de minimis indirect cost rate as covered in section 200.414 of the Uniform Guidance for Federal Awards. Instead of electing a ten (10) percent de minimis indirect cost rate, the Organization has a cost allocation plan approved by the granting agencies.

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
Schedule of Findings and Questioned Costs
Year Ended June 30, 2020

A. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

1. Type of auditor's report issued:	Unmodified
2. Internal control over financial reporting:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified not considered to be material weaknesses?	None reported
3. Noncompliance material to financial statements noted?	No

Federal Awards

1. Internal control over major programs:	
a. Material weaknesses identified?	No
b. Significant deficiencies identified not considered to be material weaknesses?	None reported
2. Type of auditor's report issued on compliance for major programs:	Unmodified
3. Any audit findings disclosed that are required to be reported in accordance with 2CFR Section 200.516(a)?	No

4. Identification of major programs:

CFDA Cluster	Name of Federal Program or Cluster
93.566	U.S. Department of Health & Human Services Refugee & Entrant Assistance State Grants

5. Dollar threshold used to distinguish between Type A and Type B programs	$750,000
6. Auditee qualifies as low-risk auditee under 2CFR Section 200.516(a):	Yes

B. FINDINGS – FINANCIAL STATEMENT AUDIT

None

C. FINDINGS AND QUESTIONED COSTS – MAJOR FEDERAL PROGRAM AUDIT

None

D. PRIOR YEAR FINDINGS

None

2:54 PM
10/20/22
Accrual Basis

Folsom Cordova Community Partnership
Profit & Loss
July 2020 through June 2021

	Jul '20 - Jun 21
Ordinary Income/Expense	
Income	
40000 · CONTRIBUTIONS - GENERAL	11,251.57
41000 · BOARD GIVING	2,611.07
42100 · Major Donor Contributions	6,500.00
43000 · EVENT REVENUE	2,250.00
44000 · GRANTS & CONTRACTS INCOME	2,891,041.47
44200 · RESTRICTED DONATIONS	8,600.00
44500 · ADMINISTRATION FEES /GRANTS	15,764.69
45000 · INTEREST INCOME	864.22
49000 · CONTRIBUTIONS- WORKPLACE GIVING	3,461.36
Total Income	2,942,344.38
Gross Profit	2,942,344.38
Expense	
60000 · SALARIES & WAGES	1,675,438.73
60002 · Fringe Benefits	374,391.23
60003 · Payroll Adjustment & Deductions	-1,274.25
60007 · Vacation Expense	18,134.00
61001 · AUDIT FEES	15,750.00
61005 · ADMINISTRATION FEES/GRANTS	0.00
61010 · ADVERTISING / MEDIA / OUTREACH	6,464.82
61015 · ASSISTANCE TO FAMILIES	413,364.79
61017 · AMERICORPS MEMBER	7,512.65
61025 · BANK FEES and CREDIT CARD FEES	88.25
61035 · CONFERENCES / TRAININGS	10,361.42
61040 · Program Contract Serv/ Consult	175,922.11
61045 · DUES & MEMBERSHIPS	198.00
61059 · COMMUNITY EVENT EXPENSE	6,498.40
61060 · FUNDRAISING EVENT EXPENSE	144.00
61061 · Background/DMV check	597.33
61085 · INCENTIVES & ACTIVITIES	10,060.00
61090 · INSURANCE	17,613.99
61105 · LICENSES & FEES	6,570.52
61120 · POSTAGE & SHIPPING	1,136.70
61125 · PROGRAM OUTREACH ACTIVITIES	5,941.77
61130 · RENT & UTILITIES	82,838.80
61140 · EMPLOYEE TEAM BUILDING	712.09
61145 · SUPPLIES / MATERIALS - OFFICE	7,125.22
61146 · SUPPLIES/MATERIALS PROGRAM	143,440.05
61150 · Landline/Internet/Communication	7,162.51
61151 · Mobile Communication	16,081.99
61155 · MILEAGE	3,734.01
61156 · VEHICLE FUEL	129.07
61165 · VEHICLE MAINTENANCE	396.00
65030 · PRINTING & COPYING	2,049.63
Total Expense	3,008,583.83
Net Ordinary Income	-66,239.45
Net Income	**-66,239.45**

2:55 PM
10/20/22
Accrual Basis

Folsom Cordova Community Partnership
Profit & Loss
July 2021 through June 2022

	Jul '21 - Jun 22
Ordinary Income/Expense	
Income	
Sales	21,631.03
40000 · CONTRIBUTIONS - GENERAL	34,184.43
41000 · BOARD GIVING	283.82
42100 · Major Donor Contributions	500.00
43000 · EVENT REVENUE	3,889.00
44000 · GRANTS & CONTRACTS INCOME	3,231,790.25
44200 · RESTRICTED DONATIONS	250.00
44500 · ADMINISTRATION FEES /GRANTS	12,915.30
45000 · INTEREST INCOME	142.52
49000 · CONTRIBUTIONS- WORKPLACE GIVING	3,442.65
49700 · Misc Income	2,425.00
Total Income	3,311,454.00
Gross Profit	3,311,454.00
Expense	
60002-2 Fringe Benefits	0.00
General Supply Pool (deleted)	-462.80
60000 · SALARIES & WAGES	1,575,108.93
60002 · Fringe Benefits	381,175.67
60003 · Payroll Adjustment & Deductions	8,715.94
60007 · Vacation Expense	11,339.90
61001 · AUDIT FEES	16,750.00
61005 · ADMINISTRATION FEES/GRANTS	3,816.00
61010 · ADVERTISING / MEDIA / OUTREACH	3,438.30
61015 · ASSISTANCE TO FAMILIES	410,034.26
61017 · AMERICORPS MEMBER	23,389.24
61025 · BANK FEES and CREDIT CARD FEES	280.34
61035 · CONFERENCES / TRAININGS	7,226.40
61040 · Program Contract Serv/ Consult	158,069.98
61041 · Gen'l Contract Serv/ Consultant	144.00
61045 · DUES & MEMBERSHIPS	2,029.89
61059 · COMMUNITY EVENT EXPENSE	1,800.10
61061 · Background/DMV check	681.00
61085 · INCENTIVES & ACTIVITIES	8,613.00
61090 · INSURANCE	17,812.89
61105 · LICENSES & FEES	6,145.61
61111 · PROGRAM EQUIPMENT PURCHASE	45,545.89
61120 · POSTAGE & SHIPPING	839.01
61125 · PROGRAM OUTREACH ACTIVITIES	62,361.22
61130 · RENT & UTILITIES	93,431.92
61140 · EMPLOYEE TEAM BUILDING	1,853.65
61145 · SUPPLIES / MATERIALS - OFFICE	15,320.17
61146 · SUPPLIES/MATERIALS PROGRAM	138,720.72
61150 · Landline/Internet/Communication	5,635.35
61151 · Mobile Communication	11,143.35
61155 · MILEAGE	2,967.34
61156 · VEHICLE FUEL	40.90
61165 · VEHICLE MAINTENANCE	421.93
61170 · VOLUNTEER APPRECIATION	598.87
65030 · PRINTING & COPYING	1,275.46
Total Expense	3,016,264.43
Net Ordinary Income	295,189.57

2:55 PM
10/20/22
Accrual Basis

Folsom Cordova Community Partnership
Profit & Loss
July 2021 through June 2022

	Jul '21 - Jun 22
Other Income/Expense	
Other Expense	
Reconciliation Discrepancies-1	-27.86
Total Other Expense	-27.86
Net Other Income	27.86
Net Income	**295,217.43**

Section 8:

Evidence of 501 (c)(3) tax-exempt status

Evidence of Current Business License from the City of Rancho Cordova

Internal Revenue Service
Director, Exempt Organizations
Rulings and Agreements

Department of the Treasury
P.O. Box 2508
Cincinnati, Ohio 45201

Date: MAY 06 2008

THE FOLSOM CORDOVIA COMMUNITY
PARTNERSHIP
10455 INVESTMENT CIRCLE
RANCHO CORDOVA CA 95670

Employer Identification Number:
68-0271664
Person to Contact - ID#:
Jacob A. McDonald – 31-08661
Contact Telephone Number:
877-829-5500 Phone
Public Charity Status:
509(a)(2)

Dear Applicant:

Our letter dated August 1992 stated that you were exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code and classified as a public charity under section 509(a)(3) of the Code.

Based on the information you submitted, we have modified your public charity status to the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, 800-829-3676. Information is also available on our Internet Web Site at www.irs.gov.

Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

If you have any questions, please call our toll free number shown in the heading of this letter.

Sincerely,

Robert Choi

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

CITY OF RANCHO CORDOVA

2729 Prospect Park Drive • Rancho Cordova, CA 95670 • (916) 851-8737

BUSINESS LICENSE

License not transferable • Not valid at any other location • Post in conspicuous place

EFFECTIVE DATE	EXPIRATION DATE	LICENSE NUMBER
5/23/2022	**5/23/2023**	**LIC311964**

BUSINESS TYPE: **81: OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)**

CONDITIONS

- **COMPLY WITH RANCHO CORDOVA ORDINANCES, CODES & REGULATIONS**
- **A CERTIFICATE OF OCCUPANCY IS REQUIRED FOR THIS BUSINESS. PLEASE CONTACT THE BUILDING DEPARTMENT AT 916.851.8760 TO DETERMINE COMPLIANCE.**

COMMUNITY BASED NON-PROFIT ORGANIZATION

OWNER(S)

FOLSOM CORDOVA COMMUNITY PARTNERSHIP

FOLSOM CORDOVA COMMUNITY PARTNERSHIP
P.O. BOX 3227
RANCHO CORDOVA, CA 95741-3227

LOCATION
10665 COLOMA RD, 200
RANCHO CORDOVA, CA 95670

This license is issued without verification that the holder is subject or exempted from licensing by the state, county, federal government, or any other government agency.

Section 8:

Resumes of Key Staff

Doris Cortez

Sacramento, CA | 279-200-2532 | decortez@ucdavis.edu | dcortez@thefccp.org

Professional Profile:

Strategic, organized and highly adaptable leader with a holistic and systems approach to program, resource, and professional development. Experienced in building and delivering youth and employment services through effective program coordination, management, marketing and community engagement. Faces challenges enthusiastically to achieve consistent quality results. Improves processes to maximize productivity and streamline cross-functional collaboration. Bilingual in Spanish and English

Education

Bachelor of Arts in Psychology and Political Science with a Minor in Gender, Sexuality and Women's Studies
University of California, Davis | June 2019

Key Skills & Qualifications

- Strategic Planning
- Program Development
- Partnership Building
- Job Development
- Communication (Oral/Written/ Interpersonal)
- Microsoft Off. Suite
- Professional Staff Development
- Client-centered approach
- HR & Staffing
- Crisis Management
- Culturally-Responsive
- Grant Writing
- Budgeting

Relevant Experience

Director of Programs- Youth & Employment Services | Folsom Cordova Community Partnership | Rancho Cordova, CA | Sept 2022- Present

- Direct management and responsibility of assigned departments and program management staff.
- Ensure compliance with all aspects of assigned departments' grants and contracts including but not limited to: performance outcome measures, quality assurance,reporting, budgets, evaluation, insurance requirements etc.

Youth Services Manager | Folsom Cordova Community Partnership | Rancho Cordova, CA | Aug 2021- Present

- Formalized 6 grant funded youth services programs through standardization of operating procedures, providing 5 dynamic and trauma informed staff trainings, targeted community outreach in Sacramento County/Rancho Cordova, building new employer, education and community partnerships and data tracking systems
- Strategically developed annual, quarter and monthly program goals to ensure measurable outcomes are defined, tracked and reported to city, state and federal funding departments
- Supported Director of Programs with preparing and writing grant proposals and program reports; trained new manager on program and professional development
- Recruits,trains and supervises a team of 6 while providing individualized professional development, corrective and/or performance improvement plans and further support as needed
- Integrated social-emotional learning tools and curriculum to enhance all youth programs

Employment Specialist/Job Developer | Women's Empowerment | Sacramento, CA | Nov 2019- Aug 2021

- Coordinated 10 training programs and taught 4 job readiness and empowerment programs while working with an interdisciplinary team to foster curriculum and resources to the client and client's family mental and physical safety and needs; monitored progress
- Cultivated 22 employers to create direct job pipelines; made referrals to educational, employment, governmental and mental health resources
- Supervised and provided case management support, crisis intervention and individual action plan for new and previous clients experiencing unemployment, homelessness, domestic violence and other mental, physical and health issues
- Developed and implemented a quarterly 5 day program with job readiness education and writing workshops to increase job retention services; Incorporated goal management and stress reduction education into program

Committee Chair | Women's Empowerment Diversity Equity & Inclusion Committee | July 2020- Aug 2021

- Implemented a yearly strategic plan to increase staff diversity, equity and inclusion through data driven assessments, trainings, organizational development and policies; recruited agency instructor for all staff trainings
- Manages biweekly meetings, members' tasks and duties, and offers ongoing support to process incidents of discrimination and/or safety concerns within organization
- Works closely with executive management team to maintain continuity of creating and fostering a safe and inclusive environment, built upon respect, for all cultures and identities within staff
- Provides free and affordable educational and community resources for social, economic and political topics/issues

Additional Experience

- **Executive Analyst to Vice Provost| Office of Public Scholarship and Engagement | Davis, CA | Sept 2019-Nov 2019**
- **Marketing Assistant | UC Davis Internship & Career Center | Sept 2018- Sept 2019**
- **Outreach Assistant |UC Davis Internship & Career Center | Davis, CA| Sept 2017-Sept 2019**
- **Legislative Intern| Governor's Office of Legislative Affairs| Sacramento, CA |Aug 2018-Dec 2018**

Leadership

- **Committee Chair | Associated Students of the UC Davis (ASUCD) Student Health & Wellness Committee |Davis, CA| Nov. 2016-Dec. 2017**
- **President | UC Davis Latin Dance Club Baile De Fuego |Davis, CA | June 2016- June 2017**
- **Mental Health Deputy Director| Associated Students of UC Davis Mental Health Initiative |Davis, CA| Sept 2016-Feb 2017**

Accomplishments

- **Folsom Cordova Community Partnership**
    - Approximately served over 150 youth ages 9-24 within the 2021-2022 program year
    - 11 employment placements as a result of collaboration with Hagan Community Center on 2 Hiring Events
    - Trained and Advised Employment Services Manager on Program Development for the launch of the Workforce Recovery & Moms Back to Work Program
    - Developed and supported the implementation of Standard Operating Procedures for all Job Center Staff

- **Women's Empowerment**
    - Created the Diversity, Equity & Inclusion Committee
    - Created Work Ready Academy job readiness intensive
    - In 2019, contributed to the success of 148 alumni job placements and 80% of students securing a job or enrollment into education/training programs

- **UC Davis Internship & Career Center**
    - Serves an Alumni Speaker for university wide panels and events
    - Developed and formalized the Social Media & Marketing Department
    - Outreach- Coordinated the double increase of events which multiplied career services requests by 76% in 2017-2018
    - Implemented and streamlined the event planning process of Shine While You Dine
        - Event for students of color to meet and network with professionals in STEM

Certifications & Trainings

- ***Mandated Child Abuse Reporting Training*** | *Child Abuse Prevention Council of Sacramento |June 2021*
- ***Secondary Trauma Training Certification*** |*Warren Coalition | June 2021*
- ***Commercial Sexual Exploitation of Children Training***|*Child Abuse Prevention Council of Sacramento, Inc.| May 2021*
- ***Trauma Informed Care Certification*** | *Warren Coalition | Dec 2020*
- ***Grant Writing 101 Certification*** | *Sacramento County |Sept 2019*
- ***Mental Health First Aid Certification***| *Mental Health Act | May 2019*

Edith Pacheco

Versatile, goal-oriented workforce professional with experience in delivering employment services to community members and developing partnership with local employers. Proficient in assessing needs and connecting community members with resources. Driven to support staff and cultivate an inclusive environment.

Rancho Cordova, CA95670· 916-470-5169 · edithpachecomirand@csus.edu· edith_pm@icloud.com

RELEVANT EXPERIENCE

Employment Services Manager

Folsom Cordova Community Partnership · Oct 2021 - Present

- Oversaw Workforce Innovation and Opportunity Act (WIOA) Program and RC Workforce Recovery Program. Supervised and supported 4 Career Specialist.
- Launched RC Workforce Recovery Program and conducted program planning to meet funding targets.
- Trained staff to ensure compliance with all federal and state guidelines required for each program.
- Developed partnerships with local employers , assisted in recruitment functions and promotion of job postings.
- Planned and executed Fall Job Fair in partnership with the Folsom Cordova Adult School.
- Coordinated advertisement of services in social media platforms such us Facebook and Instagram.
- Managed Job Center monthly calendar and ensured posting of upcoming events.
- Monitored CalJobs and Workforce Development databases for completeness and accuracy.
- Organized program data to ensure appropriate services are provided to community members.
- Assisted in development and submission of grant proposals, budgets and supporting documents for programs.
- Collaborated with Folsom Cordova Adult School to connect students with training and employment opportunities.
- Developed, coordinated and conducted Job Readiness Workshops to assist job seekers with barriers to employment such as skills deficient, low income and homelessness.

Site Supervisor

Folsom Cordova Community Partnership · Sept 2020 - Sept 2021

- Facilitated group meetings, orientations and workshops. Trained staff on WIOA Directives and support services eligibility.
- Collaborated with management in the WIOA program audit preparations. Reviewed program documentation with staff to ensure compliance.
- Developed customer Individualized Employment Plans including short and long term career goals, barriers to employment, plans to resolve barriers, transferable skills and job readiness training.
- Administered and reviewed results of vocational and employment- related test designed to identify skills and interests of eligible participants.
- Assessed clients' employment goals and evaluated them in relation to the customer's current transferable or potential skills in relevance to the local labor market conditions.
- Collected program data, reports, evaluations and tracked outcomes for grant reports.

EDUCATION

Bachelors of Arts in Political Competence in Human Services

California State University, Sacramento Fall 2020

Associate of Arts in Political Science

Sacramento City College Spring 2013

KEY SKILLS & QUALIFICATIONS

- Bilingual in Spanish/ English
- Effective Communication
- Human Centered Approach
- Problem Solving Skills
- Program Development
- Strategic Planning
- Partnership Building
- Process Improvement
- Reporting
- Team Building & Leadership
- Microsoft Off. Suite
- Google Docs

Training Coordinator

Folsom Cordova Community Partnership · Sept 2019 - Aug 2020

- Managed an active caseload of up to 35 clients faced with unemployment and barriers to employment by providing pre-employment services and referrals to community programs.
- Conducted career counseling and guidance in training programs with the general public including first generations college students and individuals with limited English proficiency.
- Delivered monthly Job Center Orientations. Explained WIOA scholarship eligibility requirements. Guided applicants in completing WIOA scholarship applications.
- Collected program data, reports and evaluations to track outcomes for grant reports.

Career Specialist

Folsom Cordova Community Partnership · Sept 2017 - Aug 2019

- Developed Individual Employment Plans with clients by including short and long term career goals, barriers to employment, plans to resolve barriers, transferable skills and job readiness training.
- Assessed client's employment goals in relation to transferable skills and local labor market conditions.
- Provided one one one assistance to clients with mock interviews, resume critique, and job search.
- Provided ongoing assistance to clients with barriers to employment, older workers, limited English speakers, single parents, Calworks recipients, justice involved , unemployed and underemployed individuals.
- Administered and reviewed the results of vocational related test designed to identify skills, aptitudes and interest of eligible participants.

ACCOMPLISHMENTS

- Folsom Cordova Community Partnership
  - Successfully launched new pilot program with the City of Rancho Cordova in October 2021 to serve Rancho Cordova residents.
  - 101 Rancho Cordova residents received individualize employment services during the first 9 months under the newly launched program.
  - 1266 community members accessed basic services in the Folsom Cordova Job Center Office for the Fiscal year 2021-2022 under the Workforce Innovation and Opportunity Act (WIOA) program.
  - 104 community members enrolled in Individualized Employment Services under the WIOA program.
  - Successfully developed, coordinated and launched JobEX Boot camp in August 2022. This Job Readiness boot camp prepares participants for successful employment.
  - Manage the Digital Equity program in partnership with United Way to distribute 140 Chromebooks and 250 tablets to Rancho Cordova residents.

Certifications & Training

- Initiating & Planning Projects Course *University of California Irvine* August 2022
- Suicide Prevention Training *Sacramento Native American Health Center* May 2022

Volunteering

- **Racial & Cultural Equity Committee** Folsom Cordova Community Partnership

NOUNE MANUKYAN

Sacramento, CA | nouneggb@yahoo.com | (818) 279-5597

Public servant and Specialist with over 7 years of progressive experience with a history of contributing to complex governmental and managerial problems; developing and evaluating alternatives; analyzing data and presenting ideas and information effectively both orally and in writing; consulting with and advising administrators or other interested parties on a wide variety of subject matter areas; gaining and maintaining the confidence and cooperation of those contacted during the course of work; coordinating the work of others, and acting as a team or conference leader. Excellent in teaching curriculum and providing a safe learning environment for children and young adults.

ADMINISTRATIVE SKILLS & AWARDS

- **Word, Excel, PowerPoint, Outlook, Zoom, Microsoft Teams**
- Calibre Press Female Enforcers Award
- Bilingual Competency: **Armenian, Russian**
- **Policy** Coordinator
- **Customer Service**
- **Data Analysis**
- **Community Service** Award
- **Team Leader / Trainer**
- Dean's List - CPR + First Aid

EDUCATION

- **Bachelor's of Science in Criminal Justice**
- **Associate's in Art in Social Studies**
- **Associate's in Science in Administration of Justice**

PROFESSIONAL EXPERIENCE

FOLSOM CORDOVA JOB CENTER | CAREER SPECIALIST
DECEMBER 2021 – present
Sacramento, CA

- Assist clients by providing and conducting initial assessments, case management, career coaching and counseling for any job preparation purposes.
- Assist clients by developing an Individual Employment Plan (IEP)
- Support clients with searching and gaining employment.
- Collaborate, coordinate and assist in referrals for services with the community partners and local employers. As well as, connecting clients to resources through the City of Rancho Cordova and other surrounding areas.
- Provide resources to job readiness workshops and workforce readiness activities provided by the job center.
- Complete Monthly Narrative Reports, collecting and analyzing data.
- Performs duties with strength-based customer centered design. As well as empowerment focused engagement approach and cultural responsiveness.

LOS ANGELES UNIFIED SCHOOL DISTRICT | TEACHER
APRIL 2019 – JULY 2021
Los Angeles, CA

- I supervise and educate students teaching them curriculum in English Language Arts, Mathematics, History, Social Studies, and Science. In addition, I evaluate their assignments for compliance, accuracy, and following directions. Also, I evaluate and assess materials, documents, and resources to find techniques to engage and motivate students to achieve results and develop their cognitive, reasoning, and deductive skills.
- I demonstrate knowledge and application of appropriate developmental practices for young children; keep accurate, neat records including class lists, attendance, health records, roll book, report cards, and permanent folders.

- I plan and prepare for classes by creating lesson plans weekly and supply substitutes with adequate plans and materials.
- I do market research on methods, programs, curriculum guides, procedure bulletins, and other resources available to students.
- I use a variety of methods for diagnosis and/or placement purposes.
- Encourage parents to be informed of the student's progress and needs.
- Demonstrate evidence of professional growth, participates in service training, and contributes to faculty meetings and faculty studies.
- Conform to laws concerning the education, health, safety, and welfare of assigned students.
- I promote inclusive and equitable educational techniques and positive experiences proven to promote the early learning and well-being of all children, such as early learning strategies, school transition strategies, and enrichment activities.
- I participate in activities to improve program quality and support programs to foster school readiness and improve child outcomes.
- Participate in special projects as assigned
- I research current educational issues relating to various early learning programs and stay current on trends in early learning
- Write, review, edit and/or otherwise prepare documents, including yearend reports, data collection forms, correspondence, legislation analysis, policies and regulations for senior management, federal and State control agencies, private contractors, legislators, and the early education community
- Participate, facilitate, or act as lead, on children and family services work groups and advisory committees with representatives from other state and local agencies, service providers, child advocacy groups, and the general public.

GLENDALE COMMUNITY COLLEGE POLICE DEPT | POLICE CADET CORPORAL **JUN 2015 - APRIL 2019**
Los Angeles, CA

- I worked with representatives, other governmental agencies, and internal and external stakeholders, including, but not limited to, program directors, curriculum specialists, teachers, parents, and representatives from various communities to develop and implement various community guidelines that promote the vision, mission, and goals of the police department and the campus.
- I took the initiative enforcing the law and making sound decisions. This included reasoning logically, being creative, researching and analyze data from multiple resources, developing and evaluate alternatives, working under tight time constraints, and handling changing priorities effectively in order to complete work assignments.
- I established and maintained cooperative working relationships with multidisciplinary staff management and others in the course of business, communicated effectively both verbally and in writing, and develop and maintain a comprehensive understanding of laws, regulations, policies and procedures, particularly in the area of the penal code.
- I developed pertinent information, alternatives and recommendations upon which management can base program policy changes and I drafted proposals for program policy changes. This included making written and verbal presentations to management, analyzing, and evaluating tools, and developing new procedures to increase management effectiveness.
- I represented the division, as needed or required, at management meetings, in consultations with other staff and teams, in the Division and with other agencies.
- Independently gathered, updated, and tracked status of events such as use of force incidents, riots, suspected felonious criminal activity, any incident resulting in serious bodily injury, great bodily injury, or a suspicious death, sexual assault allegations, allegations of misconduct, and incidents that may potentially be referred to the District Attorney's Office.

- I evaluated, reviewed, and maintained spreadsheets on all damaged and inoperable equipment relative to Body-Worn Cameras and Audio-Video Surveillance System, and tracked when they are repaired and returned to operation.
- Researched, analyzed, used judgment and discretion to interpret and apply various rules, regulations, and procedures pertaining to the law. Furthermore, I performed administrative duties including adherence to Departmental policies, rules, and procedures.
- Provided customer service at the front counter and over the telephone, accepting and processing lost property, dispatching and utilizing CAD (Computer - Aided Dispatch), traffic control and direction, patrol checks, enforcing parking violations, providing public safety, assisting with medical calls, assisting police officers working special events, and other duties as assigned.
- Supervised and trained newly hired staff of lower rank to meet the above expectations of the job description.
- Resolved parking complaints, enforced parking violations, operated a police vehicle, operated a two-way radio, assisted with traffic control and direction, enforced Glendale Municipal Code violations, assisted Police Officers when requested and completed as how duties as assigned.
- Responded to calls for service regarding accidents, emergencies, crimes, threats, altercations and/or requests for aid.
- Provided information and assistance to the public and promotes Community-Based Policing philosophies.
- Interviewed, interrogates and records statements from witnesses, suspects and victims.
- Identified relevant facts and prepares written reports on incidents and cases assigned.
- Promoted community-based policing programs that emphasize collaborative problem-solving efforts between law enforcement and the community.
- Apprehend suspects by driving safely at high speeds, chased suspects on foot, climbed over obstacles, physically subduing suspects, utilizing self-defense and arrest control techniques, and utilizing firearms under appropriate conditions used for training purposes.
- Communicated calmly with angry, upset, and frightened people.

REFERENCES

PROFESSIONAL

Kristine Pakhanyan
College and Career Technician at Glendale Unified School District
Phone: 818-836-0033
Email: Kpakhanyan@gmail.com

Hermineh Markosyan
Principle
Monlux Elementary School
Los Angeles Unified School District
Phone: 818-763-4693
Email: hermineh.markosyan@lausd.net

Larisa Hakobyan
Teacher's Assistant
Kittridge St. Elementary School
Los Angeles Unified School District
Phone: 818-601-2255
Email: Larisaah@yahoo.com

PERSONAL

Aharon Manukyan
Commercial Real Estate Agent
GQNorth Real Estate Sacramento
Phone: 916-801-3984
Email: manukyancre@gmail.com

Armine Asatryan
Teacher's Assistant
Kittridge St. Elementary School
Los Angeles Unified School District
Phone: 818-633-9079
Email: asatryanarminee@gmail.com

VIKTORIYA BARNYAK

916-995-3552 | dorofeyeva.grms@gmail.com | Rancho Cardova, 95670

ABOUT ME

Compassionate Administrative Assistant with 7+ years of experience working in a fast-paced environment applying expert level computer skills to streamline systems. Seeking to apply detail-oriented talents and adaptable personality to fulfill your company's needs as well as make a positive influence in the community.

EXPERIENCE

Career Specialist **2022- Present**

Folsom Cordova Community Partnership
Rancho Cordova, CA

- Provided case management for 20+ clients; career counseling guidance, planning and workforce preparation activities to assist clients in meeting employment goals or career pathways.
- Maintained up-to-date knowledge of the current labor market and labor market trends, growing industries, emerging occupations.
- Conducted job readiness workshops and outreach activities.
- Maintain accurate and timely case files with progress notes and records.

Department Specialist **2016 - 2021**

Safeway and Albertsons
Clackamas, OR

- Provided Administrative support to multiple managers.
- Worked closely with vendors (suppliers and distributors) to ensure that all data is complete and accurate.
- Gathered data from various sources; prepared, analyzed and reviewed reports/audits, Identified and resolved issues, attributed inconsistencies.
- Maintained complex records and files, searched, investigated, and resolved inconsistencies.
- Posted records and processes departmental documents.
- Responded to inquiries that required specialized knowledge of function to respond.
- Trained new employees on job tasks

Human Resources/ Visual Arts Gallery Administrative Assistant (work-study) **2014 - 2015**

Mt. Hood Community College
Gresham, OR

- Collected I-9 Forms, and new hire information
- Completed background checks
- Entered FERPA information
- Verified identification and distributed paychecks
- Answered, screened, and directed calls
- Provide office support in mailing, scanning, faxing, and copying

EDUCATION

Mt. Hood Community College
2013 - 2015
Associate Degree in **Business Administration**

Umpqua Community College
2019 - 2020
Retail Management Certificate

SKILLS

- Problem Solving
- Google Suite
- Microsoft Office
- Typing: 53 WPM
- Critical Thinking
- Communication Skills
- Bilingual in Russian/English
- Oraganized

Section 8:

Letters of Support

GENERAL ASSEMBLY

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Amanda Norton,

On behalf of General Assembly Space, Inc (GA), please accept this letter of support for Folsom Cordova Community Partnership's application for the City of Rancho Cordova's Workforce Recovery Program. The FCCP team possesses the local expertise, local community relationships, and case management capacity critical to maintaining a strong workforce development sector and enabling Rancho Cordova residents with barriers to employment to enter the workforce in skilled occupations.

General Assembly (GA) is a leader in digital skills transformation, powering large-scale upskilling and reskilling initiatives for adult learners. Since 2011, we have trained over 80,000 adults across 32 campuses in 5 countries. Our enterprise team has partnered with leading companies — including 42 of the Fortune 100 — to upskill and reskill workers with in-demand tech capabilities. GA's first cohort with the city of Rancho Cordova and partnership with the Greater Sacramento Economic Council's coalition to upskill workers in the wake of the Covid-19 pandemic illustrate our commitment to our local community and ability to achieve concrete employment outcomes.

In 2021, both GA and FCCP received funding from the city of Rancho Cordova's Economic Development Department. This year, we hope to advance our independent goals and foster a stronger local workforce system through collaboration. We envision a cross-referral collaborative between GA and FCCP, in which GA provides advanced training opportunities and FCCP provides case management and wraparound services where needed.

GA strongly supports FCCP's grant application. We believe that FCCP is well poised to offer the comprehensive engagement and case management necessary to operate an effective workforce development program. As a pillar of the local community, their participation will be key to building workforce pathways and technology career development opportunities throughout the city of Rancho Cordova. For additional information, feel free to contact me at: priya.ramanathan@generalassemb.ly or 516.810.8064.

Sincerely,

Priya Ramanathan
VP, Government & Workforce Partnerships
General Assembly

GA NEW YORK CITY
915 Broadway, 3rd Floor
NY, NY 10010
(917) 722-0237
generalassemb.ly

NORTH STATE
BUILDING INDUSTRY
ASSOCIATION
FOUNDATION

October 21, 2022

Amanda Norton
Economic Development Manager
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

Re: North State Building Industry Foundation (NSBIF) young adult workforce proposal

On behalf of North State Building Industry Foundation (NSBIF), please accept this letter of support for Folsom Cordova Community Partnership's application for the City of Rancho Cordova's Workforce Recovery Program.

NSBIF strongly supports FCCP's grant application. The FCCP team possesses the local expertise, local community relationships, and case management capacity critical to maintaining a strong workforce development sector and enabling Rancho Cordova residents with barriers to employment to enter the workforce in skilled occupations.

The NSBIF works with a variety of community partners in the Greater Sacramento area serving the workforce development needs of the region through training youth and young adults about careers in the building industry.

We envision a cross-referral collaborative between NSBIF and FCCP, in which NSBIF provides skilled training opportunities and FCCP provides case management and wraparound services where needed for Rancho Cordova residents.

We believe FCCP can offer the comprehensive engagement and case management necessary to operate an effective workforce development program. As a well-established member of the Rancho Cordova community, their participation will be key to building workforce pathways throughout the city of Rancho Cordova. Please feel free to contact me for more additional information at jennifer@northstatebia.org or 916-899-4101.

Sincerely,

Jennifer Poff

Jennifer Poff, CAE
Executive Director
North State Building Industry Foundation

1536 Eureka Road
Roseville CA, 95661
916 677 5717

GENERAL ASSEMBLY

City of Rancho Cordova
Economic Development
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Thank you for the opportunity to respond to the City of Rancho Cordova's Workforce Recovery Program request for proposals. General Assembly (GA) is the global leader in digital skills transformation, powering large-scale upskilling and reskilling initiatives for adult learners. Since 2011, GA has trained over 80,000 adults on the most in-demand skills, including software engineering, UX design, and data science. After our successful pilot partnership with the City of Rancho Cordova in early 2022, we seek to renew our engagement to increase access to career pathways and help even more local workers enter the tech workforce.

Through public-private partnerships, we are pioneering a community reskilling approach to career training. This place-based model unites stakeholders to transform local employment and hiring ecosystems. Our team aims to expand access to our life changing career bootcamps, while collaborating with employers to build diverse local staffing pools. Through wraparound support, direct employer exposure, and proactive career guidance, we match graduates with in-demand, career catalyzing roles. As a mission-driven organization, GA has been recognized by *Fast Company* in both 2015 and 2019 as a World-Changing Idea, as well as one of the Top 10 Most Innovative Companies in Education.

Since 2020, our Community Reskilling programs in Sacramento, Atlanta, Louisville, Buffalo, and NYC have reached over 6,000 learners. In 2022, GA received funding from the City of Rancho Cordova to operate one pilot SEI course. We enrolled 18 learners in our Software Engineering Immersive, GA's flagship career accelerator program. 9 individuals graduated from the program this past June and three have already found full-time employment in their chosen field. The 4 learners who have opted to continue with GA's Career Services have all participated in multiple interviews and are well on their way to securing a permanent position. In this first iteration of our Rancho Cordova partnership, GA collaborated with the City to host networking events and career fairs, introducing graduates to local employers. Throughout our engagement, we remained committed to our partnership, joining City Council meetings and to lend our voice to advocating for workforce development resources across the city. We look forward to building on this model and reaching even more Rancho Cordova residents if awarded a renewal contract.

Described in further detail below, we propose running one cohort of our flagship career change program, our 12 week Software Engineering Immersive. This program would require $320,000 per cohort, which includes recruitment, admissions, program delivery staff, student success, a designated career coach for each student until they have secured job placement and a stipend.

GENERAL ASSEMBLY

GA was founded in 2011 and currently has 696 instructors and 571 non-instructional staff, totalling 1,267 employees globally. This program will be managed by GA's Government & Workforce Partnerships team: Priya Ramanathan (Vice President), Cari Perez (Account Director), and Sarah Hinstorff (Program Manager). In addition to this core team, GA will staff admissions experts, instructors, career coaches, student success support through our regular staffing model. We have included staff bios in the Supportive Information section.

General Assembly, Inc is a subsidiary of The Adecco Group. The Adecco Group's full annual report for 2021 can be found here and The Adecco Group's full annual report for 2020 can be found here. Our Business License Number for the City of Rancho Cordova is OOA-001538.

References include:

1. Greater Sacramento Economic Council (economic development agency)
    a. **Contact**: Scott Powell, Executive Vice President, GSEC
    b. **Address**: 400 Capitol Mall, Suite 2520, Sacramento, California 95814
    c. **Email**: spowell@greatersacramento.com
    d. **Term**: June 2020 - December 2020
    e. **Contract Value:** $720,000 - *Analytics Immersive and Wraparound Services*
2. TechBuffalo (nonprofit partner)
    a. **Contact**: Sarah Tanbakuchi, President and CEO, TechBuffalo
    b. **Address**: 247 Cayuga Rd Suite 50, Buffalo, NY 14225
    c. **Email**: stanbakuchi@techbuffalo.org
    d. **Term**: September 2021 - June 2022
    e. **Contract Value:** $375,000 - *Data Analytics Immersive*
3. St. Nicks Alliance (nonprofit partner)
    a. **Contact**: Larry Rothchild, Director, Workforce Development, St Nicks Alliance
    b. **Address**: 790 Broadway 2nd Floor, Brooklyn, NY 11206
    c. **Email**: lrothchild@stnicksalliance.org **- Phone:** 718-302-2057 ext 416
    d. **Term**: September 2022 - September 2023
    e. **Contract Value:** $90,000 - *8-Week Modified Data Training Program*

Thank you for your consideration.

Sincerely,

Lisa Lewin
Chief Executive Officer, General Assembly
915 Broadway, 3rd Floor
New York, NY 10010

GENERAL ASSEMBLY

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Qualifications and Experience

About General Assembly

General Assembly (GA) is the global leader in digital skills transformation, helping power large-scale upskilling and reskilling initiatives for tens of thousands of adults around the world and working with leading enterprises on large-scale digital initiatives. Since our founding in 2014, GA has trained over 80,000 adults in data analytics, data science, digital marketing, software engineering, and user experience design, among other skills. Our enterprise team has partnered with leading companies — including 42 of the Fortune 100 — on large-scale programs to upskill and reskill thousands of workers with in-demand tech capabilities.

Further, GA partners with workforce development agencies at the federal, state, and local level, as well as national and local community-based organizations. We are excited about the opportunity to partner with the city of Rancho Cordova again to provide our industry leading training to power its workforce and support broader talent investments in the regional economy.

What We Do

Since 2011, GA has transformed tens of thousands of careers through pioneering experiential education in today's most in-demand skills. Whether learners want to build certain skills or completely pivot into careers in data, tech, or design, students receive access to award-winning curricula and expert instructors, career coaching, hiring partners, and global alumni community. We offer courses in workshop, part-time, or full-time formats.

GA's experience providing live-instruction online training enabled us to quickly pivot to offer programming remotely amid the pandemic. We continue to offer the bulk of our courses in this remote format without sacrificing quality or student experience — our net promoter scores (NPS) have stayed consistent, as have our number of withdrawals and drops. Indicating our continued capacity for scale, in 2020, we enrolled over 5,100 learners in our immersive courses globally..

Our Learners

The typical GA student demonstrates a drive to making a significant career change but lacks formal prior coding or software engineering experience. Students must be over the age of 18 and have a high school diploma or GED. Roughly 75% have a bachelor's degree or higher, although often in an entirely different field of study. They must complete a preliminary assessment designed to measure passion, grit, persistence, and ability to learn. Our learners come from a range of educational and professional backgrounds and represent an incredibly diverse array of careers including former musicians, Wall Street bankers, Uber drivers, athletes, and more. Most students are between the ages of 25 and 35, looking to advance down a long-term career path that leads to meaningful earnings potential for themselves and their families.

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Outcomes

A core component to comprehensive training, GA promotes student employability and professional skills through project-based collaborative work and the career coaching program. Each class is assigned a dedicated Career Coach who teaches a lesson each week related to career readiness. These coaches are students' accountability partners, helping learners set goals, build a personal brand, apply for jobs, prepare for interviews, and tackle technical assessments with confidence. Their expertise lends students a holistic understanding of prospective industries, roles, and potential career trajectories.

As students move towards graduation, we focus on building community through strategic networking. Our team hosts a range of weekly events, such as Q&A sessions with industry experts. Typically, we work with employers to understand what roles they have open and then find great matches from our graduate pool. From there, we share the candidates' materials (e.g. CV, portfolio, etc.) with the employer and they directly contact preferred candidates directly.

Once students begin the job search, our Career Services team expects them to meet minimum standards for support: apply to ten jobs per week, attend one networking event per month, maintain a job search tracker, and speak with their career coach at least bi-weekly. Coaches work with students until they secure their first role. Over the past seven years, GA has directly helped more than 12,000 career-changers land jobs in software engineering, data, and user experience (UX) design our outcomes programming. In 2020, 74.4% of graduates who participated in our full-time career services program accepted a job offer in their field of study within 180 days of graduating with ultimately, 93.2% of these graduates finding employment at the one year mark.

Not only do GA's immersive programs translate into employment, they also lead to higher job satisfaction and increased wages for students. One year post-course, 84% of immersive graduates were happier in their careers, and 74% were making more money. Further, based on a Gallup survey of 5,000 GA graduates, immersive graduates made back the full cost of tuition within one year and doubled their income, on average, in five years.

Our graduates secure jobs at top companies across sectors including Adobe, Amazon, Apple, Bank of America, Capital One, Cisco, CVS Health, Deloitte, Dish Network, Disney, Express Scripts, Google, HP, Microsoft, Prudential Financial, Salesforce, Verizon and Visa.

Social Impact and Community Reskilling

Regardless of previous barriers to education and employment, GA believes everyone should be able to pursue a meaningful career they love. GA's Social Impact and Community Reskilling programs strive to empower communities underrepresented in tech and unemployed/underemployed adults. Through our partnerships and programming, we aim to:

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- Ensure anyone with the passion and readiness to succeed can access GA programs - even if they can't pay out of pocket - through investments from employers, loans and income share agreements.
- Increase representation of women, people of color, veterans, and LGBTQ+ individuals in tech roles through events, workshops, diversity initiatives, and investments in talent.
- Build and foster a tech talent pipeline that reflects our diverse communities in partnerships with companies, government agencies, and nonprofit organizations.

Our recent community reskilling projects have targeted students who are unemployed or underemployed due to COVID-19 and who are facing economic hardships. Our full student demographics are outlined in the Outcomes Report included in our Supportive Information section. With these specific initiatives we aim to include 50%+ people of color, 50%+ women, 100% unemployed or underemployed.

Case Studies
A few highlights from recent programs include:

- **Buffalo, NY: M&T Bank** launched the M&T Tech Academy in late 2020 to invest in the local economy and build a pipeline of skilled tech professionals. To reach communities underrepresented in STEM, the bank spearheaded the Western NY Tech Skills Initiative, a coalition including TechBuffalo, Empire State Development, and GA. In this initiative GA enrolled 800 learners in short-form, self-paced classes and 104 in more intensive part-time live instructor-led courses. Beyond these offerings, M&T Bank, TechBuffalo, and four regional employers co-sponsored a full-time, 12-week GA Data Analytics course designed to connect learners directly to employment upon graduation. Employers provided the initial investment and worked with GA's product team to design this new Data Analytics Immersive program. Our first cohort graduated in April of 2022 and demonstrated fantastic outcomes: 100% of the 19 learners enrolled successfully graduated. In just three weeks post-course, 50% of graduates obtained full-time jobs. By the six month mark, 83% of graduates secured roles in their field with one alum pursuing higher education. Based on the first cohort's success, we are now planning a second cohort launch in early 2023. ($375,000, Sarah Tanbakuchi, stanbakuchi@techbuffalo.org)

- **Houston: The Ion and BakerRipley** are two Houston partners dedicated to expanding tech career opportunities to underrepresented communities. GA operates two local programs to achieve collective impact in Houston. First, in 2021, AT&T funded GA and the nonprofit BakerRipley to offer a start to finish digital skills training program. Within this structure, 15 students began with BakerRipley's Tech Bridge Program to obtain basic tech skills and exposure. After completing the initial course, seven learners advanced onto GA's Software Engineering Immersive (SEI) to develop the skills to become full software engineers. GA also partners with the Ion, a new tech hub dedicated to encouraging

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entrepreneurship in Houston. In 2022, Microsoft funded the Ion to enroll 10 diverse Houstonians in our flex and full-time SEI courses with the potential for continued partnership. We hope to build on these partnerships through cross-sector collaboration, contributing to the city's economic growth and transforming career opportunities for Houstonians often underrepresented in the technology workforce. ($112,500, Chelsea Wessel, cself@ionhouston.com - $104,650, Ernest Lewis III, elewis1@bakerripley.org)

- **Louisville, KY: Future of Work Initiative** is a public-private community partnership designed to revitalize the region's economy. The coalition, chaired by the city of Louisville and Humana, includes Microsoft, the University of Louisville, the Louisville Healthcare CEO Council, GA, and Louisville Forward, the city's economic development agency. Launched prior to the onset of Covid-19, Future of Work pivoted to invest primarily in communities hit hardest by the pandemic and its economic repercussions. Since April 2020, 3,300+ Louisville residents have participated in short-form, self-paced GA workshops. We also enrolled 100 learners into part-time immersive GA courses in Digital Marketing, User Experience Design, Data Analytics, and Software Engineering, achieving a 70% graduation rate. Through funding from Humana, GA trained 33 general Louisville residents and 22 high school and college students in a full-time Data Analytics program with a local community based organization, AMPED (97% graduation rate) and Microsoft's Butterfly Project (100% graduation rate). ($220,000, Deb Clary, dclary@humana.com)

- **New York City NY: St Nicks Alliance**, a Brooklyn-based nonprofit, began collaborating with GA in the fall of 2022 to offer customized data analytics programming to upskill low- and moderate-income community members. Our innovative partnership leverages GA's core data analytics curricula to build a specialized 8-week career accelerator experience. GA provides in-person training at our NYC campus, covering Excel, SQL, and Tableau fundamentals. Following GA instruction, St. Nicks offers tutoring, career coaching, and funding to earn industry-recognized certifications. Upon graduation, St. Nicks will match students with paid internships and continue to support their long-term goals to access careers in tech. Leveraging a mix of public and private funding, this model allows both organizations to leverage their strengths to reskill our local community. GA activates its proven instructors and curricula, while St. Nicks builds upon their relationships with job seekers. We are progressing smoothly through our pilot of 12 learners, and are eager to share reflections later this year. ($90,000, Larry Rothchild, lrothchild@stnicksalliance.org)

- **Sacramento, CA: Greater Sacramento Economic Council (GSEC)** unites business and community leaders to create a regional economic development strategy with a focus on growth, sustainability, equity and competitiveness. GSEC spearheads a coalition to reskill Black and Latinx Sacramentans impacted by Covid-19 job losses. Funded by CARES Act federal recovery support, GSEC activated a partnership with the Greater Sacramento Urban League (GSUL) to direct displaced workers to tech-focused reskilling programs

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with Merit America and GA. In 16-weeks, 39 students received sponsored admission into life changing career accelerator courses: 50% into Merit America's part-time IT Support Certificate training and 50% into GA's more advanced full-time Data Analytics Immersive. In total, 36 students graduated (90% completion rate) and 81% were hired for full-time roles at companies such as Accenture, AT&T, and California Volunteers. This project successfully and rapidly unified local workforce stakeholders to transform underemployed workers' immediate economic opportunities and long-term career trajectories. References for our work in Sacramento and other projects are included in our Supportive Information section. ($720,000, Scott Powell, spowell@greatersacramento.com)

GA's social impact and community partnerships have received awards from Best for NYC, City & State Magazine, Fast Company, the MIT Inclusive Innovation Challenge, and the Workforce Magazine Optimas Award for Corporate Citizenship. GA has received government grants through the Greater Sacramento Economic Council, the Connecticut Department of Economic and Community Development, the Greater London Authority, the New York City Tech Talent Pipeline, RealJobs Rhode Island, and the United States Department of Labor, and private support from Microsoft, Humana, M&T Bank, Adobe, AT&T Aspire, BNY Mellon, and Capital One Future Edge.

Our Team

The core team for this project will be as follows (bios included as Supportive Information):

Natalia Garcia SVP, Corporate & External Affairs	**Project Role:** Executive Sponsor **Email:** natalia.garcia@generalassemb.ly **Location:** Based out of Sacramento, CA
Priya Ramanathan VP, Government & Workforce Partnerships	**Project Role:** Program Oversight **Email:** priya.ramanathan@generalassemb.ly **Phone:** 516.810.8064 **Location:** Based out of New York City, NY
Cari Perez Account Director, Government & Workforce Partnerships	**Project Role:** Program Design and Planning **Email:** cari.perez@generalassemb.ly **Location:** Based out of Miami, FL
Sarah Hinstorff Program Manager, Government & Workforce Partnerships	**Project Role:** Program Operations, Primary Liaison **Email:** sarah.hinstorff@generalassemb.ly **Location:** Based out of New York City, NY

GA's dedicated team of admissions experts, instructors, instructional associates, career coaches, and student success will collaborate on program execution. We have included sample staff bios in the Supportive Information section for the following roles that work closest with students: Admissions Producer, Software Engineering Immersive Instructor, and Career Coach.

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Project Description

Project Name

General Assembly & the City of Rancho Cordova: Training to Expand Access to Careers in Tech

Project Design

Engagement and Outreach

To reach learners for this program, GA will work closely with the City of Rancho Cordova to leverage community partnerships and local channel marketing, connecting individuals aligned with local nonprofits and networks to these career training opportunities. We will specifically market the opportunity as an advanced learning option for individuals who have participated in digital literacy, introductory IT, or other such preparatory programming. We hope to collaborate with the City of Rancho Cordova to amplify our outreach and spread the word in public spaces. GA anticipates offering free info sessions and introductory classes to introduce the local community to GA and careers pathways in software engineering to engage prospective students. We aim to create an open environment in which participants can explore our programs and determine if the curriculum aligns with their baseline digital skills and long-term career goals.

Population and Demographics

For this project, GA will target outreach toward unemployed, underemployed, and displaced workers impacted by the Covid-19 pandemic. In 2021, across our national immersive courses, 40.5% of learners self identified as women, 58.3% as male, and 1.2% as other. 41.8% of learners self identified as white, 16.6% as Black, 24.2% as Asian/Pacific Islander, 0.4% as Native American, 11.7% Latinx, and 5.3% as other. These demographics mirror Rancho Cordova's local census data.

Notably, in the US Census period of 2016-2020, only 27.4% of Rancho Cordova census respondents reported having a bachelor's degree or higher, compared to 33% nationally[1]. However, 88.6% of residents reported having a high school diploma/GED or higher, indicating a population aligned with GA's typical learner profile. The median individual income for the city was reported at $33,236. By accessing a career in software engineering, workers have the opportunity to double their existing income with their first new position.

Admissions Process

After a candidate indicates interest in a GA program, our admissions team will reach out to support them through the decision making and application process. Our admissions process for the Rancho Cordova cohorts will follow the following structure, consistent across GA programs:

1. **Landing Page**: Candidate applies via GA's Rancho Cordova-specific landing page. We anticipate that most candidates will navigate to this site through our community events, general public outreach, or direct partner referral.

[1] https://www.census.gov/quickfacts/ranchocordovacitycalifornia

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2. **Phone Interview**: Interested candidates will receive follow up communication from a GA admissions team member, requesting a phone screen. The phone screen will evaluate the applicants' understanding of the course requirements, alignment with career aspirations, and ability to commit to the intensive schedule.
3. **Initial Assessment**: Following a successful phone screen, candidates will receive an assessment to gauge their baseline digital literacy and commitment to learning.
4. **Final Behavioral Interview**: Candidates that pass the Assessment participate in one final behavioral interview and then receive enrollment into the cohort. Selected learners will continue to work with the admissions team to satisfy all logistics prior to the course start.
5. **Pre-work**: Prior to course start, candidates receive a conditional acceptance. Each course's pre-work modules cover the discipline's building blocks and create a uniform starting point from which all students will begin the class. Final acceptance is contingent upon successful pre-work completion.

Delivery Model

The Software Engineering Immersive (SEI) is GA's flagship program. The immersive, 12-week course includes 80 hours of cohort-based classroom time over twelve weeks, with 140 hours of guided learning, 340 hours of project or team-based work, and 200 hours of self-access learning. GA has run SEI live online for four years, and our remote courses mirror the campus experience with the same curriculum, instruction, student support, and career outcomes. We use best-in-class technology to create a seamless learning environment with Zoom and Slack forming the basis of our interactive virtual classroom. Beyond the SEI curriculum, Rancho Cordova learners will have access to GA's full suite of Career Services, including in-class career readiness workshops, one-on-one coaching sessions, and introductions to employer partners. If needed, we can activate our Student Success team to assist struggling students in troubleshooting during the course and processing referrals to appropriate supportive services.

Skills Development and Training Process

GA will assign an experienced lead instructor as well as an Instructional Associate (IA) to support the student experience. Ideally, the GA will hire an alumni from the last Rancho Cordova cohort to serve as the IA. By hiring a successful prior participant, GA encourages a community of long-term learning and mentorship. The lead instructor and IA will together lead training in real time with self-paced, asynchronous learning via our learning platform - myGA. This combined delivery model enables learners to access up-to-date learning materials before a course starts and after class hours. Course assignments are tangible and measurable, enabling instructors to track student progress and provide feedback throughout the learning experience. Both the instructor and IA will lead office hours to answer questions and support learners in smaller group.

GA designs all of our content to be universally accessible and relevant by illustrating key concepts with real-world examples that represent a diverse set of backgrounds and perspectives.

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The SEI program prepares students for junior level software engineering roles upon graduation, and includes four primary units of study:

1. **Fundamentals:** Responsive layout and logic using JavaScript/jQuery
2. **Full-stack development:** MVC Server Apps, REST software architectural style, relational databases, security, testing and RESTful routing on the client-side
3. **Front-end frameworks:** JS MV* Frameworks, Advanced JavaScript concepts, Independent Learning
4. **APIs and Full-Stack Development:** API, Non-relational Databases, AJAX, Team Collaboration

Upon completion, participants are able to design and lay out responsive web applications, build secure full-stack web applications, safely model and store SQL and NoSQL databases, develop web applications using JavaScript, consume and integrate third-party APIs in application, use modern JavaScript browser application frameworks, and deploy applications to the web using cloud-based hosting. The full SEI syllabus is included in the Supportive Information section.

Student Planning and Retention Strategies

From start to finish, every Immersive student has a team of GA staff supporting, troubleshooting, and advocating for their continued successes.

- The **admissions** team ensures students are ready to participate in the rigorous program and have clear expectations about the course experience.
- The **student success** team facilitates orientation, communicates logistics, and provides students with touchpoints for accessibility, education plans, and improvement plans.
- **Instructors** lead live lectures, workshops, discussions, and critiques during class, office hours, 1:1's, and student resource groups, meeting students' diverse learning needs.
- **Career coaches** prepare students for their job search during the course and until graduates successfully secure a full-time role.

In this program, we seek to offer learners a $3,000 living stipend to help cover personal expenses, such as technology, internet, transportation, or any other pressing costs that could prohibit program completion. This stipend enables learners to create an environment in which they can focus on their studies and worry less about managing daily living expenses. In the pilot Rancho Cordova cohort, students reflected that the stipends were critical to their ability to purchase laptops, upgrade to faster internet, and support themselves through the course.

Placements and Employer Engagement

We rely on employer feedback to inform our iterative curriculum design. Our product and learning team works directly with our GA standards board made up of experts in the fields of engineering, data, and design to review our curricula up to four times a year to ensure that our training continues to meet industry standards.

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Further, GA strives to build local employer relationships around each of our major engagements. To satisfy the grant priorities, we will strive to support as many learners as possible to secure placements in the Rancho Cordova area. We will bring together key employer partners for hiring fairs, networking, and mentorship events. With the rise of remote work opportunities, we will also leverage our collaborations with large national employers.

In 2018, GA also strengthened its position as global leader in the talent industry as a result of its acquisition by the Adecco Group. The Adecco Group operates in 60 countries that offers 360° HR solutions from flexible to permanent employment, career transitions, and talent development services through its network of brands, presenting additional hiring opportunities for graduates.

In our previous engagement, graduates also enjoyed the Networking Event sponsored by the City of Rancho Cordova. We would be eager to leverage this programming for future cohorts.

For this purposes of this grant, each party will:	
General Assembly	1. Execute up to one Software Engineering Immersive (SEI) course, launching in Spring of 2023. GA can execute 1 cohort per quarter, for approximately 20 students per cohort. a. 480 hours of instruction in software engineering and computer science fundamentals. b. Individualized support from instructors and student experience team. c. Outcomes/career search curriculum and 1:1 career coaching. d. Access to GA's local and national hiring network, engaged by our talent placements team. 2. Execute free info sessions and introductory classes to engage prospective students and introduce the community to GA and the topic of software engineering. 3. Partner with Modis Recruiting Northern CA-based offices to drive student outcomes as well as other local employer intermediary partners.
The City of Rancho Cordova	1. If in-person programming is preferred, help identify and fund a space. 2. Provide introductions to non-profit, education, workforce development organizations, and other community partners to create a robust prospective candidate pipeline. 3. Support in co-hosting information sessions and other free community events. 4. Connect GA to employers interested in hiring junior software engineering talent.

Past Performance and Planned Outcomes

Past Performance

In 2022, GA received funding from the city of Rancho Cordova to operate one pilot SEI course. In this cohort, 18 learners began the SEI course. Of the nine graduates, three have obtained full-time work as a Junior Full Stack Developer, Junior Front End Developer, and Azure Cloud Engineer. One of these students even received her job offer before course graduation. Two learners opted

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out of the career services program and four continue to work with our career coach to secure a new role. Two alumni also stayed on with GA as paid IAs as they conducted their job search, refining their skills and sharing their knowledge with current learners. All four current job seekers have each had multiple interviews, including many that came from warm leads through our employer partnerships channel, with companies including the U.S. Senate, Metsi, and Lynton.

At the end of the course, students produced major capstone projects that demonstrate their skills, interests, and hireability. Capstones included an application to share portions of code, a tool to help gardeners map and plan their plots, a dashboard for athletic coaches to publish practice schedules, and other projects based on each learner's unique passions.

Our first cohort of learners represented a diverse array of Rancho Cordova residents, striving to embark on major career changes and build their economic mobility. See two short learner bios:

- **Courtney T.** - Courtney is a military veteran with a background as a technical trainer. She wanted to use her technical skills as a software engineer in a company that aligned with her values. She worked hard in the bootcamp as well as on her job search. She started applying for jobs a few weeks into the program and quickly lined up a series of interviews. Courtney quickly secured a job offer as a Full Stack Developer at Synergex International Corporation six days before she graduated the bootcamp. She is thrilled with her job, where she has found great mentorship and support. She has already come back to GA and spoken on alumni panels and passed on her advice to current students.

"Getting an opportunity to go to General Assembly has been a complete blessing to my growing family. Rancho Cordova allowed me to make the transition from a full-time job to the bootcamp without the risk of going into debt, and for that I will be forever grateful. With the resources offered by GA, I was able to land a job before I even graduated the bootcamp. My new job as a software engineer has been so enjoyable. I am making more money, but more importantly I am a happier person and have job satisfaction which I was missing at my previous job. None of this would be possible without the skills I learned at General Assembly." - Courtney

- **John M**.- Prior to the bootcamp, John worked in customer service and sales, as well as driving for Uber during the pandemic. He was a strong coder during the program and GA asked him to stay on as an IA. John worked hard to find a job post-course, continuing to code regularly and apply to jobs. He landed a role with OnDeck Pro as a Jr. Front End Developer. After receiving his offer, he posted advice in GA's "hired-in-tech" slack channel to all current GA job seekers to "Stay positive when facing rejection. Be grateful that you have the opportunity to land a job that lets you work remotely and build cool things. It took a lot of work throughout history to even make our current situations possible."

This cohort demonstrated a higher withdrawal rate (39%) than our anticipated average. We saw that the primary reasons learners reported not moving forward included health issues, course

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pace, and academic barriers. One student who withdrew due to health challenges hopes to re-enroll with our subsequent cohort.

GA conducts weekly surveys to understand learners' comfort with course material and collect feedback on instruction and coaching quality. This allows the GA team to continuously iterate and adjust the classroom and learning environment to allow students to thrive. Students also completed an End of Course survey where they provide numeric ratings of their overall course experience and provide additional comments to support their ratings.

In our pilot Rancho Cordova cohort, six graduates indicated in the survey that they would be interested in coming back to speak to a future class as an alum and/or being an IA for a course or immersive. We hope to leverage program alumni for future recruitment efforts, if funded.

Planned Outcomes

This year we hope to receive funding to operate at least one cohort of SEI with 20 learners. Based on our previous experience and program outcomes in offering full-time immersive training, we commit to the following outcomes, which will be clearly tracked over the grant period.

- Enroll 20 learners/cohort.
- Achieve an 85% graduation rate.
- Ensure 80% one-year per cohort placement rate in technology related roles for those graduates that participate in outcomes programming.

Nationally, GA graduates earn average starting salaries of $70,000. In Rancho Cordova, entry level data analysts earn starting salaries of $60,000/year and junior software engineers earn starting salaries of $50,000/year. These would be goal salary ranges for our graduates.

Through this engagement, GA hopes to further conversations about skills-based hiring strategies, encouraging employers to consider applicants' full range of experiences rather than attainment of a four year degree. We design our curricula around practical coursework that demonstrates applicants' aptitude and ability to jump right into job requirements.

Local Partnerships

Over the past two years, GA has been at the frontlines of establishing cross-sector collaborations to build equity across workforce systems. Covid-19 prompted what our partners at the Adecco Group term a "great re-evaluation," a time in which private and public actors alike must rethink their roles in bridging the gap between learning and working, education and economic mobility.

Preparing to launch our second cohort in Rancho Cordova, GA strives to integrate our work into the existing social and economic support infrastructure. We are excited to engage a coalition of local organizations with deep ties to the community. United Way California Capital Region, Valley Vision, and the Folsom Cordova Community Partnership have all expressed their support in building a cross-referral network, with a focus on referring their job seekers and introductory

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training graduates to GA's advanced tech skills opportunity. GA will in turn rely on these providers to offer wraparound services and additional case management services to learners who require additional support. We envision that each of these organizations will partner to host info sessions, networking events, and marketing campaigns, collaborating to reach the greatest number of Rancho Cordova residents. See letters of support attached in our Supportive Information section.

With an eye to connecting training graduates to direct employment opportunities, GA has held initial conversations with the Sacramento Hispanic Chamber of Commerce and the Asian Pacific Chamber of Commerce. Throughout this grant period, GA will connect to the initiatives led by the Chambers, engaging with private companies that need new talent sources to remain competitive. Our outcomes partnerships team is also committed to engaging with employers in other surrounding metros to create a robust pipeline of hiring partners.

Project Expected Timeline

GA proposes a two-phased approach to our partnership with the city of Rancho Cordova, with the goal of ensuring that we reach the largest number of potential prospective students, and then launching up at least one cohort of approximately 20 students over the course of a calendar year.

1. **Discovery & Exploration (Fall & Winter 2022):** GA will work with the City and regional nonprofits to advertise GA's introductory coding workshops. In similar engagements, we have found that we can most effectively reach potential students through partner marketing strategies. Through the workshop, students will explore web building blocks of the web — HTML and CSS — and learn how these programming languages can be applied to develop their own simple sites. Through this live, interactive, and beginner-friendly experience, interested students can explore coding and determine if it is something they hope to pursue further. We offer these workshops at least once per week at different times to accommodate various working and caregiving schedules.

2. **Transformation (Winter 2023):** GA will work with candidates to go through our standard admissions process on a rolling basis. Accepted students will enroll in our 12-week Software Engineering Immersive (SEI) and receive GA's career placement services upon graduation. See an outline of the full SEI curriculum in our Supportive Information section.

GA does not currently have a campus in Rancho Cordova or the surrounding areas but we have a strong history of success with our remote online Software Engineering Immersive. GA will work with the City to determine whether to run our remote program or find a local space in which to run the program in person, determining if additional funding is required for that purpose. Upon confirmation of continued funding, GA can quickly launch our second cohort in Rancho Cordova.

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Milestone	Date	Prerequisite Milestone/Contingency
Discovery & Exploration	Winter 2023	Local Channel Marketing & Partnerships Established
Cohort 1 launch	March 2023	20 students accepted and enrolled in SEI cohort
Cohort 2 launch (if funded)	June 2023	20 students accepted and enrolled in SEI cohort
Cohort 3 launch (if funded)	October 2023	20 students accepted and enrolled in SEI cohort

Sources and Uses of Funds

Sample pricing based on prior public engagements outlined below. GA's per cohort training costs have increased slightly from previous years due to higher costs of program delivery as a result of current economic conditions. Depending on the goals and audience for the program, and the desired number of individuals trained, we can work with the City to align on the appropriate pricing. GA would also welcome the opportunity to offer up to two additional cohorts of our Immersive training through the grant term should additional funds become available.

PRODUCT	PRODUCT DETAIL	# OF STUDENTS	PRICE PER STUDENT	PRICE PER COHORT
Software Engineering Training	• **Hours:** 12-week/480 hours training • **Staff:** Instructor management, Instructor and teaching assistants, dedicated career coach, student experience manager, customer success manager and admissions counselor • **Services**: Local marketing and sourcing, student pre-work, technical assessments, job placement events, data and outcomes tracking, reporting, and office hours	20	$13,000	$260,000
Living Stipends		20	$3,000	$60,000
			Total Cohort Cost	**$320,000**

*Discounted from $16,450 off-the-shelf price

Conflict of Interest Statement

To the best of our knowledge, General Assembly does not have any activities or relationships that might create a conflict of interest for GA or the City.

Exceptions

General Assembly does not have any exceptions to the NOFA requirements in their entirety.

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Supportive Information

Staff Bios - General Assembly + Rancho Cordova

Natalia Garcia
Senior Vice President, Corporate & External Affairs
Executive Sponsor - Based in Sacramento, CA
natalia.garcia@generalassemb.ly

Based in East Sacramento, Natalia is General Assembly's Senior Vice President of Corporate and External Affairs. A self-described storyteller, project manager, bilingual speaker (Spanish), problem solver, lifelong learner, and social impact devotee, Natalia spent seven years at Whiteboard Advisors, leading higher education and workforce policy matters, research, and thought leadership. During her tenure, Natalia became a member of Mayor Steinberg's Workforce and Economic Innovation Subcommittee and introduced General Assembly to the Greater Sacramento Economic Council, which led to a successful Community Reskilling partnership. She is devoted to continuing to develop the Sacramento, statewide, and broader workforce ecosystems to expand career options for all job seekers.

Priya Ramanathan
Vice President, Government & Workforce Partnerships
Program Oversight - Based in New York City
priya.ramanathan@generalassemb.ly

Priya is the VP of Government and Workforce Partnerships at General Assembly, focused on developing innovative public-private partnerships that build accessible pathways to GA's industry leading digital skills training. Priya began her public sector and workforce development career in New York, working in strategy roles for government and non-profit organizations, including at the NYC Department of Small Business Services and the Brooklyn Navy Yard Development Corporation. Prior to GA, Priya was the VP of Growth and Strategy at Per Scholas, growing national campus operations from eight to 17 campuses and project managing investment initiatives that will allow Per Scholas to grow to 25 campuses and 10,000 learners trained nationally by 2025. Priya began at Per Scholas in 2015 managing its program operations in both the Bronx and Brooklyn. In her work, Priya is committed to lifting up nontraditional educational pathways that are focused on skills of the future and remove barriers to economic prosperity for diverse talent that still remain grossly underrepresented across growing industries, like tech.

GENERAL ASSEMBLY

Cari Perez
Account Director, Government & Workforce Partnerships
Program Design and Planning - Based in Miami, FL
cari.perez@generalassemb.ly

As a proud Latina and immigrant, Cari is GA's Account Director for Government and Workforce Partnerships, focused on building no-cost training programs for underserved and overlooked community members. She has worked for the Presidency of Ecuador building a tech ecosystem for the county, later being recruited by the Dean of Engineering of CalTech to help launch Ecuador's first science and engineering University as the Director of Marketing and Partnerships. In 2019, she was hired at GA to launch a new campus in Miami, and later draft a go-to market strategy for GA programs in additional emerging tech cities in the USA. Her experience lies in merging strategy, marketing, education, DEI and technology.

From designing a science camp for 200+ indegenous children in Ecuador, to producing GA's first workshops in Spanish for Latinx citizens, Cari remains fully committed to co-creating pathways economic mobility for non-traditional talent.

Sarah Hinstorff
Program Manager, Government & Workforce Partnerships
Program Operations - Based in New York City
sarah.hinstorff@generalassemb.ly

Sarah is GA's Program Manager for Government and Workforce Partnerships, facilitating the implementation of community reskilling collaborations and forging connections with workforce stakeholders. She began her career in workforce development at Center for Employment Opportunities (CEO), a national nonprofit supporting job seekers who recently returned home from incarceration. In her first two years, she managed the organization's largest grant portfolios totalling over $18M. In her second role with the organization as Senior Associate of Inclusive Hiring Workforce Advisory Services, she directly counseled leadership at major Fortune 100 companies to update their HR policies and practices to be more inclusive of job seekers with past convictions. Sarah brings her expertise in fundraising, managing community partnerships, and collaborating with employers to her role with GA. She is passionate about increasing workforce equity through direct investment in workers, reimagining the employment ecosystem, and building concrete tools for upskilling through nontraditional education pathways.

GENERAL ASSEMBLY

Reference Articles and Materials

- GA 2022 Outcomes Report
- Software Engineering Immersive Curriculum
- GA's Community Reskilling White Paper (released January 2022)
- Article: The Buffalo News | New Western New York tech boot camp: 'A shining example of the power of diversity'
- Article: WKBW Buffalo | Boot camp to train for high-tech jobs

GREATER SACRAMENTO
ECONOMIC COUNCIL

October 21, 2022

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Amanda,

The Greater Sacramento Economic Council enthusiastically support General Assembly's (GA) proposal to the City of Rancho Cordova's Workforce Recovery Program. The GA team is well equipped to continue to offer their proven immersive training courses to reskill workers into careers in tech, enabling residents of Rancho Cordova to find new career opportunities.

In September 2020, the Greater Sacramento Economic Council (GSEC) launched the Digital Upskill Sacramento Program, bringing together General Assembly, Merit America, and the Greater Sacramento Urban League (GSUL) to reskill Sacramentans affected by COVID-19, specifically focusing on candidates from underrepresented communities. Forty learners enrolled in GA's immersive Data Analytics course or Merit America's IT Professional track, with tuition, career coaching and job placement assistance fully covered via CARES Act funding through the City of Sacramento. This partnership yielded incredible results with 95% of learners graduating from both programs and 87% of graduates finding full-time roles with companies in the region like Zennify, VSP and Accenture. The contract value for this project was $450,000 with the contract beginning in September 2020 over a year term.

We believe GA's expertise in building local training opportunities and partnerships will continue to be meaningful to the city of Rancho Cordova as it grows its portfolio of technology training. If you have any questions, please do not hesitate to contact me.

Sincerely,

Scott Powell

Executive Vice President

TECHBUFFALO

247 Cayuga Road, Suite 50
Buffalo, New York 14225

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Amanda Norton,

I am writing to submit a letter of support for General Assembly's (GA's) proposal to the City of Rancho Cordova's Workforce Recovery Program. The GA team is well equipped to continue to offer their proven immersive training courses to reskill workers into careers in tech, enabling residents of Rancho Cordova to find new career opportunities locally and nationally.

Over the past two years, TechBuffalo and a coalition of community organizations and local companies partnered to upskill and reskill over 900 Buffalo metropolitan-area and Western New York residents in technology related skills through the WNY Tech Skills Initiative. With TechBuffalo as a thought leader and convener, GA worked with the coalition to offer open access to introductory classes and workshops and to fully fund seventy-five (75) enrollments into GA's part-time evening skill building classes.

In late 2021, M&T, TechBuffalo, and four other regional employers co-created a new immersive 12-week training opportunity in Data Analytics. This inaugural pilot cohort provided GA's immersive training to 19 students representing Buffalo's diverse communities. This past April, we were excited to celebrate a 100% graduation rate for this first cohort with 15 out of 19 of graduates already finding employment in the field within 180 days post graduation.

Training was provided from Monday January 24, 2022 to Friday, April 18, 2022 with up to three months of career coaching services post graduation. (The contract covered the cost of training, contextualization of curriculum to meet employer needs and program management support for a period of eight months. For specific information on the contract value, please reach out directly.) This community reskilling partnership with GA has been a key component in developing Buffalo's tech community and building a regional talent pipeline that immediately responds to the needs of our local employers. We are excited to share that this partnership will continue with our next Data Analytics Immersive cohort beginning in early 2023, which includes continued investments from local employers.

We believe GA's expertise in building local training opportunities and partnerships will continue to be meaningful to the city of Rancho Cordova as it grows its portfolio of technology training.

For further information and comments, feel free to contact me at: stanbakuchi@techbuffalo.org or 716-229-0679.

Sincerely,

Sarah Tanbakuchi

Sarah Tanbakuchi
stanbakuchi@techbuffalo.org
President and CEO
TechBuffalo
247 Cayuga Rd Suite 50
Buffalo, NY 14225

St.Nicks Alliance
Where Opportunity Grows

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

October 20th, 2022

Dear Ms. Amanda Norton,

I am writing to submit a letter of support on behalf of General Assembly (GA) and their proposal for the City of Rancho Cordova's Workforce Recovery Program. The GA team is well equipped to offer their immersive courses to upskill local workers into careers in tech, enabling Rancho Cordova residents with barriers to employment enter the workforce in skilled occupations.

St. Nicks Alliance, a Brooklyn-based nonprofit, seeks to transform the lives of low- and moderate-income people through employment, education, housing, and health care. We do this by delivering impactful services with measurable outcomes across our community.

Leveraging a mix of public and private funding, St. Nicks and GA began collaborating in late summer 2022 on an innovative Data Analytics pre-apprenticeship training. This partnership leverages GA's core data analytics curricula to build a shortened but impactful 8-week training experience to prepare graduates for careers in data. Through this model, GA provides hands-on, in-person training at their New York City campus, covering Excel, SQL, and Tableau fundamentals. Following GA instruction, St. Nicks Alliance offers additional tutoring, funding to earn industry-recognized certifications in data, and career coaching. Upon graduation, St. Nicks Alliance will match students with paid internships and continue to support their long-term goals to access careers in tech.

This collaborative model allows both organizations to leverage their strengths to reskill our local community. GA activates its skilled instructors and curricula, while St. Nicks Alliance builds upon our existing relationship with job seekers. Together, our expectation is to meet learners' immediate needs and set them on a path toward long-term upward mobility. We are progressing smoothly through our pilot cohort of 13 learners, and are eager to share reflections and success stories later this year.

We believe GA's expertise in building local training opportunities and partnerships will continue to be meaningful to the city of Rancho Cordova as it grows its portfolio of technology training. We also see GA as a partner with proven experience engaging with local community organizations to strengthen place-based initiatives such as these. For additional information, feel free to contact me at: lrothchild@stnicksalliance.org or 718-302-2057 ext 416.

Sincerely,

Larry Rothchild

Larry Rothchild

Director, Workforce Development

St. Nicks Alliance

790 Broadway - 2nd Floor

Brooklyn, NY 11206

718-302-2057 ext 416

P: 916.361.8684 F: 916.361.8683 www.TheFCCP.org

FOLSOM CORDOVA Community Partnership

10665 Coloma Rd. Suite 200 · Rancho Cordova, CA 95670

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Norton,

On behalf of the Folsom Cordova Community Partnership (FCCP), please accept this letter of support for General Assembly's (GA) application for the City of Rancho Cordova's Workforce Recovery Program.

We strongly support this grant application and its focus reskilling local workers into careers in technology, enabling residents with barriers to employment enter the workforce in high demand skilled occupations.

FCCP is a community-based non-profit dedicated to empowering and supporting families as they identify their needs and reach their goals. Through our Job Center and Family Resource Center, we create a one-stop operation for our community to access vital services to create family stability, launch their careers, build self-sufficiency and upward mobility. Our primary service area is east Sacramento County with our Job Center and Family Resource Center located in Rancho Cordova.

In 2021, both FCCP and GA received funding from the city of Rancho Cordova's Economic Development Department. This year, we hope to strengthen our impacts and foster a stronger local workforce system through collaboration. We envision a cross-referral collaborative between GA and FCCP, in which GA provides advanced training opportunities and FCCP provides case management and wraparound services where needed.

GA's first cohort with the city of Rancho Cordova and partnership with the Greater Sacramento Economic Council's coalition to upskill workers in the wake of the Covid-19 pandemic illustrate the organization's commitment to our local community and ability to achieve concrete employment outcomes. We wholeheartedly support GA's application to continue their work in the region, and look forward to supporting them by identifying new Rancho Cordova candidates.

We believe GA's expertise in building local training opportunities and partnerships will continue to be meaningful to Rancho Cordova residents as it grows its portfolio of technology training. We also see GA as a partner with proven experience engaging with local community organizations to strengthen place-based initiatives such as these. For additional information, feel free to contact me at: RSanger@theFCCP.org or (916) 361.8684 x290.

Sincerely,

Robert Sanger
Executive Director
RSanger@theFCCP.org
(916) 361.8684 x290

Amanda Norton
Economic Development Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Amanda Norton,

I am writing to submit a letter of support on behalf of General Assembly (GA) and their proposal for the City of Rancho Cordova's Workforce Recovery Program. The GA team is well equipped to offer their immersive courses to upskill local workers into careers in tech, enabling Rancho Cordova residents with barriers to employment enter the workforce in skilled occupations.

The United Way of the California Capital Region serves families in need throughout the greater Sacramento area. Throughout existing workforce development and digital equity programming, we offer learners basic technology and job training. We do not currently offer an advanced technology career training pathway, and have been searching for a partner to provide next-step options for our participants. Our team will gladly refer qualified Rancho Cordova students and alumni to continue their education through GA's Software Engineering Immersive.

GA's first cohort with the city of Rancho Cordova and partnership with the Greater Sacramento Economic Council's coalition to upskill workers in the wake of the Covid-19 pandemic illustrate the organization's commitment to our local community and ability to achieve concrete employment outcomes. We wholeheartedly support GA's application to continue their work in the region, and look forward to supporting them by identifying new Rancho Cordova candidates.

We believe GA's expertise in building local training opportunities and partnerships will continue to be meaningful to the city of Rancho Cordova as it grows its portfolio of technology training. We also see GA as a partner with proven experience engaging with local community organizations to strengthen place-based initiatives such as these. For additional information, feel free to contact me at: maury.nickelson@ucwccr.org or 916.368.3029.

Sincerely,

Maury Nickelson

Maury Nickelson
Digital Equity & Inclusion Manager
United Way California Capital Region
10389 Old Placerville Road, Sacramento, CA 95827
916.368.3029
maury.nickelson@ucwccr.org

RANCHO CORDOVA WORKFORCE RECOVERY PROGRAM BUDGET BREAKDOWN 1.1.23-12.31.23				
Salaries & Benefits		Hourly	Weekly (8-20 HRS)	Annually (52 Weeks)
Instructor				
Instructor 1 Wages	up to $55.00 per hour 20 hours a week x 52 Weeks=	$ 55.00	$ 1,100.00	$ 57,200.00
Payroll Taxes & Insurance	20% of total Wages	$ 11.00	$ 220.00	$ 11,440.00
Benefits				
Instructor 1 Benefits	up to $38.00 per hour 20 hours a week X 52 weeks	$ 38.00	$ 760.00	$ 39,520.00
Workers Compensation	Estimated at $53 per month	$ 0.61	$ 12.14	$ 631.26
*WC = Wages * .0124 (89% multiplier)*				
Recruitment and Job Placement Coordinator				
Wages	up to $55.00 per hour 10 hours a week x 52 Weeks=	$ 55.00	$ 550.00	$ 28,600.00
Payroll Taxes & Insurance	20% of total Wages	$ 11.00	$ 110.00	$ 5,720.00
Benefits	up to $28.00 per hour 10 hours a week X 52 weeks	$ 28.00	$ 280.00	$ 14,560.00
Workers Compensation	Estimated at $27 per month	$ 0.61	$ 6.07	$ 315.63
*WC = Wages * .0124 (89% multiplier)*				
Program Evaluator				
Wages	up to $35.00 per hour 10 hours a week x 52 Weeks=	$ 35.00	$ 350.00	$ 18,200.00
Payroll Taxes & Insurance	20% of total Wages	$ 7.00	$ 70.00	$ 3,640.00
Benefits	25% of $790.56 per month	$ 4.56	$ 45.61	$ 2,371.68
Workers Compensation	Estimated at $12 per month	$ 0.13	$ 1.28	$ 66.41
*WC = Wages * .0041 (89% multiplier)*				
~~Contract Manager~~				
~~Wages~~	~~up to $55.00 per hour 8 hours a week x 52 Weeks=~~	~~$~~	~~$~~	~~$~~
~~Payroll Taxes & Insurance~~	~~20% of total Wages~~	~~$~~	~~$~~	~~$~~
~~Benefits~~	~~up to $28.00 per hour 8 hours a week X 52 weeks~~	~~$~~	~~$~~	~~$~~
~~Workers Compensation~~	~~Estimated at $22 per month~~	~~$~~	~~$~~	~~$~~
~~*WC = Wages * .0124 (89% multiplier)*~~				
	Subtotal	$ 245.90	$ 3,505.10	$ 182,264.98
Indirect Costs	12%	$ 29.51	$ 420.61	$ 21,871.80
SALARIES & BENEFITS SUB-TOTAL COST		$ 275.41	$ 3,925.71	$ 204,136.78
DISCLAIMER: THE COSTS BELOW MAY VARY & ONLY REFLECT MAXIMUM BILLABLE AMOUNTS & BILLED AS USED				
Services & Supplies				
Training Materials	up to $1000. 00 per month	$ 5.77	$ 230.77	$ 12,000.00
~~Office Supplies~~	~~up to $5000 Annually~~	~~$~~	~~$~~	~~$~~
Program Completion/ Job Placement Stipend	*Average cost per student is $1000 up to 25 students	$ 12.02	$ 480.77	$ 25,000.00
To be used to cover the costs associated with Union Dues, Inititation, Tools, Boots, Certifications & other Student Related Assistance Costs				
	Subtotal	$ 17.79	$ 711.54	$ 37,000.00
Indirect Costs	12%	$ 2.13	$ 85.38	$ 4,440.00
SERVICES/SUPPLIES SUB-TOTAL COST		$ 19.92	$ 796.92	$ 41,440.00
MAXIMUM TOTAL COST		$ 295.33	$ 4,722.63	$ 245,576.78

Charles A. Jones Career and Education Center

Manufacturing Training Program

for Rancho Cordova Residents

Workforce Recovery Program

Program Proposal for the Rancho Cordova

Angela Hatter-Site Administrator

Charles A. Jones Career and Education Center

5451 Lemon Hill Avenue

Sacramento, CA 95824

October 21, 2022

CHARLES A. JONES CAREER & EDUCATION CENTER
Sacramento City Unified School District

Susan Lytle Gilmore, Ph.D.
Director III, Adult Education

October 21, 2022

ATTN: Ms. Amanda Norton
Economic Development Manager
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Dear Ms. Norton:

This letter of introduction is in response to The City of Rancho Cordova's Notice of Funding Availability (NOFA) for Service Provider(s) to administer a Workforce Recovery Program for the Rancho Cordova Residents. Please accept the attached proposal for Charles A Jones Career and Education Center (CAJ) and affiliated partners to provide the services detailed in the NOFA for the field of Manufacturing.

The team that is gathered in this proposal is CAJ and the Sacramento Valley Manufacturing Alliance (SVMA). This proposal brings together an effective team that has collaborated on more than one workforce development project in the past two years. Examples include initiatives funded by the City of Sacramento CARES Act Grant, the Sacramento Employment & Training Agency Regional Planning Initiative (SETA RPI), and the Capital Adult Education Regional Consortium. CAJ, a nationally accredited adult school operating under the Sacramento City Unified School District, has been offering quality vocational certification training programs since 1967. Current programs include Medical Assistant, Manufacturing Pre-Apprenticeship and Manufacturing Technician, Nurse Assistant Training, Pharmacy Technician, and Vocational Nursing. With grant funding from the City of Rancho Cordova, CAJ would provide classes in Forklift Operation, Introduction to Manufacturing, Material Handling and Logistics, Electro-mechanical Assembly, Welding Fabrication I, and a comprehensive Manufacturing Technician program that includes training in all previously mentioned components. Students completing all CAJ manufacturing classes and programs would earn industry-recognized certifications. In addition, these CAJ manufacturing classes and programs are pathways into SVMA's Apprenticeship program.

SVMA was founded in 2018 by local manufacturers to address the region's growing demand for a skilled workforce in the manufacturing sector. The organization is committed to working with partners in education and industry to develop vocational education and workforce development programs. CAJ is also in partnership with The Lemon Hill Job Center, an America's Job Center of California (AJCC), located on CAJ's campus. For over 30 years, the Lemon Hill Job Center has provided job placement and wrap-around services to participating CAJ students and to the public from the CAJ campus and its previous locations.

As a team, CAJ and SVMA are uniquely qualified to collaborate and perform on the objectives of the Workforce Development Training and Certification Program to train, upskill, and place Rancho Cordova residents who are unemployed or underemployed because of the pandemic in skills desirable in the key growth industry of Manufacturing. For many years, CAJ has served Rancho Cordova residents in various programs within the school. With additional grant funding, CAJ will be able to expand services to more Rancho Cordova residents. Under contract with CAJ, SVMA would market CAJ manufacturing programs, prepare metrics, and issue placement bonuses for all participants in the programs. Together, the organizations in this proposal will help the City of Rancho Cordova meet the pandemic and economic development-related goals to:

- Providing immediate employment services and resources for adults in Rancho Cordova who are unemployed, underemployed, or looking to change career paths; those who lack transportation, childcare, or educational attainment, those who need job coaching or case management services, and other supportive services to aid jobseekers in securing employment;
- Increasing the number of trained and skilled workers that were left unemployed, underemployed, or seeking a change in careers due to the COVID-19 crisis;
- Creating competitive candidates for local employers to access and employ;
- Upskilling and reskilling training opportunities in high-demand industries and occupations;
- Improving job placement rates by securing employment opportunities for dislocated workers;
- Increasing the number of employed residents generating income that produces economic sustainability for themselves, their families, and their communities;
- Providing direct job placement or internship opportunities for adult job seekers.

The mission of Charles A. Jones Career and Education Center is to enrich the lives of adults by providing a positive and innovative learning environment for academic and career technical training empowering them to become employed and productive members of their communities. CAJ is fully committed to working with our SVMA and AJCC partners to enhance and strengthen workforce development programs for our community, which includes the nearby City of Rancho Cordova. We look forward to the opportunity to enhance our work with our Rancho Cordova City residents!

Sincerely,

Susan Lytle Gilmore

Susan Lytle Gilmore, Ph.D.
Director III, Adult Education

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3. Qualifications and Experience

Charles A. Jones Career and Education Center (CAJ), in partnership with the Lemon Hill Job Center and Sacramento Valley Manufacturing Alliance (SMVA), are uniquely qualified to be the service provider for the Rancho Cordova Workforce Development program. CAJ and the Lemon Hill Job Center have been working seamlessly at a shared location for over 30 years. CAJ is well-positioned to meet the training and certification needs of individuals pursuing a career in the manufacturing sector. CAJ also offers. The Lemon Hill Job Center has a proven track record of providing services for students that qualify for WIOA Title I services. SVMA was founded by local manufacturers In 2018 and had unparalleled access to manufacturers in the region to market the program and place students in positions in the Sacramento Valley region. The responsibilities of the three organizations are summarized in Table 1 below. Detailed descriptions of qualifications and experience are in the following sections.

Table 1 -Program Roles and Responsibilities

Organization	Key Staff	Title	Program Responsibilities
CAJ	Angela Hatter	Site Administrator	● Primary Liason ● Administration of Progam ● Manage Program Development
	Todd Frazee	Manufacturing Career Technical Education (CTE) Instructor	● CTE Instruction ● Skills Certification
SVMA	Dean Peckham	Executive Director	● Market Program ● Job Placement ● Track Employment Longevity ● Issue Placement Bonuses ● Program Metrics ● Transportation Stipends

Charles A. Jones Career and Education Center

Charles A. Jones Career and Education Center (CAJ) is part of the Sacramento City Unified School District (SCUSD) and operates under the governance of the State of California Department of Education (CDE). CAJ opened in 1967 as the Skills and Business Education Center, and classes have been held at the current site at 5451 Lemon Hill Avenue. CAJ offers vocational training programs in Medical Assistant, Manufacturing Pre-Apprenticeship, Nurse Assistant Training, Pharmacy Technician, and Vocational Nursing.

Budget and Funding Sources

In the 2021-22 program year, Charles A. Jones Career and Education Center and the Lemon Hill Job Center have been funded through several sources. Both organizations are operated by SCUSD staff, so the budgets are combined in Table 2 below:

Table 2 -CAJ and Lemon Hill Job Center Funding Sources	
Source	**Amount**
California Adult Education Program (CAEP)	$1,508,793
Workforce Innovation and Opportunity Act Title (WIOA) I through (SETA)	$603,950
Workforce Innovation and Opportunity Act Title II	$169,807
California Firefighters Apprenticeship	$487,196
CalWorks	$47,252
Student Fees generated through Federal Financial Aid*.	$1,288,060
Higher Education Emergency Relief Fund (HEERF)*	$1,375,839
TOTAL	$5,480,897

*The figures listed for student fees are based on the 2020-2021 school year. The.2021-2022 school year student fees have not yet been determined. Enrollment declines due to the COVID-19 pandemic have drastically reduced income from student fees. HEERF funding provided by the US Department of Education has covered shortfalls and losses.

CAJ has also benefited from in-kind funding provided in equipment and tooling donations from manufacturing industry partners totaling approximately $335,000.00 since the manufacturing program's inception.

List of Jurisdictions and Projects Similar To The Proposed Program

CAJ launched the Manufacturing Pre-Apprenticeship Program in 2020 with CARES Act funding as Workforce Development Certification Program to train, upskill, and place individuals who have had their employment disrupted by the pandemic in the manufacturing industry. Manufacturing has been identified as a key area of growth in the region. The CAJ Manufacturing Pre-Apprenticeship program is a "boot camp" style of training. In 90 contact hours over a few weeks, successful students learn entry-level skills and certifications to prepare them for an entry-level position in the manufacturing industry. The Manufacturing Pre-Apprenticeship Program provides skills for immediate job placement and entry into an industry-sponsored apprenticeship program and is also a prerequisite for the new Manufacturing Technician Program CAJ that launched in September of 2022.

To date, CAJ Manufacturing Programs have served 94 individuals, issued 65 Forklift Operator Certifications, and 67 10-hr. Council on Occupational Education (COE) requirements for CTE programs require a 60% completion and 70% placement rate minimum. For the 2021-2022 program year, the program has a current completion rate of 75% of participants completing all components and 87.5% completing at least one industry-recognized certification The placement reporting period for this program ends 12/30/2022, and we are confident we will meet the placement goals

References for previous projects are in Exhibit 1 of this proposal's Supporting Information/References section.

Primary Liaison For This Proposal:

Angela Hatter -Site Administrator
Charles A. Jones Career and Education Center
5451 Lemon Hill Avenue
Sacramento, CA 95824
916-394-5800 X701011
Angela-Hatter@scusd.edu

Key Staff

The CAJ has an experienced team of education professionals with backgrounds that include experience with instruction, instructional design, and program administration. Presented below is a matrix of staff responsibilities for this proposal and a summary of the qualifications of the members of the CAJ team. Detailed resumes and applicable credentials are available upon request.

Angela Hatter -Site Administrator & Primary Liaison

Angela Hatter is the Site Administrator for Charles A Jones Career and Education Center and would administer the program, manage program development, and act as the Primary Liaison for this proposal.

Angela Hatter has over 25 years of experience in the field of education, with 13 years of experience serving as a principal administrator for public adult schools and correctional education programs in California. Ms. Hatter has supervised secondary and post-secondary academic, substance abuse recovery, and career technical education programs and worked closely with industry partners on program development and placement services. She has overseen CTE programs in health occupations, Manufacturing, computers, and information technology pathways.

Charles A Jones Career and Education Center
5451 Lemon Hill Avenue
Sacramento, CA 95824
916-394-5800 X701011
Angela-Hatter@scusd.edu

Todd Frazee -Manufacturing Career Technical Education Instructor

Todd Frazee is the primary Career Technical Education (CTE) instructor for the manufacturing programs and would be technical training and certification services and supervising all other faculty associated with this proposal. Todd has over 25 years of manufacturing engineering and management experience with a wide breadth of production systems. Todd developed the CAJ Manufacturing Programs and has taught the program classes since the program launched in the Fall of 2020. Todd also teaches Advanced Manufacturing at the Community College level. Todd earned a Bachelor of Arts in Industrial Arts (BAIA) in Product Development from San Francisco State University in 1996 and a Master of Education (MEd) in Learning Design and Technology from Arizona State University in 2020. He holds a CTE Teaching Credential from the California State Commission on Teacher Credentialing for the Product Development and Manufacturing pathway and is qualified to teach all program topics, including those requiring certification.

Todd is also an Authorized Outreach Trainer with the Occupational Safety and Health Administration (OSHA) through the OSHA Training Institute (OTI) at the University of California San Diego Extension (UCSD Extension).

Charles A Jones Career and Education Center
5451 Lemon Hill Avenue
Sacramento, CA 95824
916-394-5800 X701307
Todd-Frazee@scusd.edu

Sacramento Valley Manufacturing Alliance

Sacramento Valley Manufacturing Alliance (SVMA) has experience in the manufacturing sector, including human resources, skills development, market analysis, program marketing, employer recruitment and participation, community outreach and partnerships, and program administration.

Budget and Funding Sources

In the 2021-22 program year, SVMA has been funded through sources shown in Table 3 below:

Table 3 -SVMA Funding Sources

Source	Amount
CA Manufacturing Technology Consulting (Grant)	$ 60,000
CA Mobility Center (High Roads Training Partnership Grant)	$100,000
Memberships	$ 40,000
Contributions - Program	$120,000
Contributions - Events	$ 10,000
TOTAL	**$330,000**

Organizational Information

Organization Name: Sacramento Valley Manufacturing Alliance
Date of Incorporation: 12/20/2020
IRS Tax ID #: 86-1596027

List of Jurisdictions and Projects Similar To The Proposed Program

- In 2018 SVMA (formerly SVMI) received a $20,000 ETP grant from CA Mfg Technology Association to train 12 individuals as CNC Machinists and place them with local employers.
- In 2019 SVMA (formerly SVMI) received a $20,000 grant from the SBDC to train 13 individuals as CNC Machinists and place them with local employers
- In 2020 SVMA received a $55,000 CAI grant from Los Rios Community College District to train and register four individuals as journeymen machinists and develop an apprenticeship curriculum
- In 2020 SVMA received a $160,000 SETA Regional Planning Initiative (RPI) grant to develop and receive approval for a CNC Machinist Apprenticeship Program. Apprenticeship program approvals from US DOL and CA DAS in 2022.
- In 2020 SVMA received a $262,000 CARES grant from the City of Sacramento to recruit and train individuals for manufacturing careers. Funding was used to recruit and train city residents and launch the Regional Manufacturing Training Center at Charles A Jones.

References for previous projects are in Exhibit 2 of this proposal's Supporting Information/References section.

Key Staff

Presented below is a summary of the qualifications of the member of the Sacramento Valley Manufacturing Alliance. A detailed resume is available upon request.

Dean Peckham, Executive Director

Dean Peckham is the Executive Director of SVMA. Dean would Market the Program to employers, prepare Program Metrics, and Issue Placement Bonuses for participants of the program in this proposal. He would also provide Job Placement services and track Employment Longevity for program participants that are not eligible for WIOA Title I services.

Dean has served as the SVMA executive director since its formation in April 2018. Between April 2018 and June 2021, SVMA was organized under Valley Vision, which served as the SVMA fiscal sponsor. In 2020/2021, Dean successfully led SVMA's incorporation as a 501(c)3 nonprofit. Dean is responsible for all administrative oversight of SVMA programs & committees, business development, and day-to-day management activities.

In 2018 & 2019, Dean successfully implemented a manufacturing pre-apprenticeship training program in collaboration with Sierra College, training 28 people for manufacturing careers. In 2021, Dean successfully secured a State of CA CAI grant to train and certify four machinists as journeymen apprentice machinists. Certificates were awarded by the US Dept of Labor & the CA Dept of Apprenticeship Standards. In 2020 Dean led SVMA's effort to form a strategic partnership w/ CAJ to develop the Regional Manufacturing Training Center and the manufacturing training program. SVMA received two grants from SETA ($160,000) and the City of Sacramento CARES ($262,000), which helped launch the program at CAJ and train individuals for manufacturing careers. The SETA grant also helped launch the SVMA CNC Machinist Apprenticeship Program, approved by the CA Dept of Apprenticeship Standards in March 2022.

Prior to 2018, Dean served as a Senior Project Manager for the City of Sacramento Economic Development Dept. Responsibilities included business retention activities for city businesses, with an emphasis on industrial retention, Sacramento Enterprise Zone Manager, conversion of the Sacramento Army Depot to a privately-owned industrial business park (Depot Park), and the recruitment of local contractors and labor for the Golden 1 Center construction.

SVMA
3053 Freeport Blvd, #417
Sacramento, CA 95818
916-508-0892
dpeckham@sacvalleymfg.org

4. Project Description

Manufacturing Training Program for Rancho Cordova Residents

Project Design

SACRAMENTO REGION MANUFACTURING SECTOR OVERVIEW

In 2021, the Los Rios Community College Center of Excellence prepared an overview of the region's manufacturing sector. The Sacramento Region is home to over 4,000 manufacturing companies employing 35,561 people. Over 1,800 of these companies are located within Sacramento County, including 195 manufacturers in the City of Rancho Cordova and over 1,000 in the City of Sacramento. The region's manufacturers are projected to add 1,677 jobs by 2025. In 2020, 27 percent of the manufacturing workforce was within ten (10) years of retirement, creating an excellent opportunity for individuals interested in manufacturing careers. This is especially true for women, who only make up 27 % of the manufacturing workforce.

Population Served: City of Rancho Cordova Demographic Profile

The City of Rancho Cordova has an estimated 2021 population of 80,413, with 63.2% of the population between the ages of 18 and 65, i.e., the primary working age of the population. Female residents represent 51.0% of the population. Rancho Cordova has a diverse population; the Black population represents 10.6%, American Indian and Native Alaskan represent 0.5%, Asian alone is 13.7%, Native Hawaiian and Pacific Islander represent .6%, while the Latino population is 20.7%, and white alone, not Hispanic or Latino is 49%.

Rancho Cordova has a higher percentage of the population being foreign-born (24.5%) than Sacramento County (20.9%) or Sacramento City (21.3%).

The Rancho Cordova population is a diverse population that can support the area manufacturers struggling to build a more diverse workforce that reflects the region's diversity. In 2021-22, CAJ served 613 students: including, 41% Asian; 23% Hispanic; 21% white; 11% African American/Black; 1% American Indian; 1% Filipino; and 1% Native Hawaiian/Pacific Islander.

Rancho Cordova's demographic factors are; high school graduation rates at 88%, and 27% of the population holds a bachelor's degree or higher, Rancho Cordova has a 2020 median household income of $69,963, and a poverty rate of 11.6%. Enrolling Rancho Cordova residents at CAJ requires a high school diploma as an admission requirement for Career Technical Education programs.

All of these factors require that the Manufacturing Training Program for Rancho Cordova Residents be very focused on marketing to targeted populations within the community. SVMA will lead this effort by utilizing the following sources to market the program:

- Social media, such as Google & Facebook ads,
- A dedicated webpage, "Manufacturing Cares - Rancho Cordova,"

- CAJ & SVMA will host quarterly job fairs at the CAJ campus with social media ads marketing to Rancho Cordova residents and employers.

- Collaboration with the Rancho Cordova libraries to distribute marketing flyers

- Collaboration with the City of Rancho Cordova to identify and participate in community events to distribute marketing flyers

- Direct outreach to community-based organizations, including area churches and groups such as Folsom-Cordova Community Partnership (FCCP), Asian Resources Inc., and La Familia Counseling Center

- Outreach to the FCCP Job Center and Cordova High School. School college and career fairs are an excellent opportunity to market the program to high school seniors, their parents, family, and friends.

The targeted marketing focused on residents within Rancho Cordova Zip Codes 95655, 95670, 95741, and 95742. (Source US Census QuickFacts).

Intake Enrollment Process

Step 1 -Orientation

Step 2 -Assessments

Step 3 -Job Center Coach Conference

Step 4 -Job Services Pathway Determination

Pathways for job services:

1. Basic Career services with the Lemon Hill Job Center and individual job placement and follow-up services provided by SVMA.

2. Individualized Career Services with the Lemon Hill Job Center (WIOA Title I eligible)

3. FCCP would supervise participating clients.

Step 5 -Register for CAJ Manufacturing Program Class

More detail about the intake processes is available upon request.

Model of Service Delivery

The CAJ Manufacturing programs have specific start dates that are posted in the CAJ Program Catalog. Job Center coaches, SVMA staff, and CAJ Teachers mentor participants and assist them through the job search and placement process. Individualized employment plans (IEP) for participants will be developed by the Lemon Hill Job Center and SVMA with teacher input and collaboration.

CAJ and the Lemon Hill Job Center will provide in-person counseling and classroom instruction for the students. Because manufacturing instruction is a very hands-on experience, students must participate in person. Elements of employer recruitment, student placement, and follow-up can and will be done in-person, online, or via telephone. Establishing solid relationships with employers is critical to ensuring students' placement and success. Similarly, following up with the students during the initial 90 days following placement will help address challenges the students may experience in a new work environment.

Strategies To Ensure Skills Development & Employee Retention

Skills Development

CAJ developed the curriculum framework for the manufacturing pre-apprenticeship programs aligned with the Society of Manufacturing Engineers (SME) core competency model for the Certified Manufacturing Associate (CMfgA) and Certified Manufacturing Technologist (CMfgT) programs. The CAJ manufacturing utilizes online instructional materials on SME ToolingU instead of textbooks. SME ToolingU is an online learning management system that includes instructional materials, assessment, and progress tracking capability. Much of the SME ToolingU curriculum is also aligned with the National Metalworking Skills Institute (NIMS) or American Welding Society (AWS) standards to prepare students for certifications offered by the organizations. The training and learning materials are reviewed twice annually in occupational advisory committee meetings with input from industry partners to ensure skills learned are relevant to employment. Some program certifications align with standards established by the Occupational Health and Safety Administration (OSHA) Outreach Training programs such as the 10-Hr. Cal/OSHA General Industry Safety and Health training card program and Forklift Operator Certification.

The skills learned in the manufacturing programs are offered through an in-person and hands-on learning experience. The Instructional modality is a combination of classroom instruction, supervised computer lab (SME ToolingU or CAD/CAM software), demonstrations, and application of skills in manufacturing lab projects. Instructional methods model documentation and processes typical in a modern manufacturer, providing students with the opportunity to apply trade skills and learn organizational practices expected in a modern manufacturing environment. Class sessions are 6-7.5 hours, four to five days per week for the duration of the course block, with a 90% attendance requirement, simulating the demands of working full-time in an industrial environment.

Learning in the program is assessed using computer-based testing, simulation exercises, skill demonstration evaluations, applied projects, and certification testing. The manufacturing courses incorporate a custom series of SME ToolingU learning modules aligned with the lab and lecture topics. Each of these learning modules requires an assessment test that participants must pass to complete the module. An SME ToolingU completion certificate is issued once the student completes the series of modules as proof of competency in the subject matter. To complete the program successfully, students must achieve a 75% overall mastery score. The mastery of individual industry certification exams is governed by the accrediting organization and may vary by organization but typically range from 70%-80%.

This work plan proposes to offer six training options to Rancho Cordova residents. These classes will meet the City of Rancho Cordova's goal to implement a Workforce Development Certification Program, train, upskill, and place Rancho Cordova residents who are unemployed or underemployed because of the pandemic in growth industries in need of trained workers in the key sector of Manufacturing. This proposal offers entry into the new 900-hour Manufacturing Technician Program for the Welder Specialty Track or to take one or more of the five Manufacturing Technician component blocks as stand-alone courses. The six options are:

- Forklift Operator Class
- Material Handling and Logistics
- Introduction to Manufacturing
- Electro-Mechanical Assembly
- Welding Fabrication I
- Manufacturing Technician -Welder Specialty Track (13 components, including the courses listed above)

Please refer to Table 4 below for a summary of the course prerequisites, assessment requirements, duration, and certificates earned. Detailed descriptions of each course and a diagram of the Manufacturing Technician Program are available upon request.

Table 4 -Manufacturing Pre-Apprenticeship Courses

Course Title	Prerequisite	Assessment	Hours	Certificates
Single Day Course				
Forklift Operator*	None	Workkeys	7.5	• Forklift Operator Certification
Manufacturing short-term 2-3 Week Manufacturing Technician Component Courses				
Material Handling & Logistics	Forklift Operator Certification for Class I & IV vehicles	CASAS Scores: Reading: 239Math: 236	40	• SME-ToolingU Completion Certificate • CAJ Program Completion Certificate
Electro-Mechanical Assembly	Introduction to Manufacturing	CASAS Scores: Reading: 239Math: 236	40	• SME-ToolingU Completion Certificate • CAJ Program Completion Certificate
Introduction to Manufacturing*	None	CASAS Scores: Reading: 239Math: 236	80	• 10-Hr. Cal/OSHA GI Safety & Health Card • SME-ToolingU Completion Certificate • SME CMfgA • CAJ Program Completion Certificate
Welding Fabrication I	Introduction to	CASAS Scores:	90	• SME-ToolingU

	Manufacturing	Reading: 239Math: 236		Completion Certificate ● CAJ Program Completion Certificate
Full 9-Month Manufacturing Technician Program				
Manufacturing Technician -Welder Tack	None	CASAS Scores: Reading: 239 Math: 236	900	● Forklift Operator Certification ● 10-Hr. Cal/OSHA GI Safety & Health Card ● SME-ToolingU Completion Certificates ● SME CMfgA & CMfgT ● CAJ Program Completion Certificate
*Foundational Prerequisite Courses				

Employee Retention

Recognizing that Rancho Cordova residents spend an average of 26.9 minutes traveling to work (US Census QuickFacts), SVMA will focus its employer outreach efforts on those manufacturing employers within a 10-mile radius of Rancho Cordova, including the communities of Rancho Cordova, Folsom, and unincorporated Sacramento.

SVMA has a comprehensive database of employers for the 7-county region and subscribes to labor market reports from EMSI/Burning Glass which allows SVMA and CAJ to focus on those employers actively recruiting within the targeted communities.

SVMA and the Lemon Hill Job Center will use the combined data/reports to contact employers regarding employment opportunities for the Manufacturing Training Program for Rancho Cordova Resident participants. Activities include scheduling interviews and following up with the program graduates and their employers to ensure success. Ensuring program graduates' success during the first three months with monthly calls is critical, so they pass probation. After that, SVMA & Lemon Hill Job Center staff will follow up quarterly.

Past Performance and Planned Outcomes

Workforce Development Employment & Training Services Program Experience

CAJ launched the Manufacturing Program in 2020 with CARES Act funding as Workforce Development Certification Program to train, upskill, and place individuals who have had their employment disrupted by the pandemic in the manufacturing industry. Manufacturing has been identified as a key area of growth in the region. The CAJ Manufacturing program is a "boot camp" style of training. In 90 contact hours over a few weeks, successful students learn entry-level skills and certifications to prepare them for an entry-level position in the manufacturing industry. Successful students earn (1) Forklift Operator Certification, (2) 10-hr. Cal/OSHA General Industry Safety and Health Card, (3) SME ToolingU Certificate, (4) CAJ Manufacturing Program Completion Certificate, and (5) are prepared to earn the Society Of Manufacturing Engineers (SME) Certified Manufacturing Associate (CMfgA) exam. The Manufacturing Program provides skills for immediate job placement and entry into an industry-sponsored

apprenticeship program. It is also a prerequisite for the new Manufacturing Technician Program CAJ is launching in the Fall of 2022.

Key Benchmarks And Outcomes

CAJ Manufacturing Program has served 67 individuals, issued 65 Forklift Operator Certifications, and 67 10-hr. OSHA Safety and Health Cards, 49 SME ToolingU Certificates, and 19 students elected to test and earn SME CMfgA certification. CAJ has also issued an additional 22 Forklift Operator Certifications to individuals elected to take the forklift operator class component of the program separately. CAJ is qualified to meet the Key Benchmarks listed in the NOFA:

- 100% of participants who started the program (enroll/attend a minimum of two days)
- 75% of participants completed training
- 50% of participants completed the training and obtained a certificate or credential
- 35% of participants have entered employment "undefined" 6 & 12 months after program completion
- 25% of Participants have entered into "training related" employment 6 & 12 months after program completion

Program Incentives for Rancho Cordova Residents

Under the Manufacturing Training Program for Rancho Cordova Residents, bonuses will be provided to the graduates after all have passed their employee 90-day probation period with the employer.

Strategy For Monitoring, Measuring Performance, And Outcomes.

Rancho Cordova residents determined to be WIOA Title I eligible, not case managed by FCCP, will be enrolled and monitored by the Lemon Hill Job Center staff. The job center staff will provide counseling, enrollment, job placement, and monitoring services for qualified students up to one year after graduating. Job Center staff will communicate with SVMA staff to ensure that bonuses are paid after 90 days and will communicate quarterly with SVMA regarding students' employment status.

Rancho Cordova residents that are not eligible or unwilling to enroll in WIOA Title I will be enrolled as any other student at Charles A Jones. However, SVMA staff will be responsible for placing the students with the employers, paying the bonus after 90 days, and monitoring their employment for one year.

CAJ staff, SVMA, and Lemon Hill Job Center will provide monthly reports to Angela Hatter, outlining our metrics for meeting identified program goals. Reporting will include monthly marketing reports, social media reports, candidate interest, enrollment, the status of each class, data regarding students to ensure consistent messaging and communication, employer outreach, and student placement with employers.

CAJ can provide quarterly reports to the Rancho Cordova staff to ensure that appropriate and timely data is captured and reported.

Staff Capacity

CAJ employs 32 staff, including three administrators, a school office, a job center, and facilities for academic and career technical education teachers. Currently, one full-time instructor will oversee the Regional Manufacturing Training Center (RMTC) and any additional part-time RMTC instructional staff.

SCUSD Non-Discrimination Policy

Charles A, Jones Career and Education Center operates under the Sacramento City Unified School District, which prohibits discrimination, intimidation, harassment (including sexual harassment), or bullying based on a person's actual or perceived ancestry, color, disability, race, or ethnicity, religion, gender, gender expression, gender identity, immigration status, national origin, sex, sexual orientation, or association with a person or group with one or more of these actual or perceived characteristics. For questions or complaints, contact Equity Compliance Officer and Title IX Coordinator: Stephan Brown – 5735 47th Avenue, Sacramento, CA, 95824; 916.643.9425; stephan-brown@scusd.edu

Project Expected Timeline

The timeline below assumes that CAJ has executed a contract with the City of Rancho Cordova by December 31, 2022. Additional short-term classes may be offered, depending upon the interest level and adequate financial support to continue the program.

Table 5 -Project Expected Timeline

Milestone	Date	Prerequisite Milestone/Contingency
Contract Executed	December 2022	Contract Awarded
Identify & Outreach to Key CBO Partners	December 2022 Ongoing	Contract Executed
Update Manufacturing Cares Website	December 2022 Ongoing	Marketing Strategy
In-House Marketing Flyers to CBOs	December 2022 Ongoing	Marketing Strategy
Develop Marketing Plan; Social Media Ads Schedule; Professional Marketing Flyers; Career Fairs; Other identified strategies	January 2023 - Ongoing	Marketing Strategy
Weekly Participant Orientation, Assessment, and Registration	December – 2022 Ongoing	Orientation, Assessment and Registration for Participating Rancho Cordova Residents
Start of Instructional Period	January 9, 2023	Registration for Participating Rancho Cordova Residents
Forklift Operator Certification Training (1 Day)	24 classes offered from January 9, 2023 – September 30, 2024	Enrolled Rancho Cordova Residents
Material Handling & Logistics	3 Cohorts offered from January 9, 2023 – September 30, 2024	Participant holds valid Forklift Operator Certification; Orientation, Assessment and Registration
Introduction To Manufacturing	3 Cohorts offered from January 9, 2023 – September 30, 2024	Participant has successfully completed Orientation, Assessment, and Registration
Electro-Mechanical Assembly class	3 Cohorts offered from January 9, 2023 – September 30, 2024	Participant has successfully completed Introduction to Manufacturing; Orientation, Assessment and Registration

Manufacturing Technician -Welder Specialty Track Program	3 Cohorts offered from January 9, 2023 – September 30, 2024	Participant has successfully completed Orientation, Assessment, and Registration
Table 5 -Project Expected Timeline(Cont.) Welding Fabrication I	3 Cohorts offered from January 9, 2023 – September 30, 2024	Participant has successfully completed Introduction to Manufacturing; Orientation, Assessment and Registration
End of Instruction Period	September 30, 2024	
Participant Job Placement activities	February 2023 to December 2024	Placement activities for Rancho Cordova participants who have completed a Regional Manufacturing Training Center program
Tracking Participant employment and Issuing of Placement Bonuses	May 2023 to December 2024	Placed with employer - must retain the position for 90 Days
The tracking period ends for all participants	December 31, 2024	
CAJ, Lemon Hill Job Center & SVM draft final report to the City of Rancho Cordova	January 2025	Final Report generated

5. Sources and Uses of Funds

The total proposed budget for the Manufacturing Training Program for Rancho Cordova residents is $277,529.04. A budget summary is in Table 6, Aggregate Proposed Program Fees. Table 7 provides a detailed breakdown of the Proposed Training Scholarship and Placement Bonuses to be paid to program graduates 90 days after the students have been placed with an employer and successfully passed their probation period. The CAJ refund policy for students is available upon request.

The budget for training and scholarships assumes up to 50 students enroll in forklift training, 20 enroll in each of the modular component courses, and 10 students enroll in the manufacturing technician training program. The budget proposes adding supplemental Manufacturing Skills Instructional staff to increase faculty capacity to offer more modular classes and support additional outreach efforts in support of the Rancho Cordova program. CAJ and SVMA propose some flexibility in the budget for training and scholarships, depending on students' interests.

SVMA will be responsible for administering the placement bonuses and transportation stipends.

SCUSD's Indirect Costs of $9,436.85 cover SCUSD overhead costs for the operation and maintenance of facilities. SCUSD's Indirect Costs fee is a standard fee for any contract for the use of school district facilities.

Table 6 -Aggregate Proposed Program Fees

Description	Qty.	Price Each	Total
Scholarship cost per student by program: Forklift = 50 @ $165/each student Introduction to Manufacturing; Material Handling and Logistics; Electro-Mechanical Assembly = 20 @$600 each Welding Fabrication I = 10 @$1,360/each Manufacturing Technician = 10 @ $6,760/each	*	*	$101,450.00

Placement bonus cost for students by program: Forklift = 50 @ $200/each student Introduction to Manufacturing; Material Handling and Logistics; Electro-Mechanical Assembly = 20 @ $300/each Welding Fabrication I = 10 @$450/each Manufacturing Technician = 10 @$1,500/each	*	*	$35,500.00
Manufacturing Skills Instructor (.5 FTE for 18 mos.)	810 Hrs.	$44.62/hr.	$36,142.20
Marketing	Flat Fee	$25,000.00	$25,000.00
SVMA • Executive Director • Admin Support to the executive director • Accounting Support to manage bonuses & subcontracts • Transportation Stipends** o 9-month passes = 10 @ $900/ea. o 1-month passes = 30 @ $100/ea. Subtotal	600 Hours 1,000 Hours 60 Hours	$45.00/hr. $25.00/hr. $100.00/hr.	$27,000.00 $25,000.00 $ 6,000.00 $12,000.00 $70,000.00
Sub Total			$268,092.20
SCUSD Indirect Costs		3.52%	$9,436.85
Total Project Fee			$277,529.04

*See Table 7 for a proposed breakdown of student fees.

** Transportation stipend estimated by the cost of Adult Monthly Rapid Transit Passes @$100/month. If preferred, gas cards will be issued in the equivalent amount per student per program.

Table 7 -Proposed Training Scholarship and Placement Bonuses			
Description	**Up To Qty.**	**Price Each**	**Total**
Manufacturing Technician- Scholarship	10	$6,760.00	$67,600.00
Manufacturing Technician - Placement Bonus	10	$1,500.00	$15,000.00
Transportation Stipend: Based on $100/month @ 9 months - Rancho CordovaBus Pass (Gas card provided, if preferred) = $900 / each student	10	$900.00	$9000.00
Manufacturing Technician: Combined costs per student: $ 9150.00			
Welding Fabrication I - Scholarship	10	$1360.00	$13,600.00
Welding Fabrication I – Placement Bonus	10	$450.00	$4,500.00
Transportation Stipend: Based on $100/month @ 1 month - Rancho CordovaBus Pass (Gas card provided, if preferred) = $100 / each student	10	$100.00	$1,000.00
Welding Fabrication I: Combined costs per student: $1910.00			
Component Course – Scholarship per course • **Introduction to Manufacturing** • **Material Handling and Logistics** • **ElectroMechanical Assembly**	20	$600.00	$12,000.00
Component Course – Placement Bonus	20	$300.00	$6,000.00
Transportation Stipend: Based on $100/months = $100 @ 1 month - Rancho CordovaBus Pass (Gas card provided, if preferred) = $100 / each student	20	$100.00	$2,000.00
Component Courses: Introduction to Manufacturing; Material Handling and Logistics; or Electro-Mechanical Assembly Combined costs per student: $1,000.00			

6. Conflict of Interest Statement

Charles A. Jones Career and Education Center affirm, to the best of their knowledge, that there exists no actual or potential conflict of interest with family, business, or financial interest and the services provided under this Proposal. In the event of a change in either private interest or services under this Proposal, any question regarding possible conflict of interest which may arise as a result of such change will be brought to the attention of the City of Rancho Cordova in writing.

7. Exceptions

Stipends

Applying lessons learned by prior experience, SVMA and CAJ determined that when given a course completion stipend, students were less interested in a manufacturing career than the stipend. As mentioned in the Incentives for Rancho Cordova Residents section of this proposal, bonuses will be provided to the graduates after they have been placed in employment and passed their employee 90-day probation period. CAJ and SVMA do not intend to award student stipends or graduation bonuses after graduating or employment retention at the first anniversary, as suggested by the examples in the NOFA.

Tracking Benchmarks

This proposal includes tracking key benchmarks for 6 and 12-month benchmarks after the participant completes training. The NOFA indicated an additional benchmark at 18 months which goes beyond the term of this short-term grant.

8. Supportive Information/References

Project References

Exhibit 1: Charles A. Jones Career and Education Center

SETA RPI Grant Contact:
Roy Kim, Deputy Director
925 Del Paso Blvd
Sacramento, CA 95815
roy.kim@seta.net
916-263-3814

City of Sacramento CARES Grant
Ms. Denise Malvetti, Economic Development Manager
915 I Street
Sacramento, CA 95814
Dmalvetti@cityofsacramento.org
916-808-7064

Exhibit 2: Sacramento Valley Manufacturing Alliance

2018/2019 Pre-Apprenticeship Program
Amy Schulz -Dean of Business and Technology
Sierra College
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2020/2021 CAI Apprenticeship Grant
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1. Introductory Letter

City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

Udacity, Inc.
2440 W El Camino Real
Mountain View, CA 94040
(650) 938-9090
Attn: Janice Utke

Dear Economic Development Department,

Thank you for the opportunity to respond to the NOFA and be considered for your Workforce Recovery Program in the City of Rancho Cordova. Udacity is delighted to present a proposal for a 4-month upskilling program for 125 students in your community to acquire job-ready skills in emerging technologies.

Nationwide, our economy is suffering from a skills shortage which is creating a chasm between unemployed/underemployed Americans and a large pool of attractive, well-paying jobs in the tech sector. Our primary goal in this proposal is to facilitate the acquisition of emerging technology skills in order to close this gap and better align supply and demand in the labor market. We also understand that the need for access to education is often compounded by other needs: child care, mobility, health care, etc. For this reason, we work hard to create lasting partnerships with providers of other social services.

Udacity was founded in 2011, and our mission is to train the world's workforce in the careers of the future. Udacity is venture-backed and has raised $195 million in capital from 2011 to 2021. Its major investors include Bertelsmann, Andreessen Horowitz, Charles River Ventures, and Drive Capital. For the Financial Year ending December 31, 2021, Udacity Consolidated Group recognized revenues of approximately $110.9 million and had cash reserves of approximately $61.8 million. We have sufficient capital to run our operations for the foreseeable future.

Today Udacity employs about 400 people globally. Between business development, program management, program operations & student operations, we expect to have 15-20 individuals working on this program. Further details on the project team can be found in our proposal.

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We understand and relate to your priority to increase access to career pathways and help those with barriers to employment in skilled occupations, specifically citizens in your community who are unemployed, underemployed, or looking to change career paths.

As an education platform focused on providing job-ready skills in technology fields, Udacity has collaborated with both public and private sector organizations to run workforce programs similar to the Workforce Recovery Program. We have been running similar community-based capacity building initiatives since 2016 (examples and references are provided in our proposal). Our programs regularly achieve completion rates as high as 80%, with positive career outcomes that average 72%.

This program proposes to support your goals in the following ways:

- Identify target student profiles & position the program offering to resonate with citizens who are unemployed, underemployed, or looking to change career path.
- Deploy marketing & media resources to solicit the applicants most likely to complete the program and land in gainful employment in a technology profession.
- Execute an engaging program to teach students job-ready skills in emerging technologies, supported by relevant project work.
- Build bridges between the students and local employers, facilitating the interview process and coaching students to maximize their chances of receiving an offer.

At a total cohort size of 125 students, Udacity is able to offer program participation at a price of $3,425 per student (for a total of $428,125). This covers Udacity's student acquisition efforts, and marketing efforts to promote the program, enrollment in/access to our nanodegree learning content, mentors and tutors for all students, student community resources, career services and career coaches, milestone reporting, and post-program impact assessments.

In addition, Udacity can provide support to help facilitate virtual employer engagement events, in-person employer engagement events, and informational sessions and/or distribution of information for wrap-around support services available to students. These additional services are coordinated with the local employers and wrap-around support providers with the goal of improving job placement rates, providing direct job placement or internship opportunities, and providing bridges to support for students who require transportation, childcare, job coaching, case management services, and other supportive services to aid in securing employment.

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Udacity understands that critical issues and challenges may arise during the deployment and management of our program. These may include challenges in sourcing program participants, and participant completion rates. Udacity is prepared to address these challenges if they arise and has a playbook of intervention tactics that has proven successful in increasing student acquisition efforts, student learning journey progression, and completion rates. In addition, we believe that Rancho Cordova's intention to pay a stipend and placement bonuses to students will measurably increase student engagement and completion rates.

Udacity's programs have specific milestones where KPI and success metrics are reported. These milestones are Post Application Phase, Enrollment Phase, Mid Program, End of Program, 3 months post program, 6 months post program, 12 months post program.

Additional KPIs and success metrics are gathered on a weekly basis and can be provided to the Rancho Cordova Economic Development Department by request.

We look forward to supporting your efforts with this Workforce Recovery Program, to help you deliver on your promise of a livable community with diverse economic opportunities, and generally promote a positive image of Rancho Cordova as a city and innovation leader in Workforce Development Programming.

Sincerely,

DocuSigned by:
Hisham Elaraby
F436F9F096FB408...

Hisham Elaraby

CFO

Udacity, Inc.

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Proposal

Workforce Recovery Program - City of Rancho Cordova

UDACITY

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3. Qualifications and Experience

Udacity

(Project Lead)

Udacity's mission is to train the world's workforce in the skills and careers of the future. Our platform is built on our Nanodegree program: a project- and skills-based educational credential program. Udacity Nanodegree programs consist of recommended courses comprised of online lessons designed to assist learners with the creation (and successful completion) of a relevant and practical project portfolio, taught by experts in their fields, and individually supported by technical experts and mentors.

Udacity was founded in 2011 by Sebastian Thrun and Peter Norvig. To date, over 13 million people across 160+ countries have learned technology-related skills on the Udacity platform.

Udacity Core Project Team

Janice Utke janice.utke@udacity.com	Sr. Enterprise Account Executive | Societal Impact	• Based in Phoenix • Over 2 years managing Udacity's Societal Impact and partnerships, previously 5 years in Enterprise Account Management (Workiva). • Maintains ownership and accountability to ensure the program's alignment to the strategic priorities of partners & clients
Rawan Gebran rawan.gebran@udacity.com	Head of Global Program Management	• Based in Dubai • 4 years running partnerships/program management at Udacity, previously 5 years spanning management consulting (McKinsey), product management, regulatory affairs, cause marketing. • Overseeing global program management; accountable to efficient delivery of outcomes across all program models
Evan Jansen (primary liaison) evan.jansen@udacity.com	North American Team Lead, Program Management	• Based in Chicago • Education background (BS Secondary Education, Indiana Univ.; MS International Educational Development, Univ. of Pennsylvania) • 9 years of experience in teaching, learning

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		assessments, student experience & educational development ● Single point of contact for Udacity partners & clients on the overall execution of the program ● Partnership with Program Operations and Student Operations to deliver a seamless program experience for learners

Udacity Extended Team

The broader Udacity team is well-staffed across a number of critical functions, to ensure that our programs are designed and executed to our highest standards.

- Student Support
    - Session Leads
    - Career Coaches
    - Community Moderators
    - Community Managers
- Program Operations
    - Community Operations
        - Oversight of all program related Slack/Discourse communities
    - Technical Support
        - Management of all support tickets related to any technical difficulties experienced on the Udacity platform
    - Career Services
        - Management of all services directed toward program participants' readiness for job placement post-graduation
- Student Operations
    - Product Operations
        - Ensuring that applications and assessments reflect program priorities and are executed smoothly
    - Enrollment
        - Oversight of eligibility checks, distribution of student body across sessions, governance of revoking and plagiarism
    - Mentor Sourcing
        - Sourcing and allocation of mentors, tutors and session leads
    - Mentor Performance
        - Oversight of all KPIs and performance benchmarks associated with effectiveness of mentors, tutors and session leads
    - Communications

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- Execution of program communications across email and SMS

Similar Projects run by Udacity

Below is a selection of case studies which reflect a variety of scenarios in which Udacity has partnered with the public sector and/or private entities to make a positive impact on communities.

1. Workforce Development Board of Central Ohio (Columbus) & OhioMeansJobs Columbus-Franklin County
    a. Description of services: In response to the COVID-19 pandemic, we developed a program concept in partnership with WDBCO and key local employers to upskill residents of Franklin County in Business Analytics, Digital Marketing or UX Design. The program achieved a 78% graduation rate among WIOA-funded learners (57% overall), with employers like JP Morgan Chase, Cardinal Health and Huntington Bank playing an active role. The program attracted an applicant base that was nearly 50% non-white and 75% low income.
    b. Total project value: $281,000
    c. Reference: Lisa Patt McDaniel, CEO of the Workforce Development Board of Central Ohio
    d. Phone #: 614-559-6051
    e. Email address: lpattmcdaniel@wdbco.org
    f. Industry: Workforce Development
    g. Address: Workforce Development Board, 1650 Lake Shore Drive Suite 110, Columbus, Ohio 43204
    h. Dates of service: Jan-Jun, 2021
    i. Contract term: 2020-2021
2. Center on Rural Innovation (14 unique rural communities)
    a. Description of services: In order to support CORI's Rural Innovation Network in attracting community members to opportunities in the digital economy, Udacity delivered a multi-phase foundational learning program to 204 graduates in Business Analytics, Digital Marketing or Front End Web Development. The foundational program largely reached groups underrepresented in technology roles, including 66% of participants identifying as female.
    b. Total project value: $216,000
    c. Reference: Mark Rembert, Director of Research and Knowledge at CORI
    d. Phone #: 1-802-436-4100
    e. Email address: mark.rembert@ruralinnovation.us
    f. Industry: Workforce Development

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   g. Address: Center on Rural Innovation, 2 Quechee Road, Hartland, Vermont 05048
   h. Dates of service: 2020-2021
   i. Contract term: 2020-2021
3. Blacks in Technology Foundation Scholarship Program (Global)
   a. Description of services: With a goal to increase representation of Black professionals in the technology industry, Udacity built a program in which 1,000 applicants were given access to Udacity Nanodegree programs. The 150 top performers were granted access to an intensive four-month immersion in one of three nanodegree fields: Product Manager, Cloud DevOps, and Programming for Data Science with Python.
   b. Total project value: $300,000
   c. Reference: Dennis Schultz, Executive Director at Blacks in Technology Foundation
   d. Phone #: 908.938.1319
   e. Email address: dschultz_ny@blacksintechnology.net
   f. Industry: Non-Profit, Foundations
   g. Address: 4132 Foxpoint Ridge, Cleves, Ohio 45002
   h. Dates of service: Jan - Dec, 2021
   i. Contract term: 2021-2022
4. The City of Rancho Cordova
   a. Description of services: Udacity launched the Tech Career Incubator Scholarship to provide tech career pathways to 50 residents of Rancho Cordova who faced significant barriers to employment. The program was designed based on local skills demand from employers and the general labor market. Applicants had the chance to choose either Business Analytics or Introduction to Programming. The scholarship upskilled program participants and provided them with job-ready skills to succeed in a stable, well-paying tech occupation.
   b. Total project value: $ 160,000
   c. Reference: Amanda Norton, Economic Development Manager, Rancho Cordova
   d. Phone #: 916.851.8783
   e. Email address: anorton@cityofranchocordova.org
   f. Industry: Government, Workforce Development
   g. Address: City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670
   h. Dates of service: January - July, 2022
   i. Contract term: 2022-2023

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4. Project Description

Name of Project

Rancho Cordova Workforce Recovery Program

Project Design

Udacity's vision is to provide tech career pathways to residents of Rancho Cordova who face significant barriers to employment. By designing a program that caters to the needs of employers and the general labor market, we aim to upskill program participants and provide them with job-ready skills to succeed in a stable, well-paying tech occupation.

We propose a cohort of 125 students, offering two distinct nanodegrees tailored to the needs of the local job market in Rancho Cordova. Applicants would have the chance to choose from one of two nanodegrees offered. Rancho Cordova Economic Development Department may choose specific Nanodegrees based on local employer's demand, or Udacity may suggest two Nanodegrees (below) using market data for job and skill demand in the Greater Sacramento Area.

Below we've included a snapshot of Udacity's overall program catalog. It is our recommendation to offer the Business Analytics Nanodegree and the Digital Marketing Nanodegree tracks (syllabi included in Section 8) as part of the Rancho Cordova Workforce Recovery Program, based on the local skills demand for the Greater Sacramento area and anticipated cohort demographic makeup (see skills demand data in Section 8).

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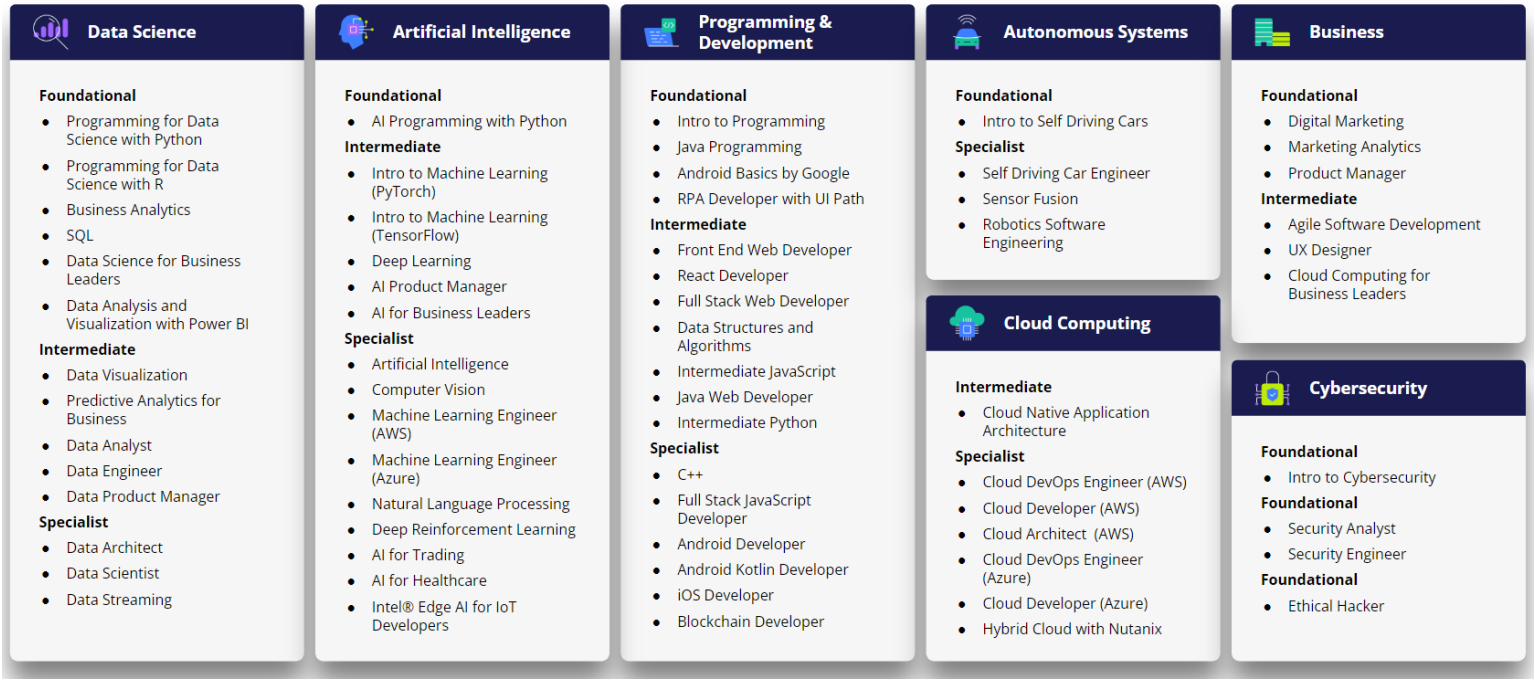
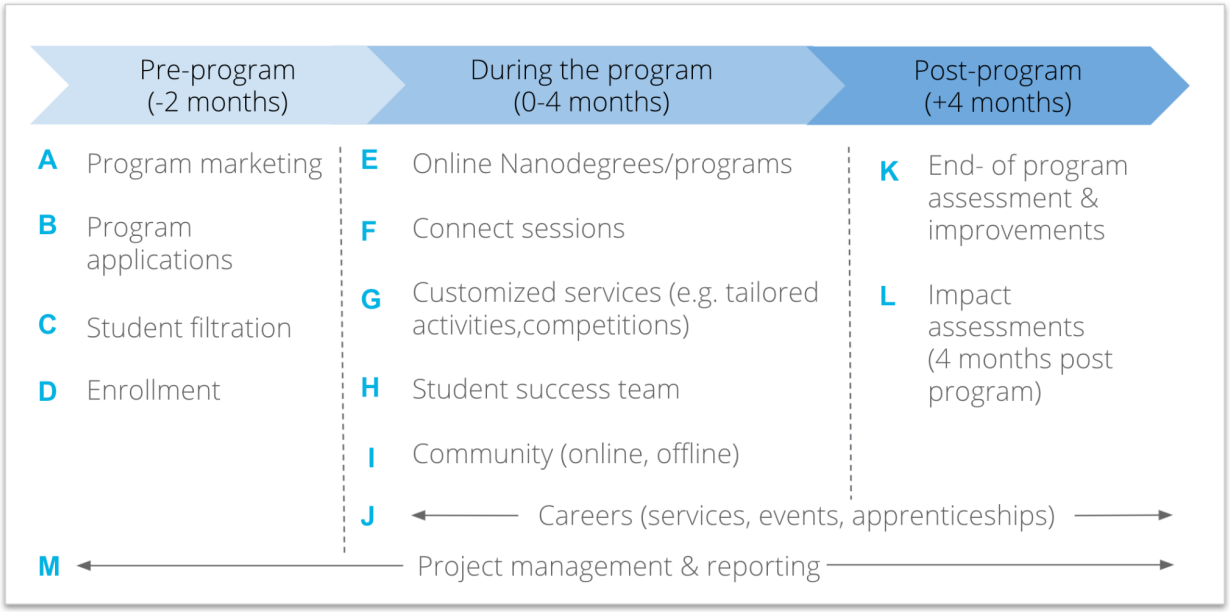


Our proposal suggests a 4-month 'Connect' program, which follows the framework provided below:



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Describe in detail your strategies for engaging, recruiting, enrolling and serving job seekers.

Udacity partners with Rancho Cordova, local partners, and employers, to pool assets and resources, to be deployed in such a way to achieve the following:

- Define the ideal customer profiles (ICP) of target populations
- Define a value proposition and positioning for the program which is most likely to resonate with these populations
- Develop a dedicated program landing page with tailored messaging and creatives
- Create an email campaign to relevant audience segment from our 2 million+ active user database
- Amplification across owned social platforms: Facebook (851k followers), Instagram (79k), LinkedIn (375k), Twitter (247k)
- Option to deploy marketing & media resources across paid channels to reach these populations with a relevant message that will drive awareness, consideration and ultimately engagement with the program

Once engaged, a subset of these prospective applicants enter our application funnel, whereby we take the following approach:

- Provide more detailed information on the program, including sponsors, calendar, eligibility requirements, and descriptions of the curriculum being offered.
- Applicants are made aware of the dates for application open and close, notification, and program kickoff.
- We address common FAQs and offer an email address for prospective applicants to use if they need dedicated support.
- An example of this information page can be found here.

Following this step, applicants are asked a handful of qualifying questions to establish basic competency in the subject matter. Absent any prerequisites of the chosen nanodegree programs, at minimum we ask applicants to confirm their availability for weekly Connect Sessions and access to the requisite reliable internet and hardware.

For more detail on enrollment and serving job seekers, please see sections below (“Describe the intake process” and “Career Pathways”.)

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Describe innovative ways in which you will outreach to individuals.

Udacity's standard student acquisition efforts includes generation of creative content, imagery, and written copy, and organic and paid social posts, paid media, paid ads, and email campaigns to Udacity's student database. This also includes the sharing of assets, and copy, and consultation to partners and clients on best practices for their joint PR, marketing, and student acquisition strategy.

In addition to Udacity's standard student acquisition campaign efforts, Udacity may also deploy other innovative and grassroots efforts to reach individuals which may include:

- *Utilizing community partnerships* - such as Folsom Cordova Community Partnership (https://www.thefccp.org/), to reach local job seekers.
- *Re-targeting past applicants & participants from previous Tech Career Incubator Program* - Encourage learners to apply to and promote programs; encourage nominations and referrals.
- *Solicitation of UI claimants* - In the past, in partnership with local workforce boards, we have used a weekly email distribution list of individuals claiming unemployment insurance benefits, to drive awareness of our programs with a very targeted subset of the population.
- *Facebook Live* - live program information session aimed at prospective applicants. The session, and the recorded assets, generate organic exposure across a number of other social media platforms as well.
- *Remarketing to Jobs Center visitors* - work with Rancho Cordova curate lists of individuals within a geographic area who exhibit a high likelihood of interest in a sponsored nanodegree program. These individuals can be contacted via email or phone.
- *Distribution of flyers at local and/or regional community employment organizations.* Working in specific communities that lack high broadband penetration, we have developed print collateral which is then distributed at local 'hotspot' hubs where a qualified audience is likely to see them, driving awareness for our programs.

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Description of the population served. Include demographic, social, academic and other elements to demonstrate your working knowledge of the populations and communities you propose to serve.

The Rancho Cordova population served by this program is broadly defined to include an adult population (either unemployed, underemployed or looking to change career paths), who also has a career interest in technology and the desire/motivation to upskill themselves.
Udacity has deployed numerous programs around the world which have supported multiple languages, all ages 15+, and alignment to Diversity Equity and Inclusion enrollment metrics (50%-100% BIPOC and/or Female). Our program design will include our recommendations and strategy, based on experience, to best support the diverse community of Rancho Cordova and the individuals enrolled.

- Demographics
    - Rancho Cordova skews high for its millennial share of total population (21% higher than US average).[1]
    - Rancho Cordova skews high for its share of total population identifying as a racial minority (24% higher than US average).[2]
    - Foreign born persons, percent, 2016-2020 equals 24.5% (census.gov)
    - According to the city website - The City of Rancho Cordova is a diverse community of nearly 80,000 and is the 29th most diverse city in the United States (Esmi)
- Education
    - Bachelor's degree or higher, percent of persons age 25+, 2016-2020, equals 27.4% (census.gov)
- Industry sector
    - Professional, Scientific, and Technical Services in Rancho Cordova is expected to increase by +224 jobs by 2024[3].

[1] Source: Emsi, three zip codes comprising City of Rancho Cordova, Q2 2021.
[2] Source: Emsi, three zip codes comprising City of Rancho Cordova, Q2 2021.
[3] Source: Bureau of Labor Statistics.

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Describe the intake process, including collection of basic information from potential clients, informing potential clients of available services in your organization or elsewhere, and determination of client suitability for program services.

Udacity works directly with partners to define evaluation criteria for applications. Accordingly, learners are selected for enrollment, and are invited to attend a kick-off session, which initiates the start of their learning journey. This is when learners are enrolled in their online Udacity Nanodegree classroom.

During this phase, Udacity provides visibility into the number of applications received, broken down by further metrics required to evaluate applications. This allows for regular monitoring of application flow, and provides information to guide and optimize all outreach efforts.

When a prospective student enters the application process, Udacity will ask for certain basic information (name and email address), plus any information required for funding eligibility (e.g. address/residency, employment status) or program eligibility (e.g. access to a computer & broadband connection). This is followed by a more detailed technical assessment relevant to the chosen Nanodegree program itself.

If an applicant, after beginning the application process, finds they are not eligible or no longer interested in the program, we are able to offer them access to a seat in an individual Nanodegree program (example)[4] and also make them aware of other scholarship programs which might be of interest to them.

Describe the program's model of service delivery – cohorts, open entry-open exit, one on one mentoring. Trainees outplaced with employers, etc.

We propose a cohort-based model in which Udacity delivers deeply specialized training (in subject matter relevant to technology careers) through our own online platform. Learners access the solution through the web and take courses online.

Udacity implements best practices in instructional design, uniquely focused on providing learning experiences that are efficient, effective, and economical. Our Nanodegree

[4] An individual Nanodegree offers the student access to the same curriculum they would get in a managed cohort, minus a number of the supports and interventions that correlate with strong program outcomes such as credential attainment, job placement, etc.

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programs are expressly designed to enable career advancement and job skills acquisition. Udacity's collaborations with industry[5] are also a key factor in the success of this model, as is the company's commitment to a hands-on, project-based approach.

There are three types of specialists who employ a particular focus on the efficacy of learning in our programs:

1. Our solution architects engage in an immersive course development experience that combines industry visionaries with our team of instructional design and pedagogical experts. When creating projects, they write instructional materials, generate sample solutions, and finalize grading rubrics -- while creating up to 20 hours of student learning content alongside a curriculum manager. This includes lessons, quizzes, exercises, videos and self-assessments. This phase is followed by video production, feedback collection from beta testers, and any necessary revisions to course content or projects. Once finalized, the course is launched in Udacity's online classroom.

2. Our Session Leads' job is to help students succeed.
    a. Their job responsibilities include reinforcing concepts learned in the Nanodegree program, planning and meeting with students for group work, and leading activities and short lectures on a weekly basis. They also report on student attendance and progress, and provide weekly observations on each session to the Udacity team.
    b. They typically bring 3+ years of working experience related to the chosen Nanodegree program, as well as experience teaching technical concepts, organizing technical talks/events/forums, and public speaking. We look for individuals with a student-oriented mindset who are proactive, positive, innovative, and know how to build trust in both group and 1:1 settings. Oftentimes they are former graduates of the same Nanodegree program they are facilitating.

3. Our Program Manager oversees all program operations, of which one of the core responsibilities is to understand how specific individual learners are doing in their Nanodegree programs, and to take actions when necessary (e.g. unenrolling a

[5] Udacity maintains content partnerships with many well-known names in tech, including: Google, Amazon, Facebook, IBM, Mercedes-Benz, Intel, AT&T, Uber, Lyft, NVIDIA and BMW.

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disengaged learner, or sending a reminder email). They prepare external reporting based on the metrics monitored, including:

1. Attendance - Specifically with respect to “Connect” sussions (this is manually populated by session leads)
2. On Track Status - This provides a view of the % share of learners who are on track, vs. falling behind, vs. in danger of not completing.
3. Project Submission - This shows the number of projects submitted per learner, which is an indication of their learning. This module supports session leads in reaching out to learners who are behind, and support them with the appropriate interventions.
4. Additional reporting is available as needed to provide data cuts relevant to the types of services/interventions being provided, as well as relevant to demographic subgroups of the cohort.

Describe the process for developing and managing individualized employment plans with job seekers.

Within the Nanodegree program, our Career Services offering helps learners meet the employers halfway. Through either pre-recorded webinars and live virtual workshops, we help students build the soft skills needed to approach their job search. Live workshops are delivered by Session Leads covering topics such as Elevator Pitch, Job Search Expectations, Professional Profiles.

We also offer individualized review of resumes and cover letters by an industry professional. We also offer personalized, written feedback on individuals’ GitHub and LinkedIn profiles, to maximize exposure and career opportunities via these platforms.

In addition, we collaborate with local employers to host “Employer Webinars” with the learners. These events typically include learning from career professionals within the Nanodegree categories about their daily job responsibilities and career expectations. They also include an interview preparation session where employer’s talent acquisition/human resources professionals present information about creating resumes and going through a typical interview process. These help our learners to transition from skills development to employment by understanding how to market their new and existing skills.

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Describe strategies that will be utilized to ensure individuals obtain the skills needed to obtain and retain employment.

Udacity works with industry leaders to create project-based online learning programs. Our hands-on approach features interactive learning content, paired with real-world projects with project reviews and feedback from industry subject matter experts. These unique collaborations ensure that students learn relevant skills that correspond to actual needs in the market.

Evaluations are made based on a project rubric that is defined by Udacity's content and education experts. The evaluators for these projects, referred to as Udacity's project reviewers, are a pool of hundreds of technology experts, carefully selected, compensated and managed by Udacity. Udacity project reviewers provide line-by-line feedback to learners on their submitted projects within 24 hours of submission. Learners can submit the project as many times as needed, until they pass the project. Passing all projects graduates learners from the Nanodegree program.

Through our Career Services and Community modules, we also seek to reinforce numerous softer skills (a.k.a. "life skills") which help to make our learners more employable once they emerge from a Nanodegree program. Examples include how to craft an elevator pitch, how to collaborate in a team environment, etc.

Describe your follow-up strategies and how they will enhance training completion rates, job retention, and growth towards career pathways.

Udacity Nanodegree programs are paired with numerous supports and interventions which drive completion rates as high as 70%+. This is primarily achieved through interactions with Session Leads, Tutors, and Moderators:

- Session Leads
    - Deliver weekly Connect Sessions (2-3 additional hours per week) typically consisting of 25-35 students, in which they facilitate direct, live dialogue on case studies & other activities that reinforce their online learning.
- Tutors
    - Technical support regarding Nanodegree content and technical challenges faced during the learning journey

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    - Live walkthrough webinar to help students stay on track and graduate on time
    - Dedicated support sessions before project deadlines
    - Circulation of interesting extracurricular information, e.g. content-related news articles to enrich personal and professional aspects of the Nanodegree program
    - 1:1 support over Slack whenever necessary
- Moderators
    - Support for non-technical questions (related to the initiative, rules and policies)
    - Organizing the community; making sure topics are properly assigned in the right categories, closing duplicated and inactive topics, dealing with flags
    - Ensuring all members are respecting community guidelines

Additionally, our programs include Slack channels which give learners a chance to interact directly with their peers and Session Lead, who provide technical support to learners. These are also useful in reinforcing the students' motivation to persevere through a challenging program.

Career Pathways

The practitioner-level skills conveyed in a Nanodegree program are primarily built and reinforced through the projects submitted and reviewed throughout the duration of the program.

Project-based learning reinforces career pathways in multiple ways:

- Actively applying concepts learned in the classroom, and combining them with critical thinking skills, help to broaden the scope of knowledge.
- This format encourages students to use metacognitive skills to develop plans to create, monitor, and execute their designs -- reflecting the decision-making, communication, and problem-solving skills that employers are looking for.
- Demonstrating real-world application of subject matter to prospective employers conveys confidence in true mastery of material beyond basic recall.
- The ability to receive feedback and apply it to multiple iterations of a project helps to deepen the learning process and reflects common real-world job scenarios.

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Additional Support Services

For program participants who lack access to reliable hardware, broadband, transportation, childcare, additional career services or general case management, Udacity maintains relationships to outsource the provision of these services. This includes organizations such as the Greater Sacramento Economic Council, as well as numerous partnerships with non-profit foundations who serve diverse populations and can facilitate introductions and wraparound support for participants on an as needed basis.

Describe strategies utilized for employer engagement, employment referrals, and job placement services.

Udacity maintains partnerships with a wide range of reputable employers. Globally recognized companies partner with Udacity to re-skill and level-up their existing workforce, so their employees can advance their careers within the company.

The following are examples of enterprise partners to Udacity: AT&T, Shell Oil Company, Airbus, Cisco, Mazda Motor Corporation, Credit Suisse, Telenor, Royal Bank of Scotland.

In order to build our leading-edge tech curriculum, we also maintain content partnerships with many well-known names in tech, including: Google, Amazon, Facebook, IBM, Mercedes-Benz, Intel, AT&T, Uber, Lyft, NVIDIA and BMW.

In our Nanodegree programs, we engage employers in the following ways:

- Pre-program
    - In partnership with local stakeholders, we solicit needs from key employers to gauge/confirm talent objectives, skill needs related to open positions, and relevant community initiatives. This input, along with labor market data, helps to guide our selection of the appropriate Nanodegree programs to include in our overall program concept.
- During the program
    - Willing employers are invited to participate in the Nanodegree program via our Employer Engagement Platform, whereby we offer them an opportunity to communicate directly with students via webinar. Participants generally use this opportunity to speak to why they are a good employer, what they look for in hiring for specific departments, how people thrive in their organization, and so on.

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- Post-program
    - Udacity participates in hiring events organized by local stakeholders, and is available to coordinate with these employers to promote key roles or generally facilitate a more useful experience for program participants/graduates.

Describe the specific roles these employers will play in your program.
Please see above.

Past Performance and Planned Outcomes

Describe your experience implementing workforce development employment and training services programs over the past 2 years. Identify performance measures, results, along with other key benchmarks and outcomes such as: total served, total placements, percent of positive exits.

- Globally to date, Udacity maintains partnerships with governments, foundations, enterprises and other organizations and has impacted over 13 million learners across 100 countries.
- From January 2021 to October 2022 Udacity has enrolled more than 100,000 students into Nanodegrees Scholarship programs. This has resulted in over 45,000 graduates.
- 72% of graduates who signed up with the intention of advancing their career got a new job, a promotion, or received a raise within 12 months.
- 50% of graduates who signed up with the intention of advancing their career received a median pay increase of 33% within 12 months.
- 70% of all program participants report positive career change as a result of the program within 3 months
    - Udacity defines a Positive Career Outcome (PCO) when students report one of the following criteria:
        - I started a new job
        - I started an internship
        - I got a raise or promotion
        - I started my own business
        - I started a freelancing gig
        - I started a new academic program

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- I did not experience any of the above - (measurement for “no PCO”)
- Free form answer

Describe your strategy for monitoring and measuring performance and outcomes. Specifically,

Udacity tracks applications, enrollments and activity in the first month prior to the program revoking milestone. After, we track student progress and the impact of our interventions throughout the remainder of the program using our pulse-check survey and mid-cohort survey.

Udacity Community Moderators monitor activity in the Slack channel for student engagement, and Session Leads track attendance rates for weekly sessions throughout the 4-month learning journey on a weekly basis. Coursework progression and completion is monitored and tracked in our classroom / learning platform.

Finally, we track student completion and other relevant feedback using our graduate and non graduate end-of-cohort surveys. To measure career outcomes, we then issue career impact surveys at 3, 6, and 12 months post program. These surveys measure PCOs which may include, apprenticeships or internships received, interviews achieved, job attainment, freelancing or gig attainment, salary increase, and employer name.

Partnerships

Udacity has built relationships with the Folsom Cordova Community Partnership (FCCP), the Greater Sacramento Economic Council (GSEC), and local employers including PowerSchool, VSP, Solidigm, and Zennify, with the goal of continuing to expand this network. During the program design phase of the scholarship, employers and partners will be included in the development of an employer engagement strategy and student career development and hiring opportunities. Other activities may include collaboration in student acquisition efforts, employer webinars, networking events, student wraparound support and soft skills training.

Project Expected Timeline

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Below is an illustrative example of timetables associated with key project milestones.[6]

Milestone	Date	Key Prerequisite Milestone/Contingency
Completed review of proposals	10/21/2022	None
Confirmation of approval	11/7/2022	Award confirmation
Finalization of program scope	11/14/2022	Award confirmation
Finalization of contract	11/28/2022	Counter-signed agreement
Begin sourcing Session Leads	12/1/2022	Internal Program Launch
Application open	2/7/2023	Application approval from client
Application close	4/3/2023	Enrollment goal achieved (# of seats + 20% over-enrollment)
Finalization of student list	4/12/2023	Confirmation of final learner list from client
Finalization of Session Leads	4/12/2023	Approval from mentor sourcing team
Enrollment open	4/14/2023	Finalization of learner list
Enrollment close	4/18/2023	100% enrollment of final learner list
Program launch	4/18/2023	Confirmation from client on Kickoff Webinar date
Program graduation date	8/16/2023	Achievement of graduate rate goal
Program extension	9/13/2023	Confirmation from learning experience designers on the approval of an extension (based upon # of remaining active learners)

[6] This timetable acts on a number of assumptions, and the associated duration of certain milestones may differ from our initial estimate, depending on the agreed scope of various program elements (e.g. size of cohort, provision of specific services, scope of marketing/outreach phase, role of partner organizations). Udacity will provide a more precise timetable as specific details are confirmed.

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5. Sources and Uses of Funds

At a total cohort size of 125 students, Udacity is able to offer program participation at a price of $3,425 per student. The total amount of $428,125 would be funded entirely by the City of Rancho Cordova.

Udacity's program model is intended to be scalable to meet varied labor market needs. If there are additional communities or employers in the region who would benefit from this type of program, we would be willing to combine a larger student population into this learning cohort in order to offer more competitive pricing (on a per-student basis).

6. Conflict of Interest Statement

Udacity is not aware of any activities or relationships that might create a conflict of interest for either Udacity or the City.

7. Exceptions

We do not propose any exceptions to the requirements specified in this NOFA.

8. Supportive Information

- Further detail on job postings for analytics skills can be found here.
- Further detail on the job market for Greater Sacramento for analytics and digital marketing skills can be found here.
- Recommended Nanodegree Syllabus:
    - Udacity Enterprise Syllabus Business Analytics
    - Udacity Enterprise Syllabus Digital Marketing

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Workforce Recovery Program

City of Rancho Cordova

WOMEN IN DATA

1. Introductory Letter

October 20, 2022

City of Rancho Cordova
Economic Development
2729 Prospect Park Drive
Rancho Cordova, CA 95670

To Whom It May Concern:

Regarding your request for proposal (RFP), Women in Data (WiD) looks forward to the opportunity to provide employment training and job placement through our network of employers for Rancho Cordova Residents. Women in Data sees workforce transformation as a vital step in transitioning the current workforce into better paying and higher skilled careers to produce economically sustainable communities. Our program goals align with those of Rancho Cordova's in the fact that we target individuals who were most affected and displaced from the workforce due to COVID-19. In addition, our overall objective for the program is not only to train, mentor, and coach individuals, but see them placed into a high paying job by the end of the program.

Having these goals as our primary focus, we intend to address this need by providing upskilling, and reskilling in data analytics, mentorship, resume support, continuing education, and job placement. With all workforce development programs, it is important to identify the critical issues and challenges we should expect to face. Based on our previous experience we've identified three areas (1) finding participants with the greatest need and potential, (2) ensuring participants complete the training, and (3) attaining end-of-program employment opportunities.

To mitigate the first of these challenges, we have identified the greatest need in those who are underemployed, unemployed, under skilled, or looking to change career paths. We believe those that will be most successful in this program are those with prior work experience who are looking to upskill for a higher paying job, and we will select for these individuals through our application process.

Regarding training, we have analyzed the current market trends to find the most in demand job and skills for 2023-2025. Through this analysis we have curated a training program that will teach the participants the top six skills requested by employers on job descriptions for data analysts (See Section 8: Supportive Information). Based on our experience with training individuals, we have structured this program to be part-time, hybrid (on demand and instructor led), small cohort based with gradual learning to optimize for completion rates and long-term retention of skills.

Finally, to mitigate the job placement challenges, we will work with our network of hiring companies to secure a set number of internship and/or job opportunities for the top graduates from the program. If participants are not able to obtain a job or internship immediately from the program, we will provide 6-months of continual hiring support, continuing education, and community support.

To accomplish these goals, we have identified key milestones that give all parties the ability to measure and track success along the way. We feel that these milestones are best represented by the following: 1) Marketing materials and landing page setup 2) Applications open and program promotion 3) Confirmed participants in the program 4) Program kick-off gathering 5) Data analyst certificate training 6) Certificates awarded 7) Opportunities secured for internships and hiring of the participants 8) Hiring support and continuing education access. Through these milestones, we will track and measure success to make sure we hit or exceed Rancho Cordova's target goals of 100% of participants starting the program, 75% of participants completing the training, 50% obtaining a certificate, 35% employed (undefined) and 25% employed (training related). Ensuring that each participant is given every possible opportunity to advance towards the program's goal, of entry/re-entry into the workforce with a better paying career.

Overall, Women in Data has the experience and confidence to successfully develop, lead, and achieve the goals of this program. Having previously administered a workforce development program for the City of Rancho Cordova from 2021-2022. Through this program, 85% of participants received a certificate, 20% were hired after the first 3-months, and 98% of participants said they would recommend the program to a friend. Additionally, Women in Data provides multiple education and career advancement opportunities to its globe community year-round through learning pathways, and its career services. Therefore, we are confident that based on our past learnings, experience, and hiring network we will be able to achieve the City's goal of 35% hired.

We look forward to bringing our experience, expertise, and community to Rancho Cordova to support your Workforce Recovery Program and appreciate the care you have given to your community by identifying this important need. We are excited about the opportunity to work alongside you and help individuals in Rancho Cordova find success.

Sincerely,

Sadie St Lawrence,
CEO Women in Data

2. Table of Contents

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3. Qualifications & Experience

Women in Data Science and Analytics Inc. (DBA: Women in Data) was incorporated on December 31st, 2015. IRS tax status for the organization is up to date and compliant. The 2023 budget for the organization is $1,250,000. Major funding sources include, membership dues, company sponsorship, individual donors, and grants. Women in Data will be the project lead for this project and will be responsible for the development and management of the project. Women in Data will provide DataCamp licenses for the participants which will give them access to the DataCamp learning portal for 12 months. Women in Data will be responsible for setting up the sequencing course work, providing an instructor to assist participants through the learning objectives and certificate process, and validate that they completed the required classes and project to obtain a certificate.

Currently, Women in Data works with multiple Fortune 500 organizations to source talent. We have successfully upskilled hundreds of individuals in our network and successfully sourced talent to these organizations for data roles such as data analyst, data scientist, and data engineers. Sadie St. Lawrence has personally help educate over 460,000 people globally in data science through UC. Davis's continued education program on Coursera.

Women in Data is experienced in successfully leading workforce development programs. A reference to a few of these programs are listed below:

Project 1: Workforce Recovery Program: The Path Forward. Location: 2729 Prospect Part Drive, Rancho Cordova, CA 95670. Twenty participants were taking through a 3-month data analyst training to obtain a certificate. From this program, 4 participants were hired into a new or better role after completing the program.

Project 2: Women in Data led 8 participants through an 8-week residency program for Hank. Hank is an energy company specializing in HVAC energy efficiency for commercial buildings. Company Location: 950 Reserve Dr. Suite 100, Roseville, CA 95678. In this program, WiD trained participants to complete their first data science project by optimizing the HVAC algorithm for Hank. Participants were provided training, resume review and interview coaching. From this program, 4 participants were hired into a new or better role after completing the program.

Project 3: COVID Impact Analysis for The City of Sacramento. Location: 915 I St, Sacramento, CA 95814. Seven participants were taken through the 8-week program and participants were provided training, resume review and interview coaching. From this program, 3 participants were hired into a new or better role after completing the program.

Project 4: Racial Disparity Analysis for The City of Sacramento. Location: 915 I St, Sacramento, CA 95814. Five participants were taken through the 8-week program and participants were provided training, resume review and interview coaching. From this program, 2 participants were hired into a new or better role after completing the program.

Project 4: Homelessness Analysis for The City of Sacramento. Location: 915 I St, Sacramento, CA 95814. Six participants were taken through the 8-week program and participants were provided training, resume review and interview coaching. From this program, 3 participants were hired into a new or better role after completing the program.

The key staff who will run this program are listed below:

Project Lead – The project lead will be the primary liaison for the project and will be responsible for meeting all the KPI's for the project and successful completion. The Project Lead will oversee all aspects and ensure the project team is operating effectively to the achieve job placement for all the participants. Sadie St Lawrence will be the project lead. She has trained over 400,000 people in data science and analytics and has mentored and coached individuals to land their first job in analytics. She is an effective leader and has experience leading workforce transformation projects and multi-million-dollar deliverables. Contact information: Sadie.stlawrence@womenindata.org, Sacramento, California, (916) 247-5905.

Program Coordinator – The program coordinator will be responsible for the project execution and will lead the candidate selection process, onboarding, transfers and hand-off between programs, mentor matching, and ensure candidates successfully complete each phase of the program and are placed into jobs. Women in Data's Program and Platform Coordinator will facilitate this role.

Communications/Marketing Coordinator – The communications and marking coordinator will be responsible for marketing the program to find candidates, this includes but is not limited to building the application lading pages, creating content and copy for marketing of the program, running digital ads, finding candidates, and creating blog posts and marketing materials to communicate program impact. In addition, the communications/marketing coordinator will be responsible for communicating with participants on a weekly basis to check-in, creating impact reports, and success stories. Women in Data's Content and Events Manager will facilitate this role.

Business Relations Manager – The business relations manager will be responsible for finding organizations hiring for data analyst roles and getting a commitment from the organization to hire or provide an internship for our participants. Women in Data's Partner Relations Manager will facilitate this role.

Data Analytics Instructor – The Data Analytics Instructor will be responsible for assigning participants course work, answering questions for the classes, and coaching the participants through the certification process for successful completion. Neslihan Bisgin will be one of the Data Analytics Instructors. Neslihan has prior experience teaching for Women in Data, Flatiron School, and the University of Michigan. Contact information: Neslihan Bisgin, Neslihan.bisgin@womenindata.org, Grand Blanc, MA, (806) 789-4744.

4. Project Description

a. Project Name: The Path Forward

b. Project Design:

1. Strategies for engaging, recruiting, enrolling, and serving job seekers:

We will use a variety of methods to engage and recruit individuals within the City of Rancho Cordova. First by reaching out to the people who applied to the program last year but were not accepted into the program given the limited capacity This list includes 50+ people. We will also provide outreach regarding the application through the greater Sacramento Women in Data Chapter network, and though targeted digital ads via Facebook, Instagram, LinkedIn, and Twitter. During the 2021-2022 program we saw the highest number of applications after the TV segment from the Career Fair Rancho Cordova hosted with the other service providers. Therefore, if the City chooses to do this again, we would be happy to assist in the media outreach.

2. Population served:

Our program is designed to target those who looking to change career paths and those who jobs are most at risk of automation or unemployment. According to the World Economic Forum Future jobs report, the jobs with the highest risk of unemployment are 1) Accommodation and Food Service 2) Wholesale and Retail Trade 3) Transportation 4) Education (*See Supportive Information Section C: Workers at Risk of Unemployment*). Our target audience will be Women since women saw a high percentage of displacement during the pandemic compared to men (*See Supportive Information Section D: Workers Who Lost Their Jobs by Gender),* however it is important to note that we will accept both men and women into this program.

3. Intake process:

A website landing page will be created to give applicants information regarding the program. From the landing page, applicants will be required to submit basic information such as name, contact info and place of residency to ensure they are a Rancho Cordova resident. In addition, they will be required to submit their current employment status, salary, and education.

4. Model of service delivery:

Five cohorts of 10 individuals will be formed and ran sequentially. Each cohort will have a set application date, start date, and end date (*See timeline in Section 5: Expected Timeline*). The first three months of the program will be to reskill and upskill individuals in data analytics to receive their data analytics certificate with DataCamp classes and an instructor led training. Through this training, participants will not only learn the top 6 most requested skills by employers but will be required to update their resume and will be provided feedback. Women in Data will due it's due diligence in finding employers who are looking to hire at the end of the program. If the participants are not hired by the end of the training, Women in Data will provide six months of additional hiring support. This support will include, sourcing

job opportunities, providing interview prep, resume review, personalized coaching sessions, and hiring resources such as webinars and workshops.

5. Employment readiness obtainment and retainment strategies:

Participants will be guided through a 12-week training in which they will earn a data analyst certificate upon completion of all assignments, exams, projects. During this training they will learn languages such as SQL, and Python, and will learn in demand tools such as PowerBI, Excel, and PowerPoint. Additionally, participants will learn skills such as working with data, data retrieval, data visualization, programming fundamentals, machine learning, and communicating insights. A Data Analyst job is projected to be the highest growing job for the next 3 years, ensuring long term opportunity for participants (*See Supportive Information Section A: In demand Roles*). Along with providing training for a long term high-growth job, we will be providing training for the top 6 skill requested on job descriptions from employers for this role (*See Supportive Information Section B: Skills Required by Employers*). Additionally, during this training participants will be required to update their resume and receive feedback on their resume, so they are ready to apply to jobs.

6. Follow-up strategies for training completion rates, job retention, and growth towards career pathways.

The Data Analytics Instructor will monitor students' progress on a weekly basis to ensure they are achieving their learning objectives. If issues arise, the instructor will meet with the student one-on-one to discuss any challenges or issues and coach the student through the lessons and assignments. Additionally, if students need an extension due to personal matters, we will give them a month extension to complete their assignments and classes. During the previous workforce development program, we had two participants who had a death in the family and requested an extension in the program that allowed them to complete the certificate. We plan to enable job retention and career growth by not only teaching the most in demand skills by providing participants with a one year membership to Women in Data in which they will have access to continued learning opportunities, webinars, coaching, mentorship, life coaching, job board access, hiring resources, and community support for long term job growth and retention.

7. Strategies for employer engagement, employment referrals, and job placement services.

Women in Data has already started to seek employers who are interested in hiring the participants. These employers include companies such as **PepsiCo, VSP, Adidas, Vista Print, P3, LTI, Alation, Deloitte, Microsoft**, and more. We are currently finalizing commitments from each of these partners to hire or provided internships for 5-10 participants from each organization. Our goal is to secure at least 50% of the participants a guaranteed internship or job with one of these partners. If additional outreach is needed to secure job placement, Women in Data will work with its network of employers to find employment opportunities for the participants.

c. Past Performance and Planned Outcomes

1. Experience implementing workforce development employment and training services program over the past 2 years.

Women in Data has successfully implemented multiple workforce development programs with local government and virtually through its global network. Most recently we completed a workforce development program for the City of Rancho Cordova from 2021-2022. Through this program, 85% of participants received a certificate, 20% were hired after 3-months, and 98% of participants said they would recommend the program to a friend.

Women in Data has also administered 6 residency programs with 38 participants and 17 individuals hired after completing the program from 2020 -2022 "44% hire rate" and facilitated a mentorship program with over 80 participants and 4 people placed into jobs in 2021. Additionally, Women in Data provides multiple education and career advancement opportunities to its global community year-round through learning pathways, and its career services. Therefore, we are confident that based on our past learnings, experience, and hiring network we will be able to achieve the City's goal of 35% hired.

2. Describe your strategy for monitoring and measuring performance and outcomes.

We will use digital metrics from the program training and surveys to measure and monitor five key metrics:

- Percent of participants starting the program (training platform)
- Percent of participants completing the training (training platform)
- Percent obtaining a certificate (training platform)
- Percent employed undefined and/or training related (survey)

We will remind participates to take the surveys via email, phone calls and text messages in ensure accurate and full data collection. The main KPI we will be measuring in the program is how many people we get placed into a full-time job making greater than $50,000. When participants sign up for the program they will be asked to sign a waiver that will allow us to monitor their employment status.

d. Partnerships:

To provide the skills assessment and training resources for the analytics certification, Women in Data will use the DataCamp platform for assessments. Most importantly, Women in Data will work with its current hiring partners who we have existing relationships such as **PepsiCo, VSP, Adidas, Vista Print, P3, LTI, Alation, Deloitte, Microsoft**, to secure employment or internship opportunities for the participants.

5. Project Expected Timeline

Please see the table below which denotes the key milestones and expected project timeline.

Project Expected Timeline			
Milestone	**Start Date**	**End Date**	**Prerequisite Milestone/Contingency**

Marketing Materials & Landing Page Setup	December 1st, 2023	January 1st, 2023	Contract Signed
Application Open & Program Promotion	January 1st, 2023	January 31st 2023	Marketing Materials & Landing Page Setup
Confirm Participants	February 1st, 2023	February 13th, 2023	Applications for the Program
Program Kick-off Gathering (Handout Computers, Meet Teacher)	February 16th, 2023	February 16th, 2023	Confirmed Participants in the Program
Training - Data Analyst Certificate	February 20th, 2023	May 19th, 2023	Program Onboarding (Computer setup and license assignment)
Certificates Awarded - Celebration Event	May 25th, 2023	May 25th, 2023	Participants Completed Training for Certificate
Opportunities Secured for Internships and Hiring of Participants	December 1st, 2022	December 1st, 2023	Participants Completed Training for Certificate
Hiring Support and Continual Educational Access	May 25th, 2023	December 1st, 2023	Participants Completed Training for Certificate

Figure 1 – Project Expected Timeline

6. Source and Use of Funds

Funding source for this program will be the amount requested in the RFP for a total of $614,400. For a detailed breakdown of the use of funds, see *Figure #2 – Use of Funds below.*

Use of Funds					
Service/Role	**Number of Weeks**	**Hours Per Week**	**Total Hours**	**Hourly Rate**	**Total Cost**
Project Lead	52	10	500.00	$250.00	$125,000
Program Coordinator	52	15	780.00	$175.00	$136,500
Comms/Marketing Coordinator	52	10	520.00	$195.00	$101,400
Company Relationship Manager	52	15	780.00	$175.00	$136,500
Instructor(s)	24	20	480.00	$125.00	$60,000
Technology/Licenses	N/A	N/A	N/A	N/A	$25,000
Digital Ads for Recruiting	N/A	N/A	N/A	N/A	$5,000
Computers	N/A	N/A	N/A	N/A	$25,000
Total Cost					**$614,400**
Number of Participants					50
Cost Per Participant					**$12,288**

Figure 2 – Use of Funds

7. Conflict of Interest Statement

At this time, Women in Data does not see any conflict of interest with its current sponsors/partners and the work outlined in this request.

8. Exceptions

Women in Data does not see any exceptions needed to the NOFA requirements at this time.

9. Supportive Information

a. In-Demand Roles

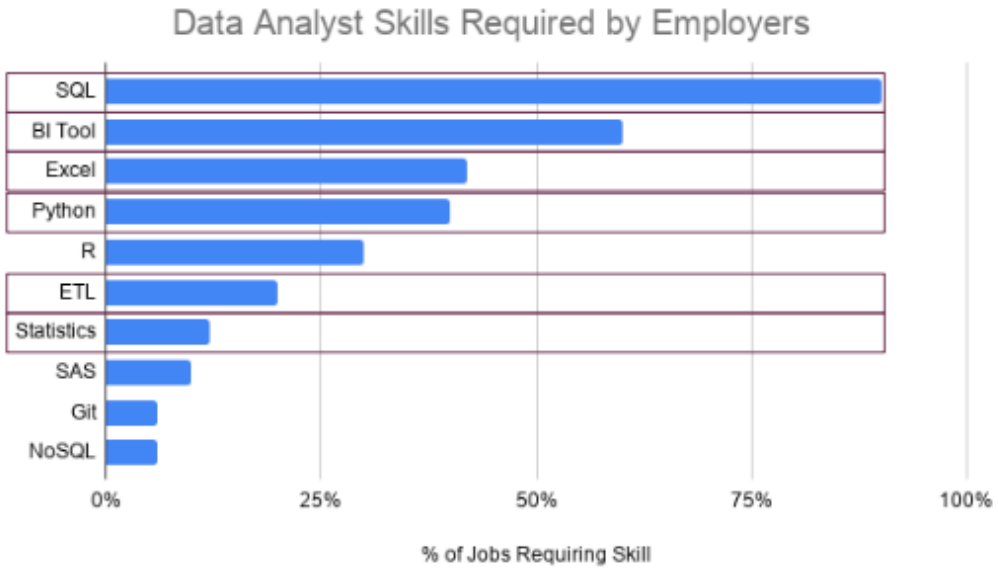
FIGURE 22 | Top 20 job roles in increasing and decreasing demand across industries

	Increasing demand	Decreasing demand
1	Data Analysts and Scientists	Data Entry Clerks
2	AI and Machine Learning Specialists	Administrative and Executive Secretaries
3	Big Data Specialists	Accounting, Bookkeeping and Payroll Clerks
4	Digital Marketing and Strategy Specialists	Accountants and Auditors
5	Process Automation Specialists	Assembly and Factory Workers
6	Business Development Professionals	Business Services and Administration Managers
7	Digital Transformation Specialists	Client Information and Customer Service Workers
8	Information Security Analysts	General and Operations Managers
9	Software and Applications Developers	Mechanics and Machinery Repairers
10	Internet of Things Specialists	Material-Recording and Stock-Keeping Clerks
11	Project Managers	Financial Analysts
12	Business Services and Administration Managers	Postal Service Clerks
13	Database and Network Professionals	Sales Rep., Wholesale and Manuf., Tech. and Sci.Products
14	Robotics Engineers	Relationship Managers
15	Strategic Advisors	Bank Tellers and Related Clerks
16	Management and Organization Analysts	Door-To-Door Sales, News and Street Vendors
17	FinTech Engineers	Electronics and Telecoms Installers and Repairers
18	Mechanics and Machinery Repairers	Human Resources Specialists
19	Organizational Development Specialists	Training and Development Specialists
20	Risk Management Specialists	Construction Laborers

Source

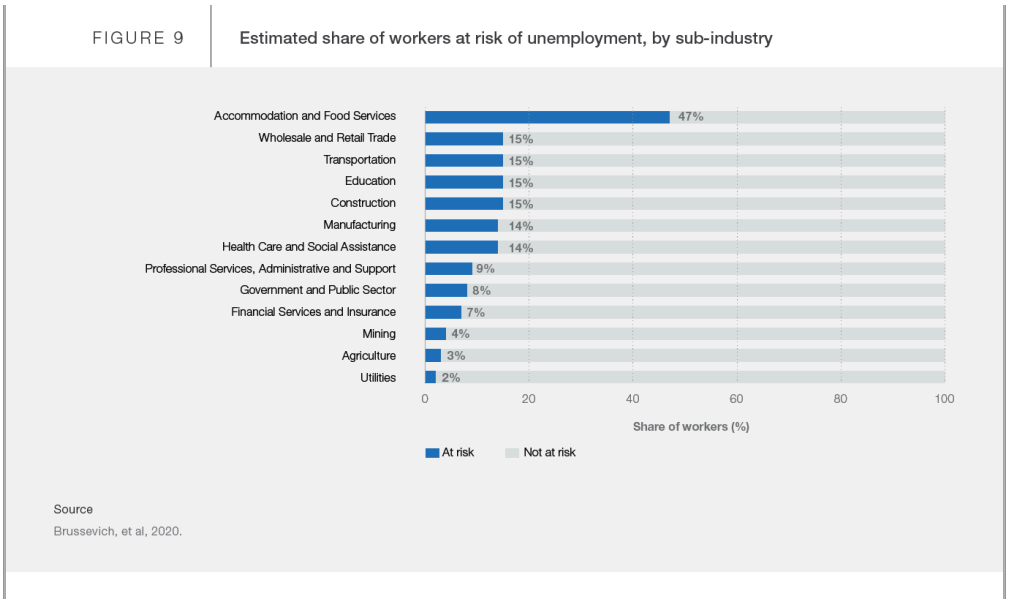
Future of Jobs Survey 2020, World Economic Forum.

b. Skills Required by Employers



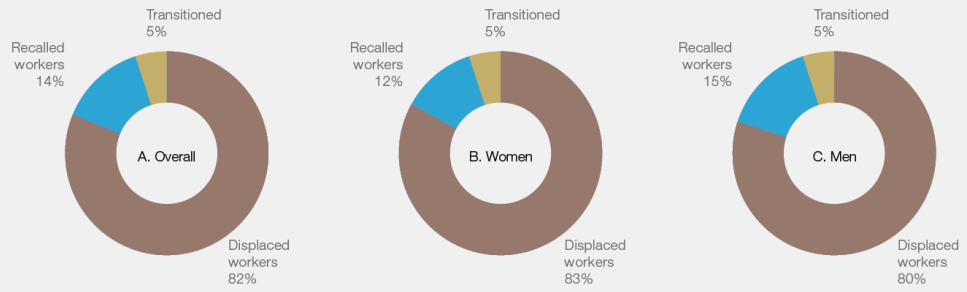
- Beamjobs.org, 2022

c. Workers at Risk of Unemployment



d. Workers Who Lost Their Jobs by Gender

FIGURE 11 | Outcomes for workers who lost their jobs in the United States, February–May 2020, by gender



Source
ADP Research Institute, produced for the World Economic Forum's New Metrics CoLab.

e. References

Reference #1
Project Description: Please see project 3-5 listed in *Section 3: Qualifications & Experience*. Aubree was our main point of contact for the project. The total funding received was $84,400.
Contact Information:
Aubree J. Taylor
Office of Innovation and Economic Development
City of Sacramento
915 I Street, New City Hall
Sacramento, CA 95814
916-808-7191
ajtaylor@cityofsacramento.org

Reference #2
Project Description: Please see project 2 listed in *Section 3: Qualifications & Experience*. Zach was our main point of contact for the project. The total funding received was $15,000.
Contact Information:
Zach Denning
CEO, Hank
3140 Peacekeeper Way
McClellan Park, CA 95652
916-850-0076
zdenning@enerdapt.com

Reference #3
Project Description: Please see project 1 listed in Section 3: Qualifications & Experience. Laura our main point of contact for the Workforce Recovery Program. Total Funding Received: $249,000.
Contact Information:
Laura Fickle
916-505-5744
laurafickle@gmail.com

f. Tax Exempt Status

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT 03 2016

WOMEN IN DATA SCIENCE AND ANALYTICS INC
3400 H ST APT 9
SACRAMENTO, CA 95816-4569

Employer Identification Number:
81-3395555
DLN:
26053673001686
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 30, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 5436

WOMEN
IN DATA

WORKFORCE RECOVERY PROGRAM

Proposals Due by October 21st, 2022

INTRODUCTION

Key elements that lead to economic prosperity include high performing businesses, serviced by a highly skilled workforce, prepared through targeted training programs, and dynamic education systems. The purpose of the Workforce Recovery Program is to increase access to career pathways programs and help Rancho Cordova residents with barriers to employment enter the workforce in skilled occupations.

The funds may be directed towards providing support for individuals who have been impacted by COVID-19. City of Rancho Cordova is accepting proposals from qualified applicants that provide workforce development programs to the residents of Rancho Cordova in accordance with the included specifications, terms, and conditions shown in this Notice of Funding Availability (NOFA). The city has $1 million available that may be committed to one or more qualified projects.

This NOFA is being released to identify experienced and eligible workforce development applicants wishing to provide services to the residents of Rancho Cordova. Prospective applicants are advised to read this information carefully prior to submitting a proposal. Applicants must submit one signed electronic version by email to the Economic Development Department at econdev@CityofRanchoCordova.org, by 5:00 pm on October 21st, 2022. Proposals shall mark the subject line of the email: Workforce Recovery Program Proposal.

Proposals shall not be accepted by fax or as a physical copy.

QUESTIONS

Questions regarding this NOFA are to be directed by e-mail to The Economic Development Department, at econdev@CityofRanchoCordova.org. Such contact shall be for clarification purposes only. The city must receive all questions no later than October 10th, 2022 Questions and answers will be posted to the city's website by the end of the day on October 12th, 2022. Material changes, if any, to the scope of services or proposal procedures will only be transmitted by written addendum and posted to the city website: CityofRanchoCordova.org

Applicants may reply only upon written information and/or instructions from the city. The city shall not be responsible for any oral information from third parties.

To maintain a fair and equal process for all Applicants, upon receipt of this NOFA, Applicants (or their designated agents) shall not directly or indirectly contact any Council member or other city staff, other than the person identified in the NOFA, for meetings, conferences or technical discussions that are related to the NOFA. Unauthorized contact of any Council member or other city staff may be cause for immediate disqualification from the process.

SCOPE OF WORK

Background

The city was allocated $15.58 million in American Rescue Plan Act (ARPA) funds to assist states, tribal governments, and local governments with the recovery from the economic impacts caused by COVID-19. Of the allocated funds the city has a total of $38 million available to provide enhanced programs and projects for the community as it emerges from the pandemic. Funding is being made available to directly support a continuation of the city's workforce development program. The

program will provide employment training and job placement services for Rancho Cordova residents that been unemployed, underemployed, or looking to change career paths.

The role of the city will be to contract with a Service Provider(s) who will develop, market, and administer the Programs on behalf of the city. The Service Provider(s) will provide job placement services for the students for at least six(6) months from the end of the course or obtainment of the certificate, whichever is later. The city anticipates it will pay the Service Provider(s) for their services, pay for student tuition and supplies, pay a reasonable stipend and/or a livable wage to students who start and complete the Programs, and pay placement bonuses to students who are hired within 90 days of completion of the Programs as a result of certification and maintain employment for at least 12 months. Notwithstanding these anticipated payments by the city, the Service Provider(s) should indicate in its proposal the efficacy of such approaches and propose different approaches based on the Service Provider(s) experience and expertise.

Establishing a Workforce Recovery Program will assist the city of Rancho Cordova by:

- Providing immediate employment services and resources for adults in Rancho Cordova who are unemployed, underemployed, or looking to change career paths; those who lack transportation, childcare, or educational attainment, those who need job coaching or case management services, and other supportive services to aid jobseekers in securing employment;
- Increasing the number of trained and skilled workers that were left unemployed, underemployed, or seeking a change in careers due to the COVID-19 crisis;
- Creating competitive candidates for local employers to access and employ;
- Upskilling and reskilling training opportunities in high-demand industries and occupations;
- Improving job placement rates by securing employment opportunities for dislocated workers;
- Increasing the number of employed residents generating income that produces economic sustainability for themselves, their families, and their communities;
- Providing direct job placement or internship opportunities for adult job seekers.

Under this NOFA, financial assistance may be provided for a variety of workforce development programs to meet the needs of Rancho Cordova residents. The total value of the financial commitment is $1 million dollars, which is expected to fund multiple projects.

Requirements

To be eligible, applicant shall submit a proposal outlining how the applicant will utilize funding to provide workforce development services to community members, households, and/or those affected by the COVID-19 pandemic.

The city anticipates that there will be a variety of responses bringing forth a range of program ideas. These ideas will be evaluated on how they address impacts to households and individuals in Rancho Cordova.

The services may be provided as part of the range of services provided by the applicant. The scope of work below outlines a potential framework, but applicants may have different program concepts for the city to consider.

Applicants may request funds under more than one category. Applicants requesting funds under more than one category are required to submit a separate proposal for each category. Eligible expenses cannot be duplicated across proposals.

Applications can address one, some, or all the following:

- Provides comprehensive, holistic, and metrics-based employment services that targets jobseekers.
- Program focuses on adult jobseekers that were directly unemployed or underemployed, displaced, or may have been laid-off because of the COVID-19 crisis.
- Has staff capacity to administer proposed program, ability to complete all workforce services.
- Program connects to the larger workforce ecosystem in Rancho Cordova and the Region.
- Linkage to supportive services; addresses barriers to employment.
- Implements a data-driven workforce program or project that executes strategic employment services leading to job placements, paid internships, or apprenticeship opportunities.
- Workforce training and job placement in high-demand occupations and industries that meets the needs of employers in Rancho Cordova and the Region.
- Employer engagement and job placement capacity.

- Pre-apprenticeship training program and job placement services.
- Provides a broad range of practical job and life-skills to enhance participants' essential employment skills and provide hands-on occupational skills that include the attainment of industry recognized certificates that lead to entry into a Registered Apprenticeship (RA), community college career training programs, or high-quality employment leading to family-sustaining wages.
- Fund pre-apprenticeship Construction Training Program and Placement Services projects that fill critical workforce skills gaps by creating opportunities for jobseekers to gain exposure to a broad range of occupations in the building trades, receive hands-on training, and enter industry recognized credentials leading to entry into apprenticeship, post-secondary Career Technical Education (CTE) programs, or direct employment in Construction or Energy efficiency sectors.
- Applicant must have knowledge and experience around national and state best practices and state of the art technology-based approaches to education and training to offer resources to participants.
- Applicant should leverage existing best practices and help develop tools to serve the residents.

All proposed projects must adhere to the following minimum requirements:

To be eligible:

- Documented success providing services that are the same or similar to those requested in this NOFA.
- Demonstrated connection with employers in the building trades, the technology sector, health care and life sciences, or in other high demand industries and occupations.
- Demonstrated experience in collaboration and coordinating program services with other community organizations.
- A successful applicant will provide linkages between workforce development, education, social services, other serving organizations, and the business community and will be able to provide at least six(6) months of job placement assistance after completion of the training and/or obtainment of the certification, whichever comes last
- Must be an individual or organization that will provide employment and training services to dislocated and unemployed residents within the City of Rancho Cordova boundaries, that were recently laid-off, underemployed, looking to change career paths, or unemployed. There will be a particular focus on organizations that can describe extensive experience in employment training and/or job placement activities, outlining in detail past programing completion and/or success rates.
- If an applicant is a non-profit corporation, the organization must provide evidence of tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code.
- If an applicant is an organization, the organization must have been in existence for at least one full year prior to March 1, 2020 and be able to provide budget and program information beginning March 1, 2019, if requested.
- Applicants cannot discriminate in violation of any state or federal law, including laws that prohibit discrimination based on race, color, sex, creed, religion, national origin, age, marital status, ancestry, medical condition, disability (including HIV and AIDS), sexual orientation, or gender identity.
- Applicants must meet the city's requirements for general liability insurance ($1 million per occurrence). Proof of insurance must be provided prior to executing a grant agreement.
- Other Administrative Requirements:
  - All applicants must be able to report and track the impacts individuals and households have experienced due to the COVID-19 public health crisis. Monthly reports will be required showing number served, number and type of services administered, geographic and demographic information for those served.
  - In addition, a final report will be required containing a summary of the process, findings, outcomes, lessons learned and best practices, how the assistance provided aided the individuals and households and recommendations for future assistance efforts.
  - All applications must track and measure predetermined metrics for the Program.
- The primary metrics are used to set goals and measure success compared to national workforce programs.

The Primary metrics to Benchmark the Results Compared to the US National Workforce Program

Milestone/Outcome	Employment and Training Administration Workforce Development Program	Rancho Cordova's Target Goal
Percent of participants who started the program	92%	100%
Participants completed training	47%	75%
Participants completed the training and obtained a certificate or credential	37%	50%
Participants have entered employment "undefined" (6, 12 and 18 months after program completion)	24%	35%
Participants have entered into "training related" employment (6, 12 and 18 months after program completion)	17%	25%

- The secondary metrics that will be required for this workforce program include but are not limited to: number of apprenticeships or internships received (where applicable), total jobs retained, average salary increase, percentage of participants employed, percentage of participants employed in Rancho Cordova. All job placements/starting wages should be measured against the MIT living wage calculator for the Sacramento, Roseville, Arden Metropolitan Statistical Area. https://livingwage.mit.edu/metros/40900.
  - Since the range of needs is broad, one or more proposals may be awarded under this NOFA.

PROPOSAL GUIDELINES AND FORMAT

The following guidelines are provided for standardizing the preparation and submission of proposals. The intent is to assist applicants in the preparation of their submissions and to assist the city by simplifying the review process providing standards for comparison of submissions.

Statements submitted in response to this NOFA shall include a complete response to the requirements in this section in the order presented. Statements should be a straightforward delineation of the applicant's capability to satisfy the intent and requirements of this NOFA and should not contain redundancies and conflicting statements.

Proposals shall be a single pdf document, not greater than 30 MB in file size, no more than 25 pages in length, with easy-to-read font size and style. Pages shall be numbered, and section headings should separate and identify the response items described below.

Applicants must submit one signed electronic version by email to the Economic Development Department at econdev@cityofranchocordova.org, by 5:00 pm on October 21st, 2022.

Application submittals shall mark the subject line of the email: Workforce Recovery Program Proposal.

Proposals shall contain the following information in the order listed:

1. Introductory Letter

The introductory letter should be addressed to:
City of Rancho Cordova
Economic Development
2729 Prospect Park Drive Rancho Cordova, CA 95670

The letter should state the prime organization and include the organization's name, mailing address, telephone number, and contact name. The applicant shall provide a brief description that includes:

- A summary of the applicant's understanding of the city's goals and objectives and how the applicant's proposal would achieve those objectives. This summary should reflect the applicants' project understanding and summarize critical issues, challenges, milestone tasks, and appropriate resourcing.
- Clearly describe the applicant's experience administering workforce development employment and training programs. Discuss past performance results for workforce development programs. Provide examples of applicant's ability to deliver workforce development programs.
- If the applicant is an organization, the applicant shall also identify the year the organization was established, the total number of employees, and the total number of employees that will be working on the proposed program. The applicant must provide a financial reference or annual report, and a gross/net revenue report for the last two fiscal years.
- Detailed budget narrative and itemized funding request.
- A minimum of three references from entities for which the applicant completed a project of similar size and complexity. At least one reference from a local government entity is preferred. The applicant must provide the following information for each reference: entity name; primary contact's address, phone number, and email address; reference's industry; description of the services provided, dates of service, contract term, and total dollar value of the contract or grant.
- If the applicant is a non-profit corporation, evidence of tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code.
- If applicant is a business or non-profit entity, a copy of current business license from the City of Rancho Cordova.
- Letter must be signed by an authorized officer of the organization. The primary organization is responsible for answering any questions relevant to the proposal and has lead responsibility relative to the project development and operation as relates to any city funding commitment.

2. Table of Contents

The applicant shall insert a table of contents denoting Sections 3 through 9 of the proposal as indicated below and any appendices included.

3. Qualifications and Experience

Provide a narrative statement describing all entities responsible for the development and management of the project (including service providers if applicable), including the following:

a. A description of each firm relevant to the project's development, and management. Include information on each firm's role in the project, and experience working together on previous projects. Also, note which firm will be the project lead.

b. Identify key staff, including brief resumes that include length of time providing such services and contact information (including location, phone and e-mail address). The proposal should indicate each team member's responsibility for project tasks. Identify the lead person who will be the primary liaison.

c. For each nonprofit organization involved in the project, provide nonprofit name, incorporation date and place, affiliated organizations, IRS tax status, annual budget, and major sources of funding.

d. For each entity, the proposal shall include a list of jurisdictions and projects similar to the one proposed in which the entity has provided such services in the past 5 years. Projects included shall include the client's name and location. At least five examples of recent, relevant projects shall be provided. For firms, the list should include the name of the jurisdiction, contact person, phone number, and the approximate amount of funding received. Respondent must have no record of unsatisfactory performance with the city or with any other jurisdictions the respondent has contracted with or received funding from. References may be contacted as a part of the selection process and will be asked to comment on work quality and performance.

4. Project Description

Provide the following information:

a. Name of project

b. Project Design

- Describe in detail your strategies for engaging, recruiting, enrolling, and serving job seekers. Describe innovative ways in which you will outreach to individuals.

- Description of the population served. Include demographic, social, academic, and other elements to demonstrate your working knowledge of the populations and communities you propose to serve.
- Describe the intake process, including collection of basic information from potential clients, informing potential clients of available services in your organization or elsewhere, and determination of client suitability for program services.
- Describe the programs model of service delivery – cohorts, open entry-open exit, one-on-one mentoring. Trainees outplaced with employers, etc. Describe the process for developing and managing individualized employment plans with job seekers.
- Describe strategies that will be utilized to ensure individuals obtain the skills needed to obtain and retain employment.
- Describe your follow-up strategies and how they will enhance training completion rates, job retention, and growth towards career pathways.
- Describe strategies utilized for employer engagement, employment referrals, and job placement services. Describe the specific roles these employers will play in your program.

c. Past Performance and Planned Outcomes

- Describe your experience implementing workforce development employment and training services program over the past 2 years. Identify performance measures, results, along with other key benchmarks and outcomes such as: total served, total placements, percent of positive exits.
- Describe your strategy for monitoring and measuring performance and outcomes. Specifically,
  - Percentage of participants who started the program, percentage of participants completed training, percentage of participants completed the training and obtained a certificate or credential, percentage of participants have entered employment “undefined” (6, 12 and 18 months after program completion), percentage of participants who have entered into “training related” employment (6, 12 and 18 months after program completion)
  - Number of apprenticeships or internships received (where applicable), total jobs retained, average salary increase, percentage of participants employed, percentage of participants employed in Rancho Cordova.

d. Partnerships:

- Describe the collaborative partnerships you will use to implement the program. Identify demonstrated connections and existing functional partnerships that will part of this program, such as, businesses in Rancho Cordova and the six (6)county region, alternative education, adult education, and postsecondary institutions including community college, advanced skills training entities, apprenticeship training, four-year colleges and universities, labor organizations, community-based organizations and/or other services.

e. Project Expected Timeline:

- Applicant shall prepare a table that explains key project timeline milestones achieved to date and/or projected in the future, see template below.

Milestone	Date	Key Prerequisite Milestone/Contingency

5. Sources and Uses of Funds

Provide detailed Sources and Uses tables which clearly state:

a. Each funding source and proposed or committed amount.

b. Evidence of funding commitment, for any funds committed.

c. A table that identifies sources and uses by funding source.

6. Conflict of Interest Statement

Submit a statement regarding any activities or relationships of the proposer that might create a conflict of interest for the proposer or the city, and, if such activities or relationships exist, a description of the facts, legal implications, and possible effects sufficient to permit the city to appreciate the significance of the conflict and to grant any conflict waiver, if appropriate and necessary.

7. Exceptions

Note any exceptions to the NOFA requirements in their entirety. The city may reject any requests for modifications to the NOFA requirements that were not noted in response to this NOFA.

8. Supportive Information

This section may include graphs, charts, photos, resumes, references, etc. in support of the applicants' qualifications and/or project plan.

NOFA SCHEDULE

The city anticipates the following schedule for reviewing submitted proposals:

NOFA available	September 26th, 2022
Deadline for questions	October 10th, 2022
Questions/answers posted online	October 12th, 2022
Deadline for proposal submissions	**October 21st, 2022**
Staff review of proposals	October 24th – 28th, 2022
City Council meeting for funding recommendations	November 7th, 2022

The city may revise the schedule as needed. Staff may select one or more applicants to recommend that the City Council consider a financial commitment for one or more specific proposals. The timeframe for the recommendation to the City Council will be determined in coordination with the firms(s) selected and staff.

EVALUATION AND SELECTION CRITERIA

Project Selection Process

For projects to be considered for assistance, a proposal consistent with the terms of this NOFA must be submitted. City staff shall review the responses to this NOFA for completeness, evaluate them against the stated criteria and review for recommended action. Staff will select one or more projects to move forward with a recommendation to the City Council regarding a funding commitment.

Proposal Evaluation

Proposals will be evaluated using the categories listed below. The following represent the principal selection criteria, which will be equally weighted for consideration during the evaluation process.

- Specialized Experience and Technical Competence – This will include a review of the applicant's qualifications, experience, and documented capacity in program management and as a fiduciary.
- Performance History – This will include a review of performance history, including, without limitation, competency, responsiveness, cost control, work quality, and the ability to meet schedules and deadlines.
- Quality of Program Design – This will include a review of program design, innovative strategies that will be utilized, staffing plan, and planned performance outcomes.

Additional consideration will be given for Service Providers who have established working relationships or partnerships with employers located in Rancho Cordova or within the surrounding six(6) county region, in the following professional areas: technical, advanced manufacturing, medical and life sciences, and trades. Proposals which are able to leverage other funding sources, will also be taken into consideration.

GENERAL POLICIES

Late Proposals

Proposals arriving after the specified date and time will not be considered, nor will late proposals be opened. Each respondent assumes responsibility for timely submission of its proposal.

Withdrawal or Modifications of Proposals

Any proposal may be withdrawn or modified by a written request signed by the respondents and received by the Economic Development Manager prior to the final time and date for the receipt of proposals.

Proposal Acceptance and Rejection

The city reserves the right to accept any proposal, to reject any and all proposals, and to call for new proposals, or dispense with the proposal process in accordance with the Rancho Cordova Municipal Code.

To maintain a fair and equal process for all Applicants, upon receipt of this NOFA, Applicants (or their designated agents) shall not directly or indirectly contact any Council member or other city staff, other than the person identified in the NOFA, for meetings, conferences or technical discussions that are related to the NOFA. Unauthorized contact of any Council member or other city staff may be cause for immediate disqualification from the process.

Proposal Evaluation and Award

Proposals shall be evaluated by staff. One or more applicants will be selected to move forward with a recommendation to the City Council based on the strength of their proposal.

The Council shall approve any funding commitment after considering the staff recommendation.

All applicants that were not selected by the city shall be notified in writing. Nothing herein shall obligate the city to award a contract or funding to any responding developer.

Waiver of Irregularities

The city retains the right, in its sole discretion, to waive any irregularities in proposals that do not comply with the strict requirements of this NOFA, and the city reserves the right to award a contract to an applicant submitting any such non-compliant proposal, all in the city's sole discretion.

Use of Other Governmental Contracts

The city reserves the right to reject any part or all of any proposals received and utilize other available governmental contracts.

Qualification/Inspection

Proposals shall only be considered from applicants normally engaged in providing the types of products and services specified herein. By responding to this NOFA, the applicant consents to the city's right to inspect the firm's facilities, products, personnel, and organization at any time, or to take any other action necessary to determine applicant's ability to perform. The city reserves the right to reject proposals where evidence or evaluation is determined to indicate inability to perform. The city reserves the right to interview any or all responding applicants and/or to award a funding commitment without conducting interviews.

Federal Requirements

Should any portion of this procurement require the use of Federal funds, all Federal requirements shall apply, and all applicants must consent to each certification and assurance, which will be incorporated into the contract documents.

Performance

It is the intention of the city to acquire products or services as specified herein from an applicant that will give prompt and convenient service.

Term of Agreement

The term of the contract or financial commitment, if awarded, will be for a specific period of time. The city anticipates the financial commitment to be for a term of not more than 12 months, with any extensions at the sole option of the city; the city reserves the right to set the term for a period deemed to be in the best interest of the city.

Service and Support

Applicants shall explain how all on-going services and support will be handled by the firm.

Records

The applicant shall maintain complete and accurate records with respect to labor costs, material expenses, and other such information required by city that relates to the performance of services under any contract or loan agreement. The applicant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible and in a form acceptable to the city, which the city may specify and change from time to time. The applicant shall provide free access to the representatives of city or its designees, at reasonable times, to such books and records, shall give city the right to examine and audit said books and records, shall permit city to make transcripts therefrom as necessary, and shall allow inspection of all work, data, documents, proceedings, and activities related to this contract or loan agreement. Such records, together with supporting documents, shall be maintained for city's inspection for a period of at least three (3) years after receipt of final payment.

Public Records

Any and all materials submitted to the city shall become exclusive property of the city and will become public records subject to the California Public Records Act (Gov't Code sections 6250 et seq., the "Act"). Any application(s) that contain language purporting to render all or a significant portion of the application "Confidential," "Proprietary," "Trade Secret" or a similar designation will be considered a public record in its entirety, subject to disclosure under the Act. Applicants who believe portions of their application are exempt from disclosure under the Act, must mark that specific portion as such, and state the specific provision of the Act which provides the exemption as well as the factual basis for claiming the exemption. The city retains final discretion on what will be disclosed pursuant to the Act, but may, time permitting, provide notice to applicant to seek protection from disclosure by a court of competent jurisdiction.

Agency Discretion, Non-Liability Waivers, and Hold Harmless

The information in this NOFA is intended to provide general information regarding the city Economic Development programs. This information is not intended or warranted to be a complete statement of all of the information the respondents might be required to ultimately provide.

This NOFA does not commit the city to pay any costs incurred in the preparation of a response. The city reserves the right to accept or reject any proposal in part or in its entirety. The city reserves the right to choose any number of qualified proposals. In addition, the city reserves the right to issue written notice to all participants of any changes in the proposal submission schedule or other schedules, should the city determine, at its sole discretion, that such changes are necessary.

Final Authority

The final approval authority rests solely with the City Council of the City of Rancho Cordova.

MEMORANDUM

ITEM 15.1.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **TREVOR GILMARTIN TENTATIVE SUBDIVISON MAP AND PHASING PLAN, SPECIFIC PLAN AMEMDMENT, AND AFFORDABLE HOUSING PLAN AGREEMENT AMENDMENT- PROJECT NO. PLND-0322-0032**

PROPERTY OWNER(S):	**APPLICANT/DEVELOPER:**
Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin	Investek Properties, LLC 48 Park Road Burlingame, CA 94010

PROJECT:	The applicant requests approval of the Trevor Gilmartin Tentative Subdivision Map and Phasing Plan, Specific Plan Amendment, and Affordable Housing Plan Agreement Amendment
FILE:	PLND-0322-0032
LOCATION:	Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan area
APN:	067-0010-017, 025, 026
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Determine the project Exempt per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; Waive the first reading and introduce the Ordinance for the Specific Plan Amendments to the Suncreek Specific Plan, and adopt the Resolution approving the Trevor Gilmartin Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan, and the Amendment to the Affordable Housing Plan Agreement.

RESULT OF RECOMMENDED ACTION

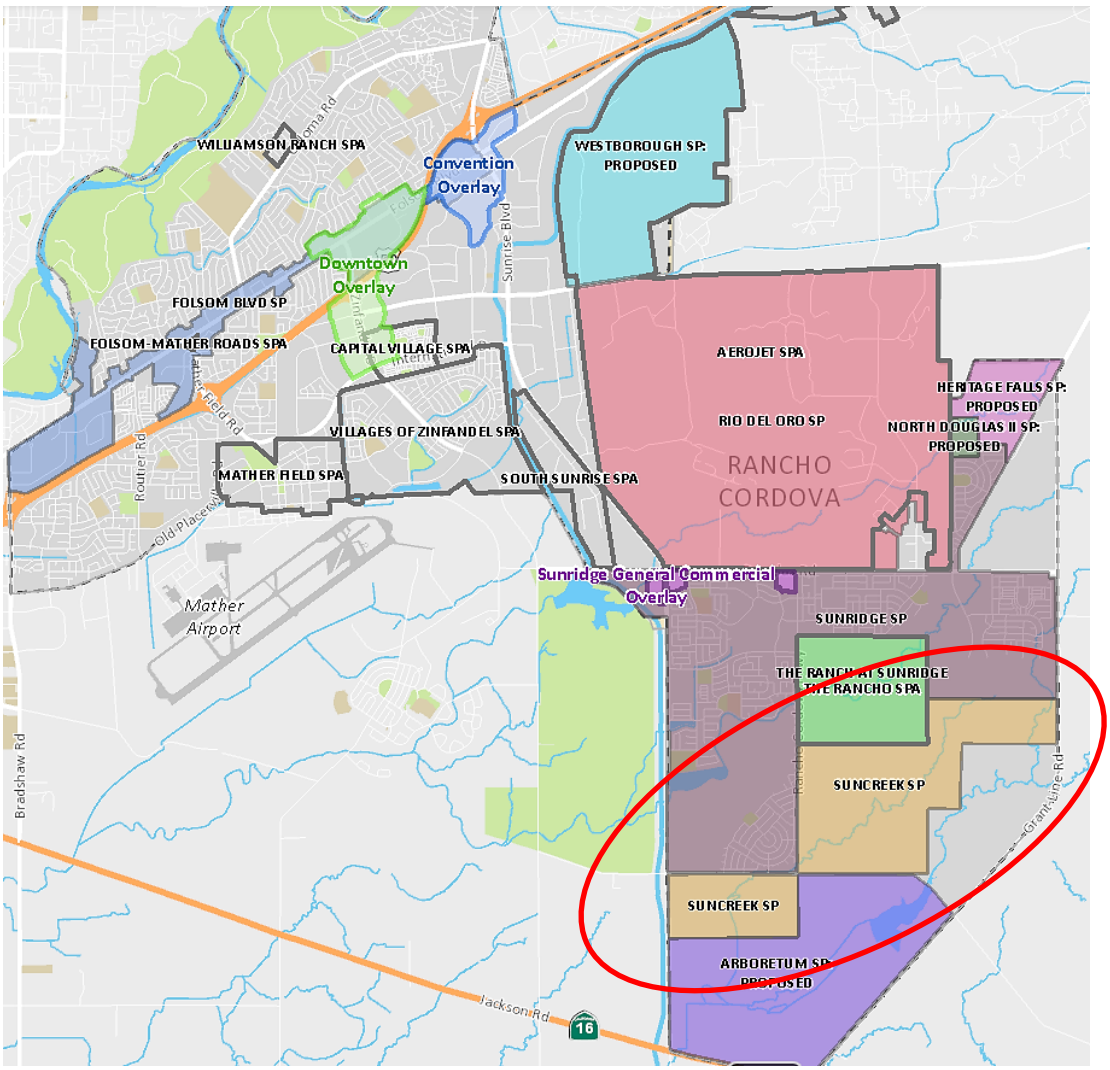
Adoption of the Resolution would approve the Trevor Gilmartin Tentative Subdivision Map to create 878 parcels on 240 acres. Adoption would allow the applicant to move forward with a Final Map as well as Improvement Plans with the Public Works Department.

The waiving of the first reading and introduction of the Ordinance for the submitted amendments to the Suncreek Specific Plan would update relevant figures and tables to be consistent with the proposed Trevor Gilmartin Tentative Subdivision Map. The ordinance would then return for a second reading on January 17, 2023.

BACKGROUND

The Suncreek Specific Plan was approved in 2013 and is located west of Grant Line Road and East of Sunrise Boulevard, as shown in **Figure 1**. The Suncreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential uses, employment-generating uses, retail and retail supporting services, and recreational and preserve uses.

Figure 1: Project Location



The Suncreek area is split into different ownership areas and correlating neighborhoods as shown in **Figure 2** and **Figure 3.** The Trevor Gilmartin Area is outlined in red on both maps.

Figure 2: Land Ownership in the Plan Area

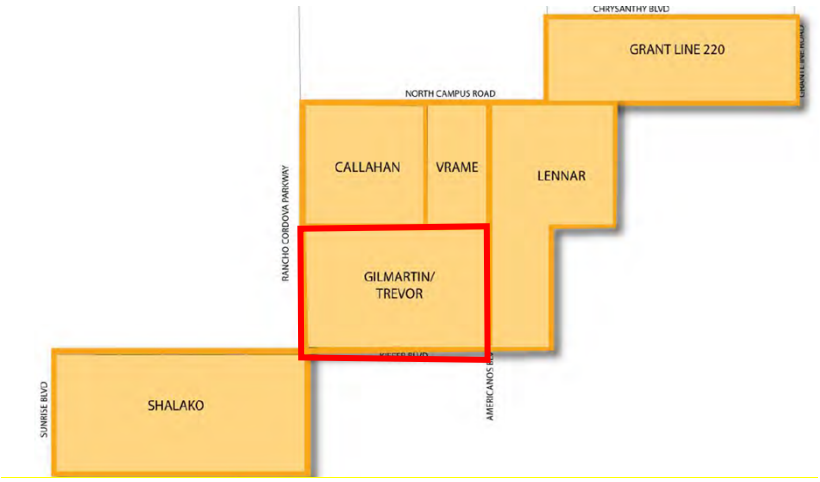
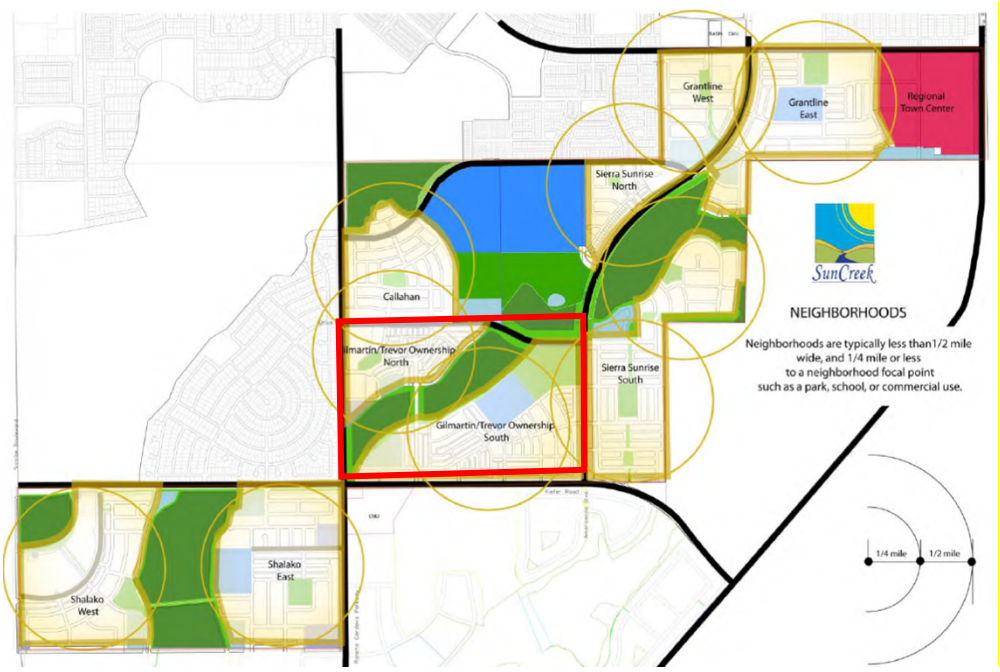


Figure 3: Neighborhood Site Locations



Recent amendments to the Suncreek Specific Plan include the following:

2020 Specific Plan Amendment: Several major amendments were made to the Specific Plan as follows:

1. Adoption of the South Sacramento Habitat Conservation Plan.
2. Updated technical studies that were prepared since the specific plan was adopted. The drainage study was updated due to assumptions that required the basins to be oversized by 30 percent until additional analysis was performed. The subsequent additional analysis demonstrated the basins were oversized. Therefore, the basins have been reduced in number and some basins have been combined which altered the size and location thereby shifting some of the land use designations.

3. Land use acres and densities have been transferred between the neighborhood areas. However, the overall unit count in the specific plan has decreased by 200 units. All Land Use Figures within the Specific Plan have been amended to include the Land Use Summary Table.
4. Circulation Chapter updated to reflect current City standards and requirements to street cross-sections.

2021 Specific Plan Amendment: Removed areas that showed a gated, age-restricted community and re-introduce a school site that was previously removed.

2022 Administrative Specific Plan Amendment: Minor amendment that increased the number of dwelling units by 18 units. The total dwelling units for Suncreek is 4,646. Revised the corresponding tables regarding the increase of 18 lots: required park land, land use table, etc.

ANALYSIS

The proposed project includes the following:

- Tentative Subdivision Map and Phasing Plan
- Specific Plan Amendment to the Suncreek Specific Plan
- Affordable Housing Plan Agreement Amendment

TENTATIVE SUBDIVISION MAP AND PHASING PLAN

Tentative Subdivision Map

The applicant has proposed a tentative subdivision map for the Trevor Gilmartin area to subdivide 240 acres into 878 parcels as shown in **Figure 4**. The tentative subdivision map creates various land uses, zoning designations, and roadways within the project area. It also provides an overall plan for phasing of neighborhood subdivisions and infrastructure construction, including cross sections minor and major streets throughout the area. The tentative subdivision map further subdivides the property into smaller single-family lots, medium- and high-density residential uses, open space and preserve areas, and landscape corridors. A summary of land uses is provided in **Table 1**.

Figure 4: Proposed Trevor Gilmartin Tentative Subdivision Map

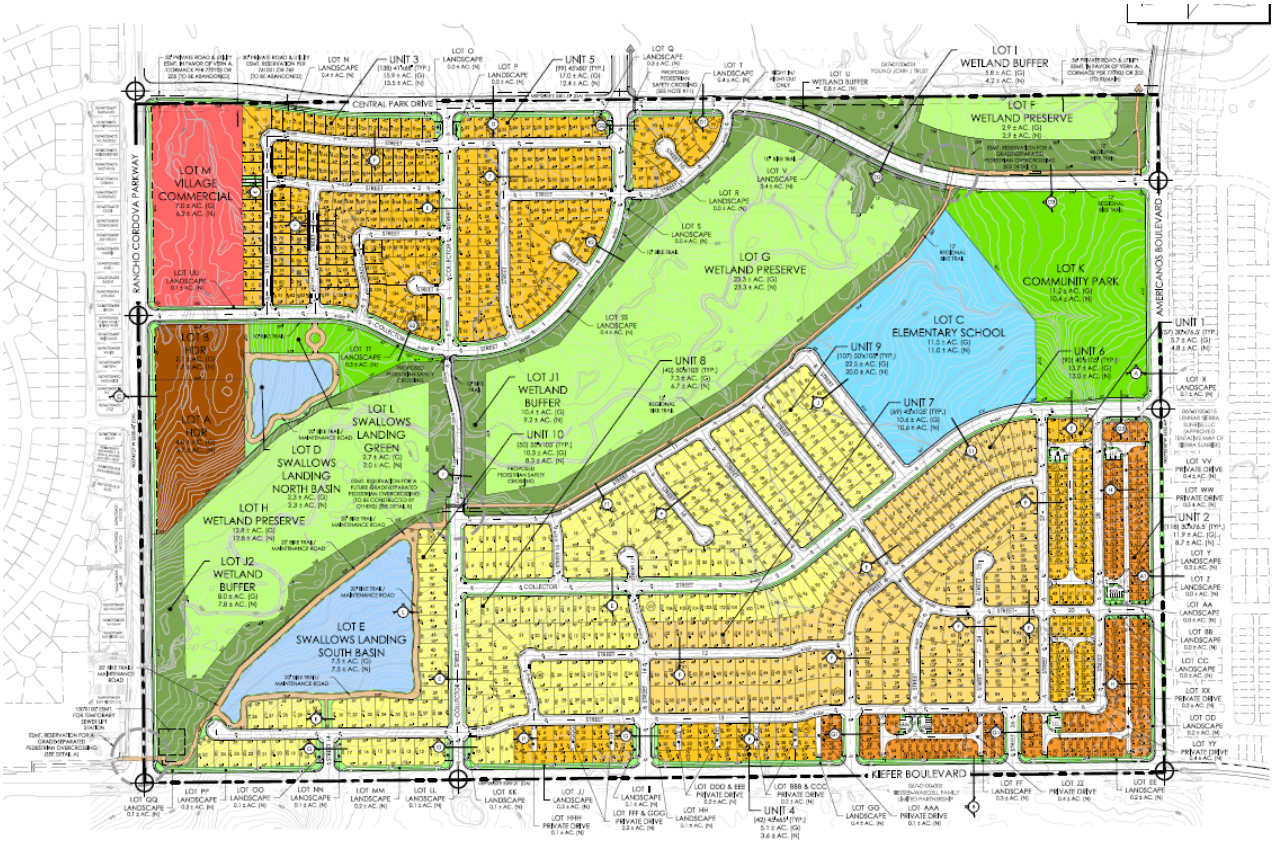


Table 1: Proposed Trevor Gilmartin TSM Land Use Summary

Land Use	Acres (Net)	Dwelling Units (DU)
Single Family Residential	101.6	810
High Density Residential	5.4	140
School	11.0	
Water Quality Basin	9.8	
Wetland	39.0	
Wetland Buffer	22.0	
Park	10.4	
Neighborhood Green	2.0	
Village Center	6.2	
Landscape Lots	6.0	
Private Drives and Guest Parking (Private)	3.4	
Public Interior Streets	14.7	
Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd (ROW)	8.9	
Total	**240.40 AC**	**950 DU**

The proposed tentative subdivision map provides a mix of low-density, medium-density, and high-density residential development. The proposed map preserves the 5.4 acres of multifamily residential development required by the adopted Affordable Housing Plan Agreement but relocates this high-density residential use. The multifamily residential uses are surrounded by open space and adjacent to a neighborhood green providing attractive views, visual space to ease the sense of crowding and access for outdoor activities to residents while maintaining

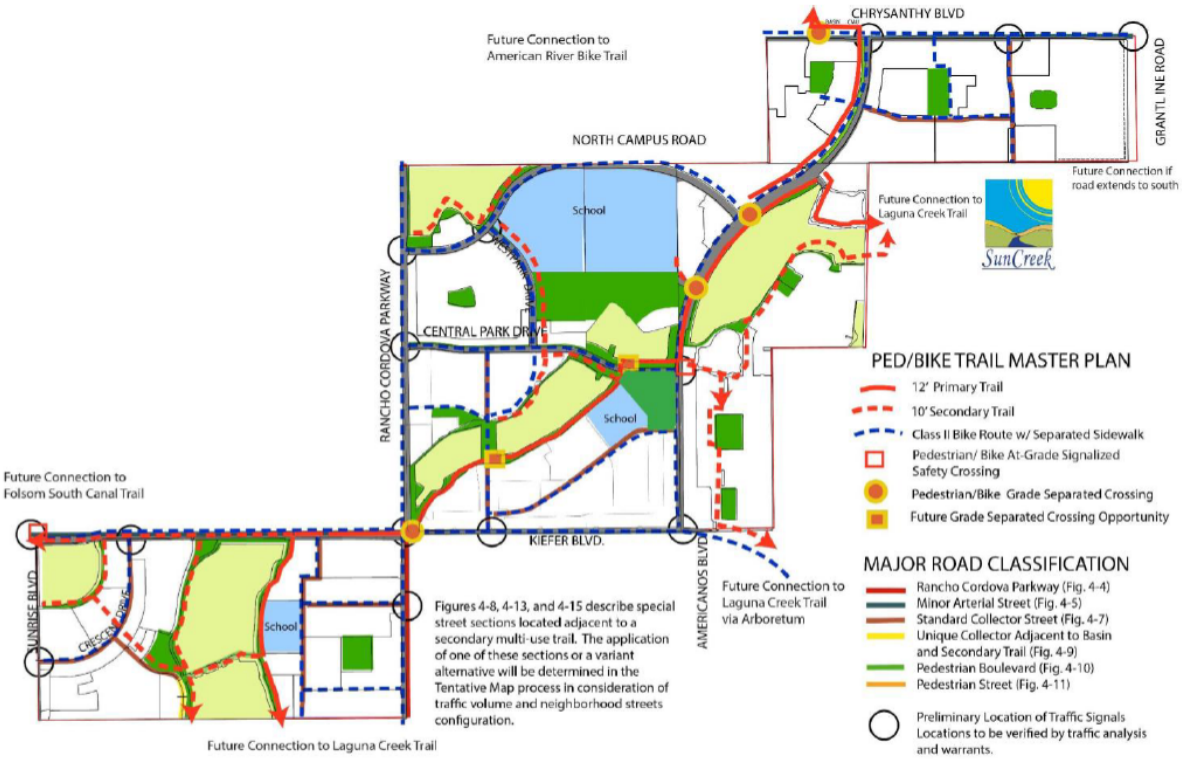
connectivity to the rest of the neighborhoods and community spaces. It is also adjacent to the village commercial center for easy access and where it may be conveniently served by transit.

In addition, the proposed map provides important community amenities, including a neighborhood green, a community park, an elementary school site and a village commercial center.

Roadways & Circulation

Proposed roadways and pedestrian and bicycle infrastructure throughout the project area are generally consistent with the adopted circulation network in the Suncreek Specific Plan as shown in **Figure 5.**

Figure 5: Suncreek Specific Plan Major Streets Master Plan and Trails



The proposed tentative subdivision map includes the following features to encourage integrated pedestrian and bicycle circulation throughout the project area:

- A 12- to 20-foot-wide regional bike trail connecting at Rancho Cordova Parkway and Kiefer Boulevard, traversing northeast around a proposed retention basin, continuing along the wetland buffer adjacent to the single-family residential neighborhood and school, then crossing the newly proposed Central Park Drive at the future community park to continue onto Americanos Boulevard and beyond to the north of the project area (see **Figure 5** or Attachment 4).
- Detached pedestrian sidewalks and trails along arterial and collector streets separated from vehicular traffic with landscaped buffers and street trees. **Figure 6** provides some of the roadway cross-sections illustrating pedestrian sidewalks and trails. Cross-sections for all roadways within the project area are provided in Attachment 4.

- A pedestrian paseo connecting the Village Commercial lot with the adjacent residential use (see **Figure 7**) to encourage future integration of the neighborhood with available retail and personal services.
- Additionally, the tentative map includes proposed pedestrian safety crossings at key locations. Further review of future traffic analysis and feasibility will determine final location, signal control type, and potential at-grade or grade separated crossing (see **Figure 5**).

Figure 6: Example of Proposed Pedestrian Sidewalks and Trails

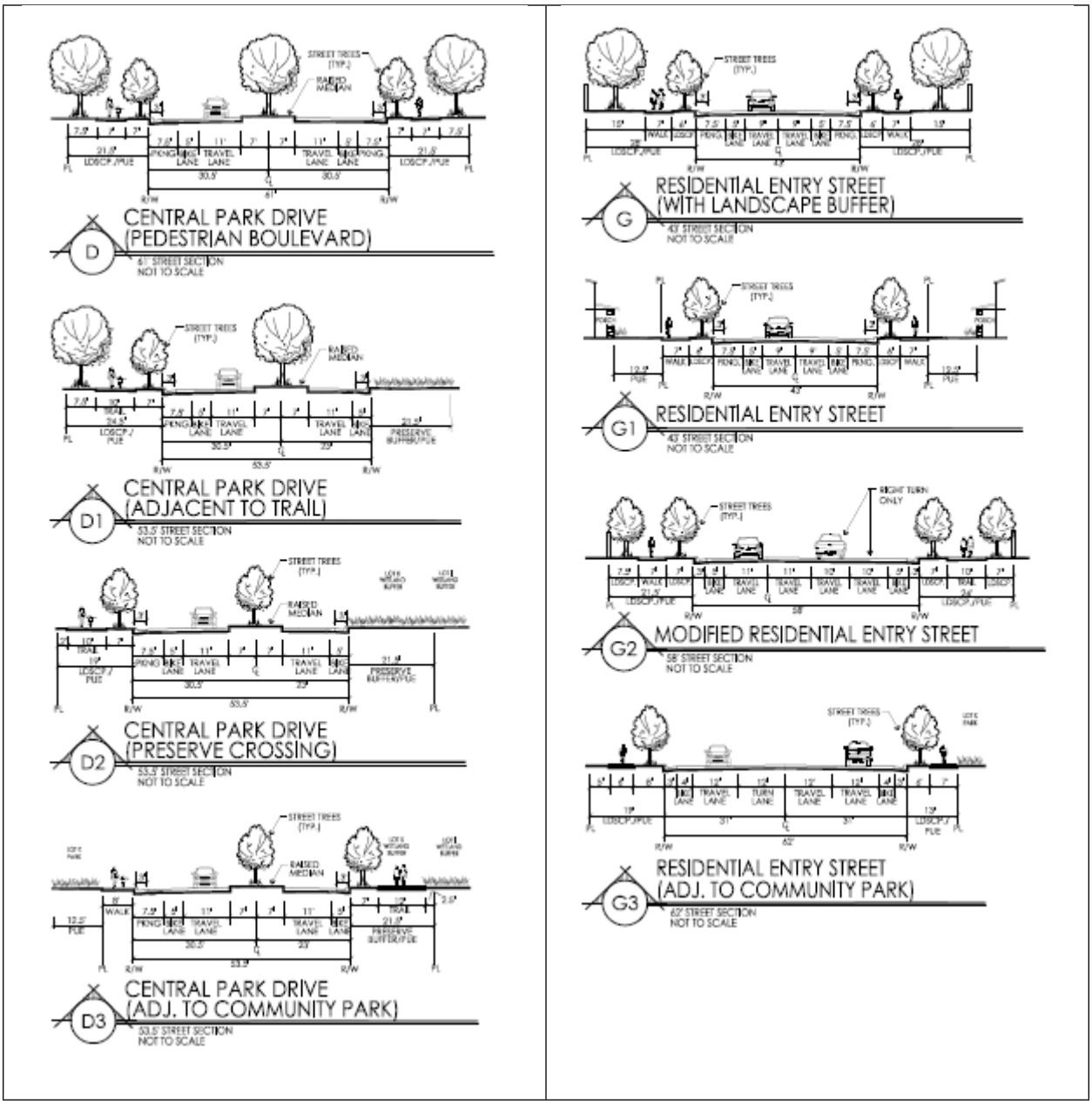
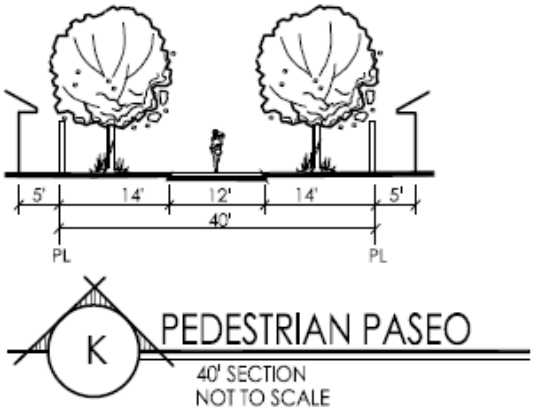


Figure 7: Proposed Pedestrian Paseo



Open Space, Green Space, and a Community Park

The proposed tentative subdivision map features over 60 acres of wetland preserve and wetland buffer that prominently bisects the project area. A ten-acre community park is also proposed along Americanos Boulevard adjacent to a future school site. This community park will be designed at a future time by the Cordova Recreation and Park District. A smaller neighborhood green space adjacent to the high-density multifamily use has also been proposed to provide passive recreation for future residents.

Conceptual Signage

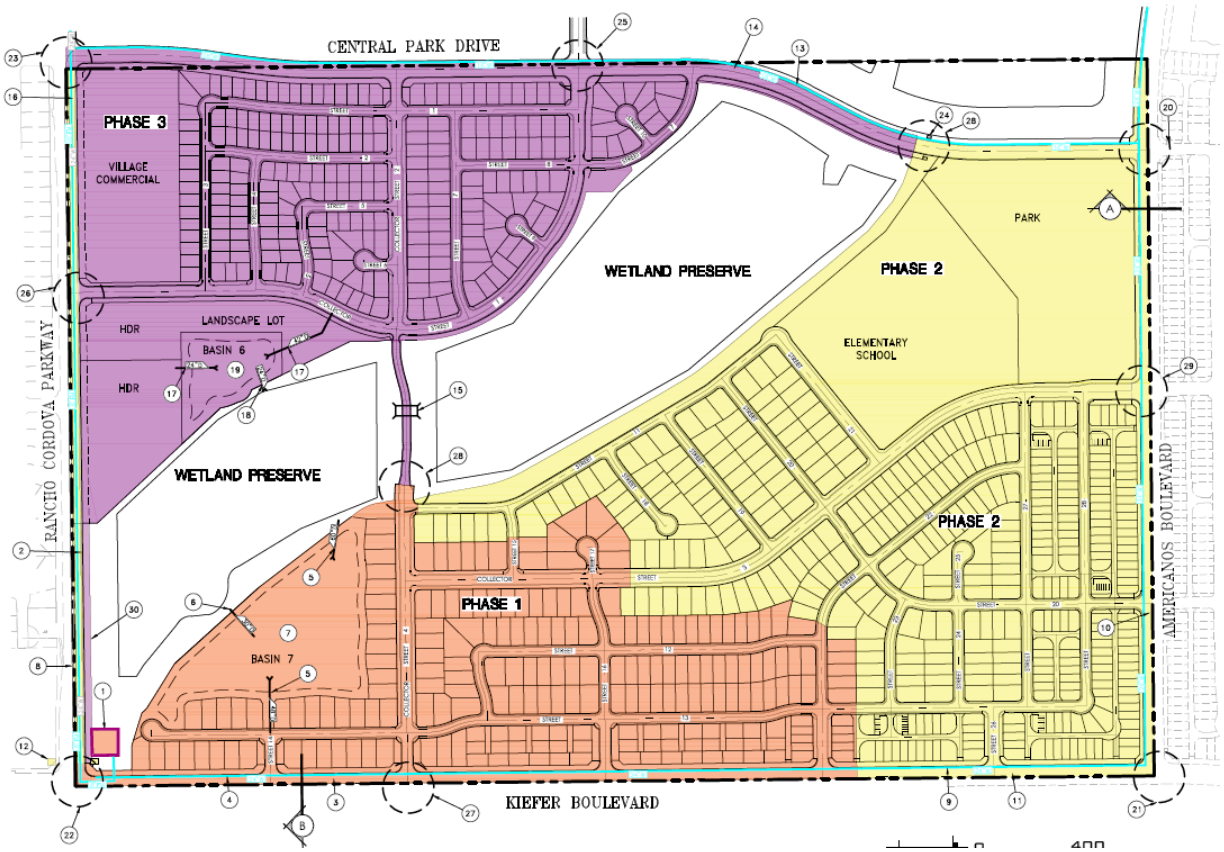
The Applicant has also provided conceptual monument sign designs for the proposed neighborhood green and southern water retention basin as shown in **Figure 8**. The conceptual signage is not part of this project approval and will be reviewed under a separate process for approval.

Figure 8: Conceptual Monument Signage

Phasing Plan Map

Figure 9 illustrates the proposed phasing plan, which shows the logical, timely and appropriate completion of the infrastructure and roadway facilities required to serve the phased build-out of the project area.

Figure 9: Trevor Gilmartin TSM Proposed Phasing Plan



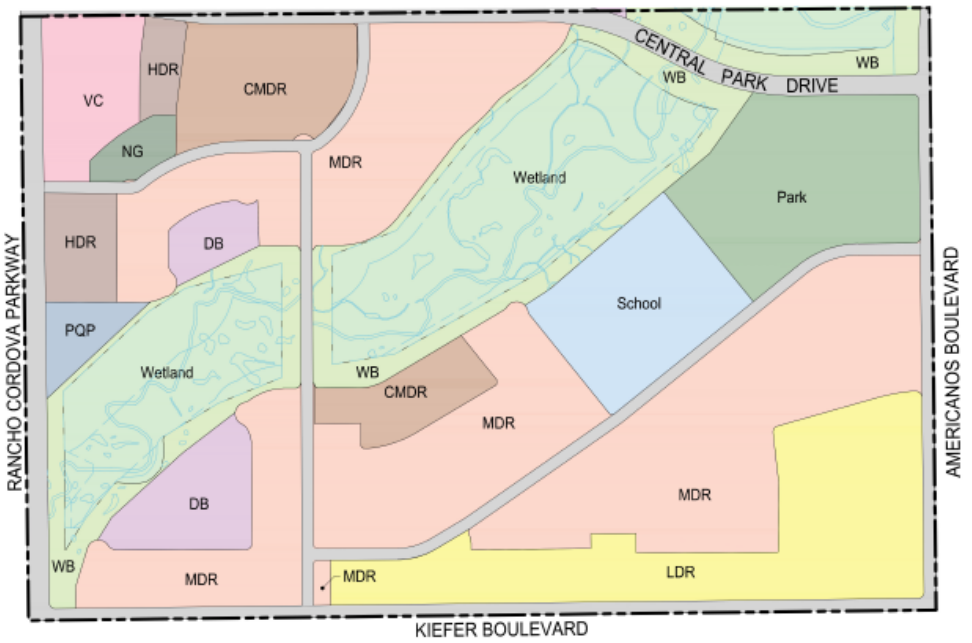
The proposed project, as conditioned, is consistent with requirements and procedures of a subdivision map application. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map if specific findings are found to be true. As shown in Attachment 3, all applicable findings have been met supporting the tentative subdivision map request.

SPECIFIC PLAN AMENDMENT

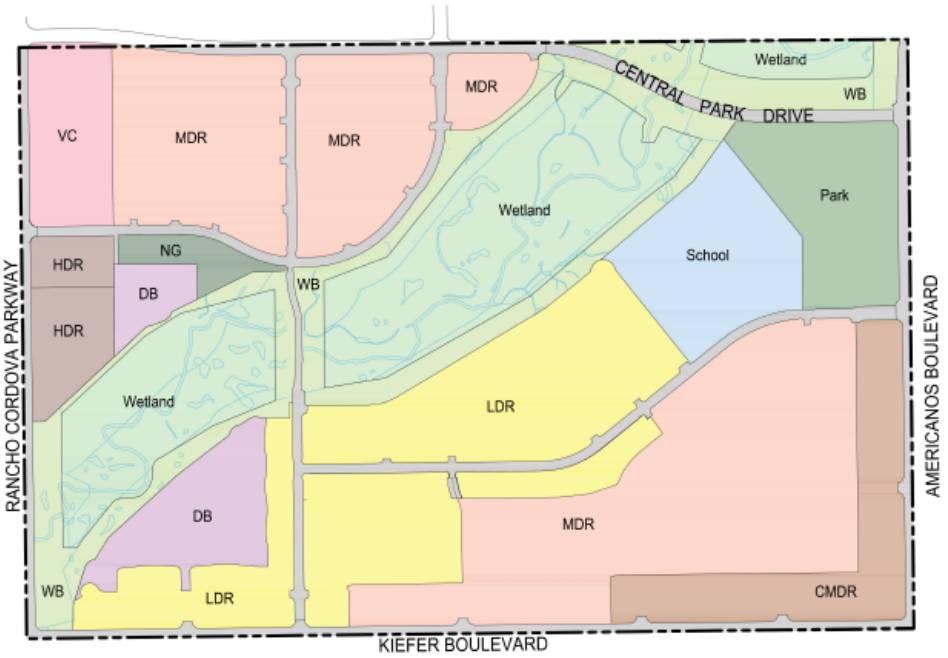
To address changing market conditions, the Applicant is re-arranging land uses within the project area and reducing the number of total residential units proposed by the tentative subdivision map thereby reducing park requirements, as shown in **Figure 10**.

Figure 10: Proposed Specific Plan Land Use Designations

EXISTING SPECIFIC PLAN DESIGNATIONS



PROPOSED SPECIFIC PLAN DESIGNATIONS



With the proposed changes in land use designations, maps, tables, and sections within the Suncreek Specific Plan that refer to the Trevor Gilmartin project area will be revised, as needed. The proposed revisions are provided in redline/strikeout in Attachment 2. Key amendments include:

- **Updated Maps throughout**, to reflect re-arrangement of land use designations in the Trevor Gilmartin project area.

- **Page I.3-14:** Modifications to Table 3-3 regarding the Land Use Summary to update acreage, number of dwelling units, etc. for each land use category to reflect changes within the Trevor Gilmartin project area.
- **Page I.3-16:** Modifications to Table 3-4 regarding the Land Use by Owner to update acreage, number of dwelling units, etc. for each land use category to reflect changes within the Trevor Gilmartin project area.
- **Page I.7-4**: Modifications to Table 7-1 updating new population estimates and required Quimby Park requirements and neighborhood green/park area dedication requirements.

Chapter 23.152 of the Rancho Cordova Municipal Code requires specific findings to approve a Specific Plan Amendment. As shown in Attachment 1, all applicable findings have been met supporting the Specific Plan Amendment.

AFFORDABLE HOUSING PLAN AGREEMENT AMENDMENT

In 2013, the Rancho Cordova City Council approved the Affordable Housing Plan Agreement for the Trevor Gilmartin property, which outlines the affordable housing requirements for the project area based upon the dedication of land to the City. To maintain consistency between the proposed tentative subdivision map and the approved Affordable Housing Plan Agreement, an amendment to Exhibit 2 of the Affordable Housing Plan is required. The amendment does not change the affordable housing requirements for the project area but changes the location of the two parcels as shown in Attachment 6.

ENVIRONMENTAL IMPACT REPORT

The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Trevor Gilmartin project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

HABITAT CONSERVATION PLAN

The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP and the Developer has applied for a Habitat Conservation Plan (HCP) permit with the City. The Developer will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the City, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP.

FISCAL IMPACT

Approval of the Trevor Gilmartin Tentative Subdivision Map would allow for the construction of 810 single-family residential units, 140 high-density residential units, a public park, commercial center, water retention facilities, and preservation of open space within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTIONS

Staff recommends that the City Council take the following actions:

a) Determine the project Exempt per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified;
b) Adopt the Resolution approving the Trevor Gilmartin Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan, and the Amendment to the Affordable Housing Plan Agreement; and
c) Waive the first reading and introduce the Ordinance for the Specific Plan Amendments to the Suncreek Specific Plan.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance – Suncreek Specific Plan Amendment (Redline)
3. Resolution
4. Exhibit A to the Resolution – Project Plans
5. Exhibit B to the Resolution – Conditions of Approval
6. Exhibit C to the Resolution – Affordable Housing Plan Agreement Amendment

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA FOR AN AMENDMENT TO THE SUNCREEK SPECIFIC PLAN PROJECT NO. PLND-0322-0032

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

WHEREAS, on December 2, 2013, the City Council adopted Ordinance 41-2013, adopting the Suncreek Specific Plan. The adopted Suncreek Specific Plan Project ("Project") is a plan for a mixed-use development with a combination of employment-generating uses, retail, and retail supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on an approximately 1,264-acre site in the City of Rancho Cordova ("City"). The project includes approximately 4,893 residential units at various densities, commercial use, public/quasi-public uses, elementary schools and a combined middle/high school, parks and greens, wetland preserve, stormwater detention basins and buffers, and major and minor roads with landscaping. In addition, the Project includes various on-and off-site infrastructure improvements; and

WHEREAS, Trevor Gilmartin is located within the Suncreek Specific Plan is owned by Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin shall be known as (“Applicant”); and

WHEREAS, the Specific Plan's purpose is to create a cluster of walkable residential villages and a major civic and recreational core compromised of a community park, schools and major open space. The residential neighborhoods will create a distinctive district for the City and house a work force to enhance the City's jobs/housing balance; and

WHEREAS, the key objectives of the Suncreek Specific Plan include the following;

- Implement the City's General Plan, the Sacramento Area Council of Governments Blueprint and Smart Growth Principles;
- Provide mixed density residential housing development;
- Provide a community serving retail and employment center along Grant Line Road;
- Develop neighborhoods connected by a significant open space and recreational parkway;
- Provide neighborhood serving retail areas;
- Provide additional housing to balance the high employment concentrations in and around the City;
- Provide a mix of housing types to diversify the City's housing stock;
- Provide transportation facilities within the project area consistent with the City's Circulation Plan;
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, and neighborhood elementary schools;
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area;

- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries;
- Set aside wetlands within the Community Plan area; and
- Generate positive fiscal impacts for the City through development within the Plan Area.

WHEREAS, the applicant has requested amendments to the Trevor Gilmartin neighborhood area within the Suncreek Specific Plan; and

WHEREAS, the proposed amendments within the Trevor Gilmartin area includes: re-arranging land uses within the project area and reducing the number of total residential units which therefore resulted in updated maps and tables throughout the Specific Plan; and

WHEREAS, the amendments to the Trevor Gilmartin neighborhood area within the Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), comply with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in compliance with the California Environmental Quality Act ("CEQA"), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Trevor Gilmartin project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map does not exceed the development intensities analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required; and

WHEREAS, on December 19, 2022, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the amendments to the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

A. Finding: The proposed Specific Plan amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: The proposed amendments to the Suncreek Specific Plan are consistent with the City's General Plan. The amendment re-arranges land uses and reduces the number of proposed housing units for the Trevor Gilmartin area. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and will also continue to uphold the terms and requirements of the existing Development Agreement for the subdivision.

B. Finding: The proposed Specific Plan will not adversely affect surrounding properties.

Evidence: The amendment is to re-arrange land uses and reduce the number of proposed housing units within the Trevor Gilmartin area. These revisions will not adversely affect any surrounding subdivision because there are no new land uses being introduced that would be incompatible with adjacent properties. The re-arrangement of land uses redistributes the different types of residential land use classifications within the project area. The Trevor Gilmartin area will maintain open space uses including wetland preserves and adjacent detention basins and wetland buffers with trails that provide safe and convenient off-street pedestrian and bike access to the school site, community park, neighborhood green and village commercial center. The plan also provides off-street bike and pedestrian trails with important linkages throughout the Suncreek Specific Plan and beyond.

Section 3. Amendments to the Trevor Gilmartin neighborhood area within the Suncreek Specific Plan are hereby adopted as shown in Exhibit A, attached hereto and incorporated herein.

Section 4. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

SUNCREEK SPECIFIC PLAN

EDITED FOR REVISIONS TO TREVOR GILMARTIN PROPERTY

December 2022

For edits see the following pages:

p. I. 3-3 Fig 3-1

p. I. 3-6 Fig 3-2

p. I. 3-10 Fig 3-4

p. I. 3-13 text

p. I. 3-14 Table 3-3

p. I. 3-15 Table 3-4

p. I. 4-5 Fig 4-2

p. I. 4-6 Fig 4-3

p. I. 4-18 Fig 4-18

p. I. 4-22 Fig 4-23

p. I. 7-4

p. I. 7-5

p. I. 8-10 Table 8-1

p. II.1-14 Fig. II. 1-4

p. II.1-33 Fig. II. 1-7

I.1. INTRODUCTION

The SunCreek Specific Plan is the handbook for development of approximately 1,264 acres located in the south area of the City of Rancho Cordova ("City").

1.1 PROJECT PURPOSE AND OBJECTIVES

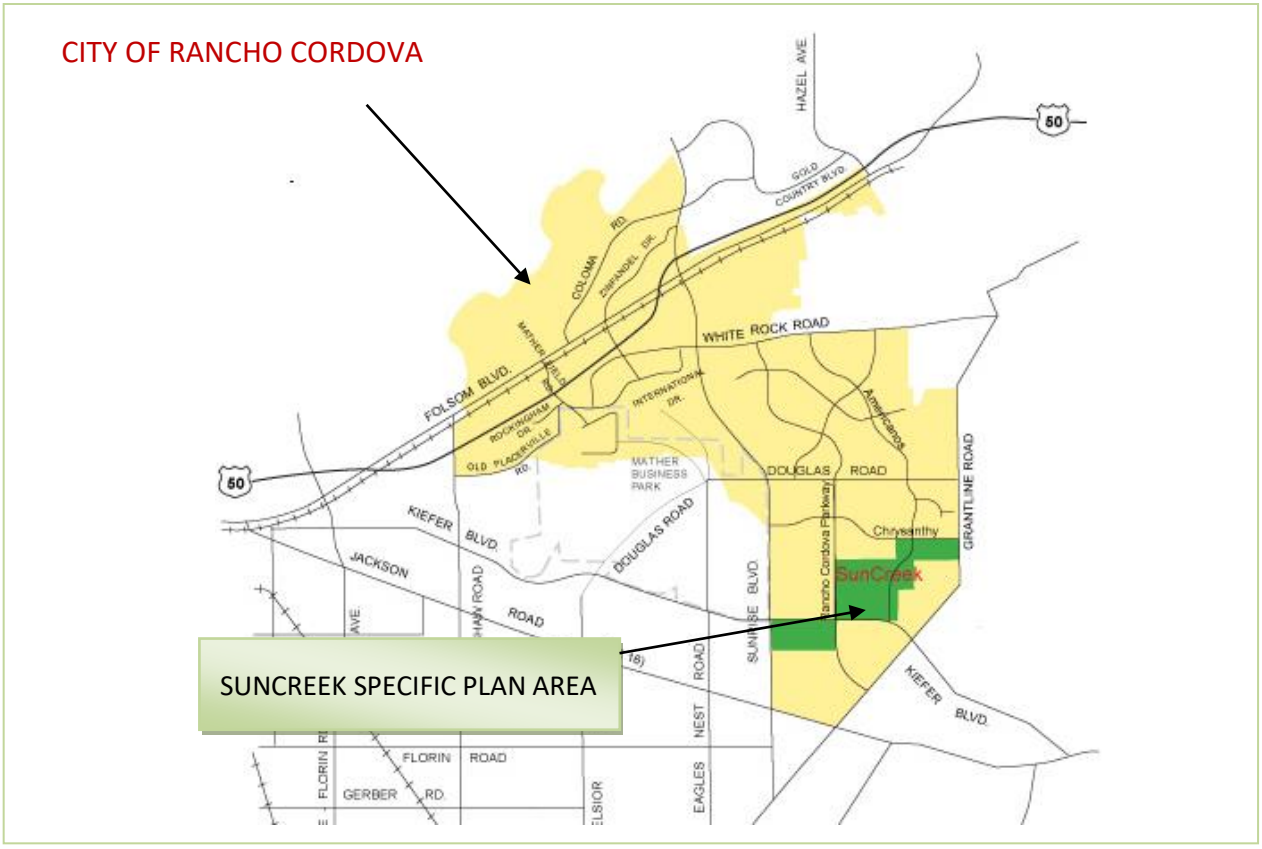
The project purpose is to create a cluster of walkable residential villages and a major civic and recreation core comprised of a community park, schools, and major open space. The residential neighborhoods will create a distinctive district for the city and house a work force to enhance the jobs housing balance in the city, the second largest employment center in the Sacramento region.

The SunCreek Specific Plan ("SCSP" or the Plan Area) is a mixed-use development that includes a network of interconnected, large open spaces linked by a pedestrian and bike trail system. A major open space corridor that runs through the project serves as the primary signature feature and provides a backbone structure for the neighborhoods, local bike/pedestrian network, and the citywide trail system.

The key objectives of the SunCreek Specific Plan include the following:

- Implement the City of Rancho Cordova's General Plan, the Sacramento Area Council of Governments (SACOG) Blueprint and Smart Growth Principles.

Figure 1-1 Local Area Map



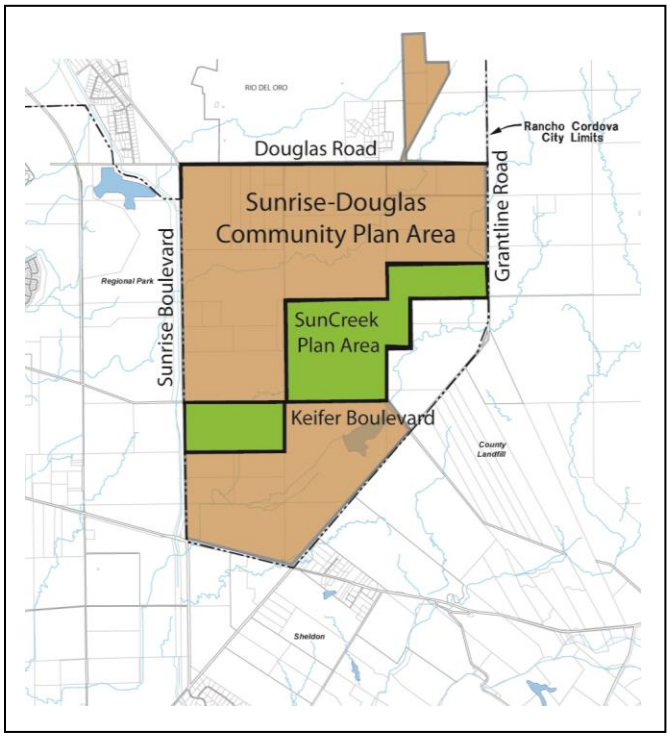
- Provide mixed density residential housing development.
- Provide a community serving retail and employment center along Grantline Road.
- Develop neighborhoods connected by a significant open space and recreational parkway.
- Provide neighborhood serving retail areas.
- Provide additional housing to balance the high employment concentrations in and around the City of Rancho Cordova.
- Provide a mix of housing types to diversify the City of Rancho Cordova's housing stock.
- Provide transportation facilities within the project area consistent with the City of Rancho Cordova's Circulation Plan.
- Provide an appropriate site for a high school and middle school that will serve the Sunrise Douglas Community Plan Area, (as shown in Figure 1-2), and three neighborhood elementary schools.
- Provide an appropriate site for a community park that will serve the Sunrise Douglas Community Plan Area.
- Provide a key link in the citywide trail network that connects the Folsom South Canal bike and pedestrian trail to corridors along the Laguna Creek and Cosumnes River tributaries.
- Set aside wetland resources for the conservation of wetlands within the Community Plan area.
- Generate positive fiscal impacts for the City through development within the Plan Area.

1.2 RELATIONSHIP TO THE GENERAL PLAN

The Rancho Cordova General Plan establishes a definitive structure for organizing the community in districts, villages, and neighborhoods and provides a conceptual land use plan for each of the undeveloped areas of the City. Detailed planning efforts, such as the SunCreek Specific Plan, implement that vision. The SunCreek Specific Plan is consistent with the policies established in the General Plan as described in Chapter 2 Community Vision, Section 2.2 Organizing Principles.

The General Plan Map identifies the SunCreek Specific Plan within the SunCreek Planning Area as shown in Figure 1-2.

Figure 1-2 SunCreek Identified in the City General Plan



1.3 ORGANIZATION AND USE OF THIS SPECIFIC PLAN

The SunCreek Specific Plan is organized in two distinct volumes that are bound together to provide the user with the overall intent as well as the specific development standards required to implement the project. Volume I provides the conceptual look and feel, vision, and context for the plan. It provides the description of the plan and the overall policies and guiding principles that set the stage for the more detailed standards in Volume II. Volume II establishes the unique Development Regulations by which to review future projects in concert with the City zoning code.

The chapters in Volume I include:

1. Introduction
2. Project Vision
3. Land Use
4. Circulation
5. Community Character
6. Natural Resources
7. Parks and Open Space
8. Infrastructure and Public Services
9. Implementation

Applicants should refer to Volume I for the intent and comprehensive vision of the plan.

Volume II: Development Regulations, provides the detailed standards and procedures for development of all land uses and common areas. The City will apply these procedures and standards in the entitlement process for all development in the plan.

1.3.1. Relationship to the Rancho Cordova Municipal Code

Volume II: Development Regulations incorporates by reference several chapters of the Rancho Cordova Municipal Code (RCMC), Article 23, and Zoning. In general, Article 23, Zoning regulations and standards guide the development of the SunCreek Specific Plan, however, specific development standards that may differ from, or augment, the zoning ordinance are included in Volume II to fit the vision and conditions of the SunCreek Specific Plan.

Applicants are directed to apply the Municipal Code zoning requirements unless specifically modified in this Specific Plan.

1.4 AUTHORITY AND APPLICATION OF THE SUNCREEK SPECIFIC PLAN

The City of Rancho Cordova approves, and will administer, the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. The City of Rancho Cordova Municipal Code and SCSP Chapter 9 Implementation establish the procedures for adoption and administration of this Specific Plan.

1.4.1. Other Required Documents

The following documents are required to accompany this Specific Plan:

- A certified Environmental Impact Report (EIR),
- An approved Financing Plan,
- An approved Affordable Housing Plan (AHP), and
- Each owner shall enter into a Development Agreement (DA) approved by the city prior to granting entitlements. The DA shall set forth specific rights and obligations for the city and the owner as a condition of the issuance of entitlements.

1.4.2. Consistency with the Specific Plan

Subsequent projects within the Plan Area including Tentative Parcel/Subdivision Maps, Conditional Use Permits, Minor Discretionary Permits, and Minor Administrative Approvals shall be consistent with the City of Rancho Cordova General Plan, the City of Rancho Cordova Municipal Code, and Chapter 9 Implementation, in this Specific Plan.

1.5 ENVIRONMENTAL REVIEW

The SunCreek Specific Plan Environmental Impact Statement and Environmental Impact Report (EIS/EIR) examines the potential environmental impacts of the proposed plan and identifies changes in the environment that would result from implementation of the plan. The EIS/EIR examines all elements of the project including planning, construction, and operation.

The EIS/EIR identifies mitigation measures as appropriate to reduce significant impacts and incorporates a Mitigation Monitoring Plan. The Mitigation Monitoring Plan ensures implementation of the mitigation measures identified in the EIS/EIR.

All development projects pursuant to this Specific Plan shall comply with the California Environmental Quality Act (CEQA). If the City determines that a subsequent project is consistent with the Specific Plan and within the scope of the EIS/EIR, no further environmental review may be necessary. If it is determined that a development application is inconsistent with the Specific Plan and/or subsequent evidence exists that supports the occurrence of any of the events set forth in CEQA Guidelines Section 15183, the City shall make a determination as to the appropriate subsequent environmental document.

1.6 PROJECT SETTING AND CONTEXT

1.6.1. Project Site Conditions

Sunrise Boulevard bounds the Plan Area on the west and Grantline Road bounds it on the east. The future extension of Chrysanthy Boulevard will form the north boundary of the eastern most portion of the plan, and Kiefer Boulevard runs east to west through the Plan Area.

The Plan Area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the Plan Area.

Terrain and Primary Drainage Corridors

The upper reach of a tributary to Laguna Creek transects the Plan Area in a northeast to southwest direction.

The terrain is slightly rolling alluvial terraces. Elevation on the site ranges from 129 to 180 feet above sea level. The ground slopes generally to the west and the south, and several intermittent natural and manufactured channels drain the property. The greatest surface relief occurs in the major drainage way of the Laguna Creek tributary.

Vegetation

The Plan Area includes annual grasslands interspersed with seasonal wetlands along drainages typical of this portion of the City of Rancho Cordova. The dominant vegetation species include mostly non-native annual grasses. Native tree species are limited to a few willows and cottonwoods associated with created ponds and drainages. A small blue oak grove is located near the west edge of the Plan Area south of Kiefer Boulevard, just east of Sunrise Boulevard.

Habitat Conservation Plan

The Plan Area is within the South Sacramento Habitat Conservation Plan discussed in Section 6.3.1 of this specific plan.

Typical view of existing site conditions in early winter.

Wetland Preservation Area

Wetland resources include seasonal swales, intermittent drainages, and vernal pools. The primary concentrations of seasonal wetland conditions are located along the major drainage corridor and will be set aside as permanent open space. Development within these open space preserves is prohibited. Chapter I.6, Natural Resources describes the regulations for the protection of resources. The location and size of the open space significantly constrains the local circulation routes and the shape of neighborhoods.

Major Public Facilities

A major electric utility transmission facility traverses a small portion of the Plan Area diagonally from the southwest to northeast beginning near the corner of Sunrise Boulevard and Kiefer Boulevard. The power line corridor also transects a portion of the Plan Area near Rancho Cordova Parkway approximately one mile north of Kiefer Boulevard. The facility is a visual factor, but does not affect planned land use.

The most significant public facility that influences the land use is the planned high school and middle school and the community park complex. These facilities are located near the center of the Plan Area approximately mid-way between Rancho Cordova Parkway and Americanos Boulevard. The combination of land uses creates a large block that requires major circulation access, but prohibits through streets that would provide multiple routes in the core of the Plan Area.

Adjacent Uses

Single-family residential neighborhoods are the primary land uses existing and planned in adjacent project areas along the north, west, and south edges of the Plan Area with commercial development planned along the east side of the project.

These include the proposed "The Ranch " project located between Rancho Cordova Parkway and Americanos Boulevard; Anatolia III to the west of Rancho Cordova Parkway and SunRidge Specific Plan to the north.

Road connections to the southern future growth area include the extension of Rancho Cordova Parkway and Americanos Boulevard and local streets on the west side of Rancho Cordova Parkway.

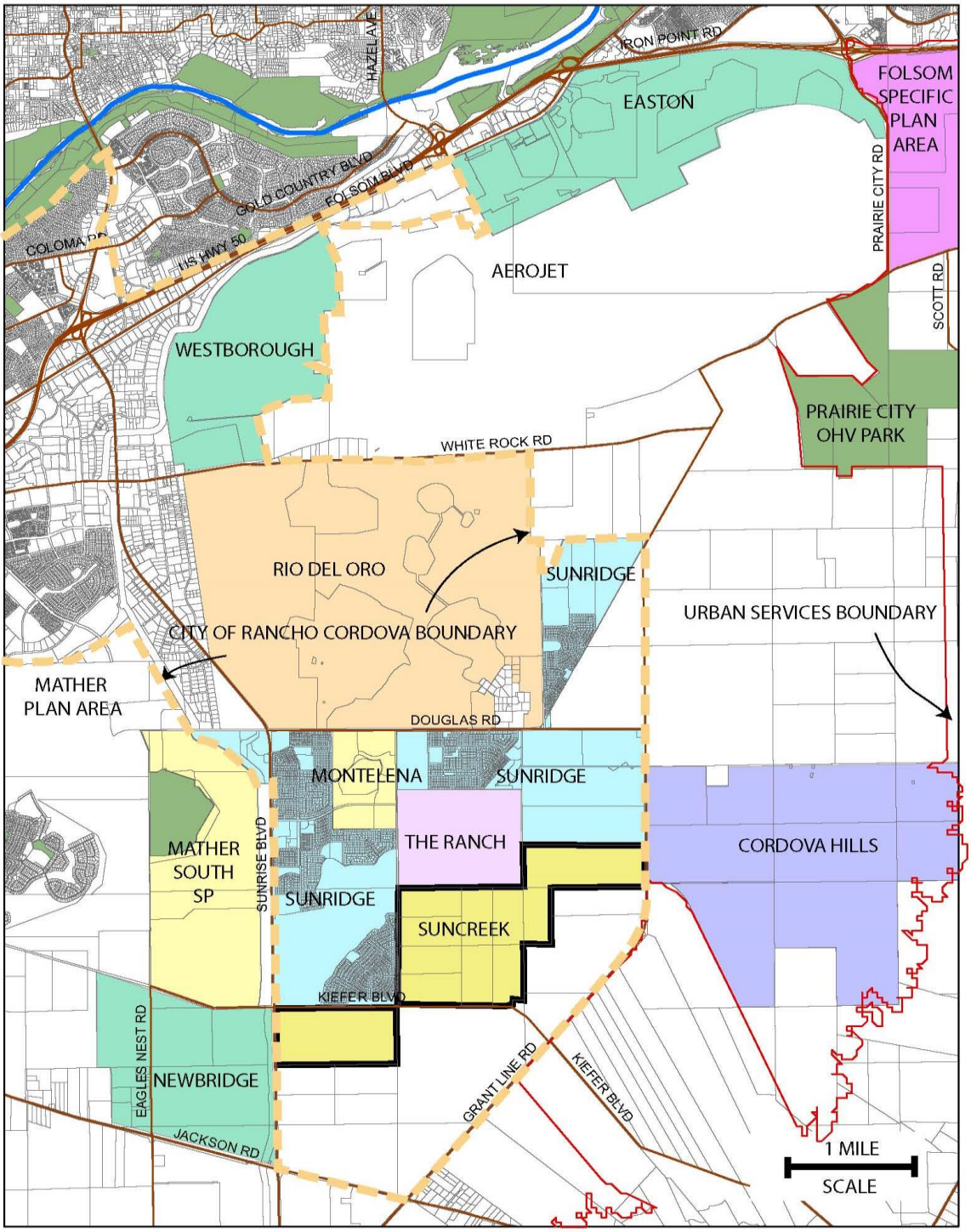
The approved Cordova Hills Plan, including the site for a University/College Campus Center, is located in the unincorporated area to the east of Grantline Road.

These development projects include a mix of housing types, schools, parks, and commercial uses. The existing and planned streets in these plans establish the locations where the SunCreek circulation plan will connect to the surrounding community.

A permanent wetland preserve is located in the Anatolia plan area. This wetland open space abuts the Plan Area along Kiefer Boulevard to Rancho Cordova Parkway.

The Sacramento County Regional Landfill is located to southeast of the Plan Area. An undeveloped buffer area on the north side of Grantline Road acquired by Sacramento County separates the Plan Area from the landfill site.

Figure 1-3 Planned Uses Adjacent to Project Site



I.2. COMMUNITY VISION

2.1 PURPOSE

The community vision describes the key features of the SCSP that establish the theme and tone for the built community. The vision does not establish specific standards for development, but in describing the key features, the vision conveys the intent of the detailed standards that follow. This chapter provides two primary sub-sections. First, the chapter describes the source of inspiration for the essential principles of this plan. Second, the chapter lays out the features that will distinguish this community.

2.2 ORGANIZING PRINCIPLES

The SunCreek Land Use Plan applies three conceptual frameworks for organizing land use and establishing a vision for the built community. These include:

- the General Plan Smart Growth Principles,
- the General Plan "Building Blocks" Concept, and
- the form-based concept plan developed in the SunCreek charette described in this chapter.

The SunCreek Land Use plan integrates the essential concepts of these three conceptual frameworks but allows flexible design responses to local site constraints such as the major resource preservation areas, the major streets, and adjacent land uses.

2.2.1. Smart Growth Guiding Principles

The seven Smart Growth principles established in the Rancho Cordova General Plan guide the SCSP.

- Protection/Integration of Natural Resources with Urban Land Uses
- Transportation Choices
- Housing Choices
- Integrated (Mixed) Land Uses
- Compact Urban Development
- Walkable Neighborhoods
- Quality Design/Sense of Place

These guiding principles guide the key features in the plan.

2.2.2. General Plan "Building Blocks" Concept

The SCSP applies the General Plan fundamental concept of “building blocks” that define the physical form of Rancho Cordova. The building blocks are "neighborhoods", "villages" and "districts".

The different land uses, scale, and intensity of development characterize each building block component. The building blocks aggregate to form larger components of the city. Neighborhoods aggregate to form villages, and villages aggregate to form districts. Districts aggregate to form the city.

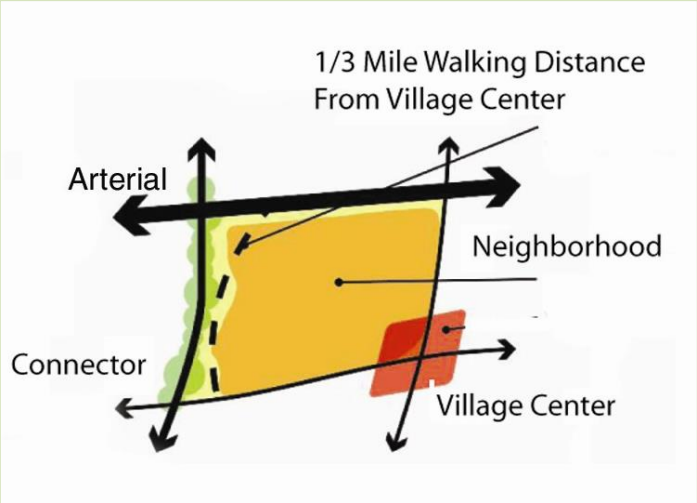
The SunCreek Plan Area will develop components of this community organizing system.

Neighborhoods

Neighborhoods conceptually illustrated in Figure 2-3 are predominantly residential comprised primarily of single-family homes (attached and detached), but may also include smaller multi-family units. The following key features of a

neighborhood found in the Specific Plan are consistent with the General Plan neighborhood concept.

Figure 2-1 Schematic Diagram of Neighborhood and Village Form



- Neighborhoods include a range of housing types along pedestrian-friendly streets designed for slower speeds. While the average density is approximately six units per acre, diversity in housing choices is critical to the success of neighborhoods (e.g., range of lot and home sizes, diversity in housing products/costs).
- Each neighborhood includes a neighborhood center that is a place for neighbors to gather (e.g., school, park, community center, coffee shop).
- Neighborhoods are compact and walkable in design, scaled at approximately 1/4 to 1/3 mile in radius, and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. The small scale of neighborhoods allows residents to walk almost anywhere in the neighborhood in about 10 to 15 minutes.
- Modified grid/curvilinear street system with short blocks for ease of mobility are the framework for the neighborhood. Major streets do not bisect neighborhoods. However, neighborhood streets do establish a hierarchy through design that helps residents and visitors understand where they are in any given neighborhood.

Villages

A "Village" is a cluster of three to four neighborhoods, which generally encompasses about 750 acres in size. The Plan Area includes sufficient population to be a village, but the village form in this part of the city will incorporate the neighborhoods in the SCSP as well as neighborhoods in adjacent plan areas.

Districts

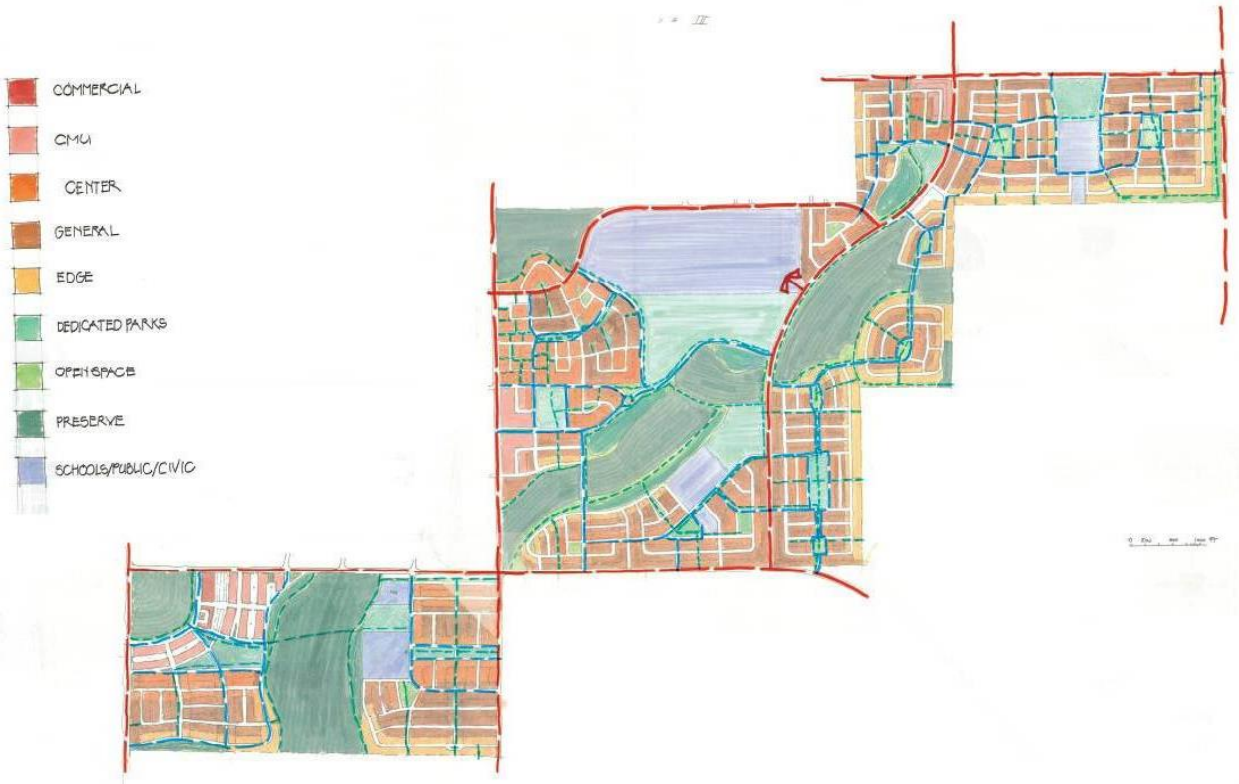
Districts can function as small, self-sufficient communities that may have unique characteristics, attributes, and Citywide or regional uses. Three or four villages comprise a district. The Plan Area is part of a district that encompasses all the Sunrise-Douglas Community (refer to Figure 1-2).

2.2.3. The Charette Plan Vision

The “Charette”, a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan. The purpose was to define a conceptual “form based” land plan that would meet or exceed the City’s *Vision* and *Guiding Principles.* Figure 2-2 was the regulating plan produced in the charette process.

A primary center of activity is the focus of the urban uses. In a small area, such as a neighborhood, the center is a neighborhood school or park. In a larger area, the center could be a major mixed-use commercial and residential complex.

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette *(March 2005)*



2.3 COMMUNITY VISION PRINCIPLES

The following principles embody the vision for the SunCreek community. These principles are an aggregation of fundamental, time-tested planning principles, the policies in the Rancho Cordova General Plan and the three sources of organizing principles cited in this chapter.

2.3.1. Compact Urban Development

The SunCreek Specific Plan emphasizes the livability of neighborhoods. Design for pedestrian friendly streets, ease of pedestrian access to the schools, parks, and commercial mixed-use centers and the form of compact neighborhoods expresses this emphasis.

In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles,) the SunCreek residential neighborhoods are pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center and connect with the neighborhood parks serves each neighborhood.

Figure 2-3 Neighborhoods illustrates the neighborhoods in the Plan Area. The neighborhoods exhibit the following general characteristics unless constrained by the major street system or other significant design factor.

The permanent open space and major streets naturally define small, compact neighborhoods and sub-areas. Each of the neighborhoods is approximately 1/2 mile wide as illustrated in Figure 2-3. This supports the objective of locating central uses, such as parks, schools, and commercial areas within a short walk of most residences as illustrated in Figures 2-4, 2-5 and 2-6.

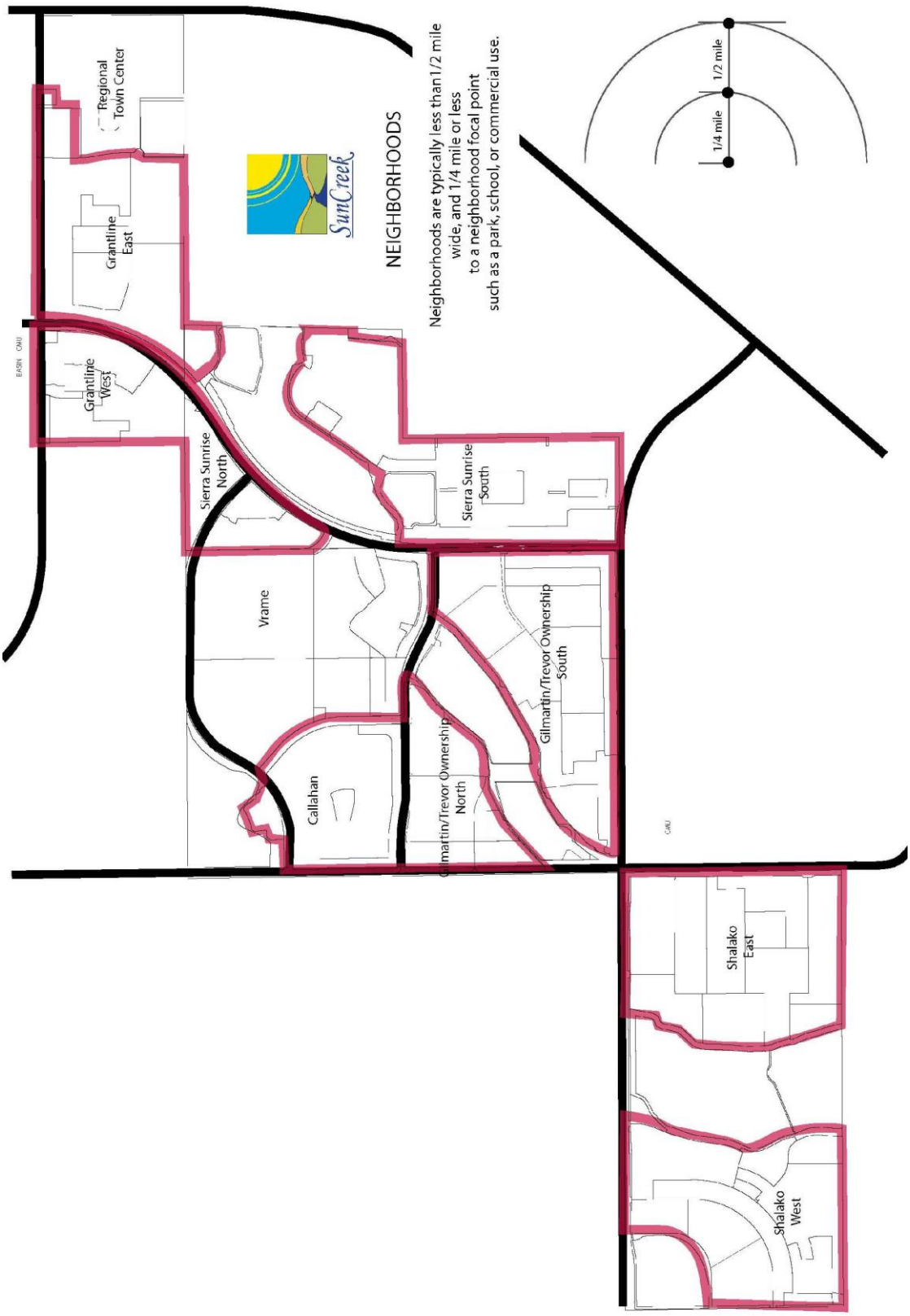


Figure 2-3 SunCreek Neighborhoods

Figure 2-4 Access to Parks and Open Space

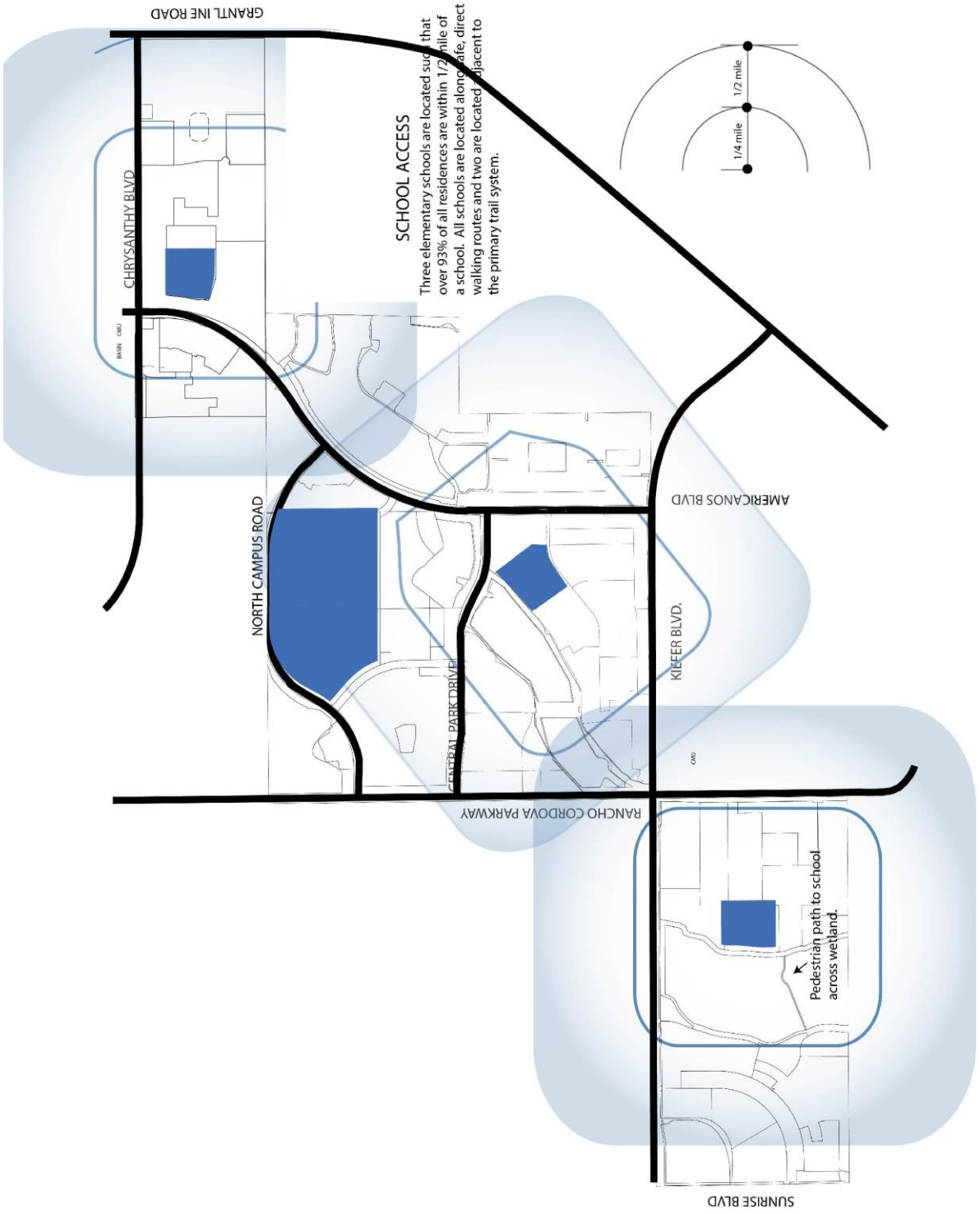


Figure 2-5 Access to Schools

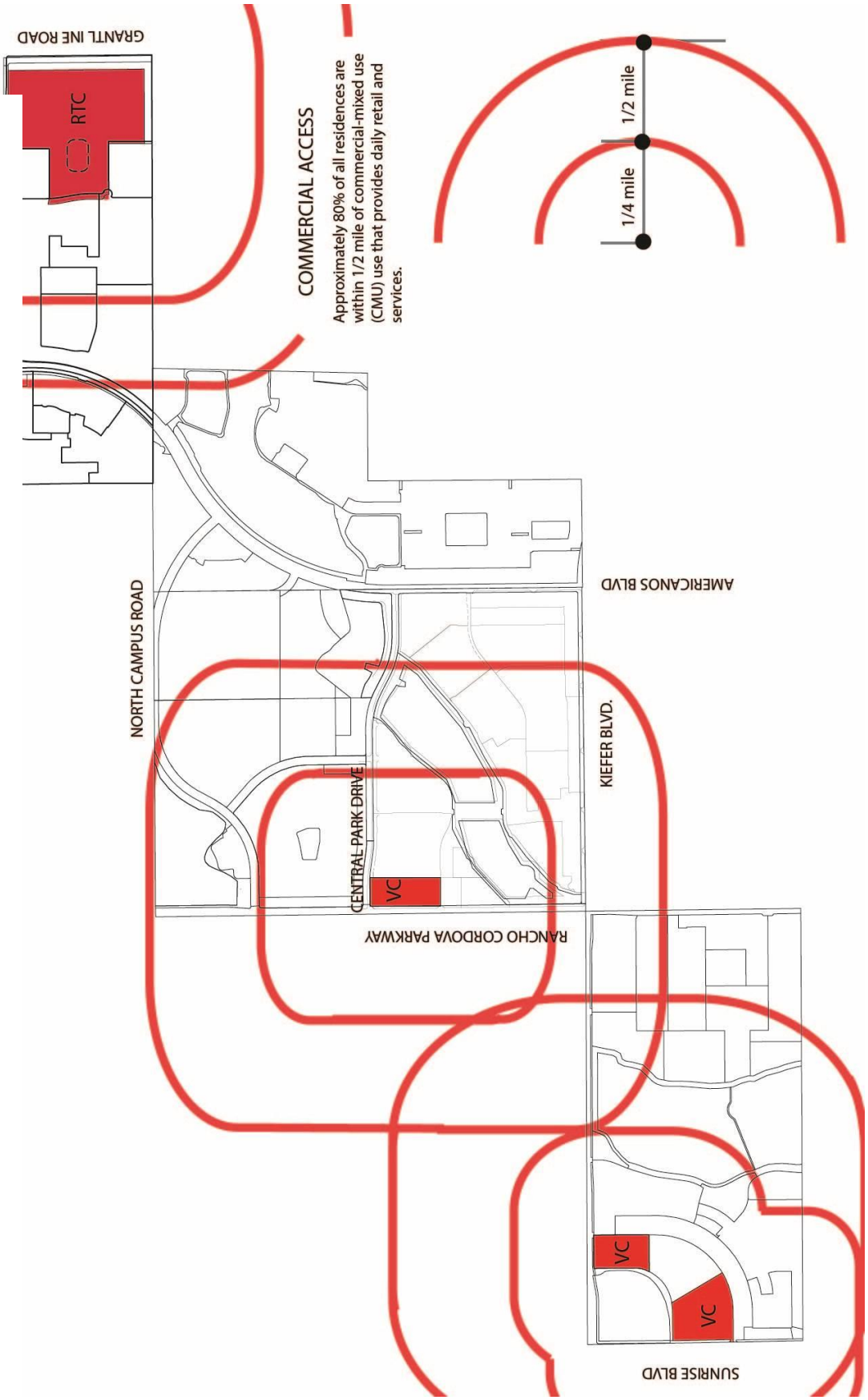


Figure 2-6 Access to Commercial and Service Centers

Open space or natural features, or landscaped corridors along a major street define the edges of each neighborhood.

Each neighborhood includes an elementary school, neighborhood park, and/or a mixed-use commercial area as a distinct neighborhood center within a reasonable walking distance of the homes, approximately one-half mile.

Residences are oriented with "eyes on" the neighborhood parks and open space corridors. The neighborhood parks have frontage on at least two single-loaded streets to provide for visibility and ready access.

Major streets are designed to minimize any need for sound walls.

2.3.2. Protection/Integration of Natural Resources with Urban Land Uses

Very large central open spaces that encompass substantial wetland preserves, water quality features, trails, parks and schools are the core of the SCSP. The SunCreek preserve implements species conservation by protecting vernal pool complexes, other wetlands, and the riparian habitats along the Laguna Creek tributary.

This open space core is the hub and dominant feature of the community. It helps define and separate individual neighborhoods while connecting them physically and visually through the multi-purpose trail system with unobstructed views. A major bicycle/pedestrian pathway, designated as the "SunCreek Parkway" will follow the main route of this large, central open space. The open space is near many neighborhood streets and major roads, which gives the entire plan an extraordinarily open feel despite its compact walkable neighborhoods.

The extensive trail system extends throughout the Plan Area and into adjacent neighborhoods. It provides views to the natural resource preserve. Compatible land uses, such as parks, trails, detention basins, and infrastructure are located next to the preserve area.

Typical open space view in SunCreek Plan Area

2.3.3. Natural Drainages

The natural drainage ways that will remain in permanent open space are notable in the existing landform. These natural drainages will be accessible to the public along the edges that are outside of the wetland preserve areas. The extensive open space will be a visual landmark for the entire Plan Area. Moreover, open space edges landscaped with natural vegetation species will provide an attractive visual delineation to the open space and the surrounding neighborhoods.

2.3.4. Transportation Choices

The SCSP will accommodate various transit services including buses, trolleys, and shuttles. Land use and transportation planning are coordinated. A network of off-street trails will connect residential, commercial, office, community/civic and open space areas of the City.

2.3.5. Walkable Neighborhoods

The Rancho Cordova General Plan envisions a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe and convenient network of bike paths and lanes that connect residential, commercial, transit stops, and recreational destinations.

The SunCreek Plan promotes walkable neighborhoods where residents can easily walk from their homes to schools, parks, jobs, and shopping areas. Streets are pedestrian-friendly spaces with living spaces facing the street. Pedestrian crossings at key locations with landscape enhancements encourage slower speeds on neighborhood streets.

Example of a pedestrian walkway along collector and arterial streets.

The network includes a wide range of bike and pedestrian paths ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, informal bike paths along the edge of open space areas, and the SunCreek Parkway. A major recreation trail extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Neighborhoods facilitate pedestrian and bicycle use by providing reasonably direct routes to homes, shopping, schools, parks, and jobs. The routing of the collector streets in each neighborhood provides an inter-connected route that residents can use for recreational walks or biking.

The SunCreek Parkway is the major pedestrian corridor that links off street trails and enhanced street sidewalks that connect neighborhoods to parks, open space, and natural resource areas.

Example of a pedestrian trail adjacent to wetland preserve area.

2.3.6. Housing Choices

The SCSP provides a range of housing choices that will meet the needs of a variety of households and income levels. This includes a variety of housing types ranging from high-density apartments and mixed use residential to executive homes.

This diversity of housing contributes to a balance of jobs and housing in the City of Rancho Cordova and in the Highway 50 corridor.

Example of townhouse style housing planned along major streets.

2.3.7. Integrated (Mixed) Land Uses

The SCSP provides mixed use centers strategically located to implement the City's "building block" concept of neighborhoods served by centers in walking distance of residents. This provides horizontal integration of compatible uses. Local shopping and services will be conveniently located to provide for the daily needs of the neighborhood residents.

Example of public space in Village Centers.

2.3.8. Quality Design/Sense of Place

The Plan Area is large enough to be a distinct district on its own, and includes distinctive natural features.

The major drainage way is a connecting, unifying element and the terrain provides sites for prominent landmark structures. Moreover, the plan can "borrow" visual character from the surrounding permanent open space, as well as the open space within the Plan Area.

The SCSP will have a strong sense of community identity notable for the quality of the public places, parks, schools and commercial areas.

The neighborhood mixed use centers will include high quality public spaces that will contribute to the sense of place.

Example of streetscape monumentation.

The SunCreek Development Regulations in Volume II establish standards for streetscape, buildings, parks and public facilities that will contribute to the character of the community.

Example of neighborhood commercial use public space.

2.3.9. Distant Vistas

The distant vistas toward the Sierra Nevada Crystal Range to the east and Mount Diablo, and the Coast Range are a natural amenity for the Plan Area. Open corridors along the major east-west boulevards and along the Laguna Creek corridor will retain views to these features. Attention to

these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor will add a notable design character to the plan.

2.3.10. Landmark Opportunities

The rolling terrain affords views within the Plan Area. Most notable are the high school/middle school campus, elementary school, neighborhood park, wetland preserve and the community park, which create a combined site of over 130 acres as a visual focal point of the plan. Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the wetland Preserve Area and the adjacent areas.

Central Park Drive connects the school/park complex to the Village Center site. The park/school site and the VC site serve as two activity centers or "nodes" linked by a pedestrian promenade/street. Central Park Drive therefore becomes one of the major pedestrian activity corridors in the plan.

The school provides an opportunity to include a bell or clock tower or other dominant structure that can be located at the highest point in the project area. The open space to the north and the large community park to the south create a setting for an open vista in which a tall building element will stand out from the surrounding development.

Concept illustration of a clock tower at the high school.

Additional pedestrian activity corridors connect to each of the Village Center sites. Each site includes within their boundary or along the adjacent street a major pedestrian corridor that extends into the adjacent residential areas.

Figure 2-7 Landmark and Gateway Opportunities

I.3. LAND USE

3.1 PURPOSE

The Land Use Chapter describes the organization, location, and type of land uses in the SunCreek Plan Area. This Chapter establishes the land use categories and the general range of uses planned for each use.

Volume II: Development Regulations establishes the detailed development standards for the land use categories in this chapter.

3.1.1. Land Use Objectives

The land use objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Provide a diverse supply of housing types and densities to help house the City's workforce.
- Integrate residential and supporting land uses in a compact urban environment to improve livability and to reduce urban sprawl.
- Establish more livable and sustainable neighborhoods where residents can walk to commercial services and recreational amenities.
- Create convenient, economically viable retail shopping and commercial service opportunities so that residents can meet their shopping needs locally.
- Create community shopping and office employment opportunities.
- Preserve natural resources and integrate open space into urban development.

3.2 LAND USE REGULATION

The SunCreek Plan includes a mix of diverse housing opportunities, schools, parks, open space, and employment and commercial uses. The zone districts established in the Rancho Cordova Municipal Code (RCMC), Title 23-Zoning Code regulate land use in this Specific Plan. Chapter 2 includes the Community Vision Concept.

3.2.1. General Plan and Zoning Consistency

State planning law requires zoning districts to be consistent with the General Plan. Each General Plan land use category must have one or more corresponding zone districts. While the General Plan may be somewhat broad in its discussion of permitted land uses and development intensities, zoning provisions must identify specific regulations for use and development.

Figure 3-1 identifies the Specific Plan land uses. These are consistent with the General Plan designation "SunCreek Specific Plan".

Table 3-1 identifies the corresponding General Plan, Specific Plan, and Zoning Code designations used within the Specific Plan.

3.2.2. Relationship to the City Zoning Ordinance

The Rancho Cordova Municipal Code (RCMC) Article 23-Zoning Code, as amended from time to time, and incorporated herein by reference, shall regulate development in the Plan Area. Where the Article 23 zone district is silent, or specific design objectives identified in this Specific Plan require supplemental development standards, the

regulations set forth in Volume II: Development Regulations shall apply.

. In addition, Volume II of the SCSP provides supplemental development standards that address the customized form and character of development in SunCreek. ~~Specifically~~Specifically, the supplemental development regulations address:

- walkability of the plan.

Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		RCMC Title 23 Zoning Designations
SunCreek Specific Plan	Public/Quasi-Public	Public/Quasi Public	(P/QP)	Community Services (CS)
		Detention Basins		
	Parks and Open Space, Natural Resources	Parks and Open Space	(POS)	Parks and Open Space (POS)
		Neighborhood Greens		
		Natural Resources	(NR)	Parks and Open Space (POS)
	Low Density Residential	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	Medium Density Residential	Medium Density Residential 6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		Schools		
	Medium Density Residential	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
	High Density Residential	High Density Residential (18.1 to 40 du/acre)	(HDR)	RD-20, RD-25, RD-30, High Density Residential (HDR)
	Village Center	Village Center	(VC)	Village Center
	Regional Town Center	Regional Town Center	(RTC)	Regional Town Center

Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts

- the extensive urban/open space edges;
- the aggregation of higher intensity uses that form the core of neighborhoods and villages;
- the creation of special public activity spaces and landmarks;
- the special character of streets in relation to building location and character; and

Figure 3-1, Specific Plan Land Use Designations

The Specific Plan identifies a sub-category of "Compact Medium Density Residential" to establish meaningful categories among the dwelling unit types and styles included in this plan.

Dwelling unit types in the density range of 12.1 to 18 dwelling units per acre are designated “Compact Medium Density Residential”. Residential development in this designation will contribute to fulfilling the housing needs attributed to the City’s adopted Housing Element.

Figure 3-2, Specific Plan Illustrative Plan shows the land use and street pattern envisioned in the SCSP. Tentative Subdivision Maps submitted pursuant to the SCSP are expected to conform to the general form expressed in this map.

3.2.3. Permitted Land Uses

The permitted uses for all land use designations in the SCSP shall be regulated by RCMC Title 23 Zoning Code as established in Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts; Table 23.313-1: Allowed Use and Permit Requirements for Mixed Use Districts; and Table 23.319-1: Allowed Use and Permit Requirements for Public/Quasi-Public Zoning Districts. Applicants for all development proposals shall comply with these permitted land use tables.

Table 3-2, Summary of Permitted Uses in the SunCreek Specific Plan is not the regulatory authority for land use in the plan area but provides a brief summation of land use activities and types envisioned within the land use designations applied in the SCSP. Table 3-1 Land Use Designations identifies the corresponding zoning designation and development standards that apply in these areas.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the city.

Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses[1]
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins.
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins.
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
1: This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

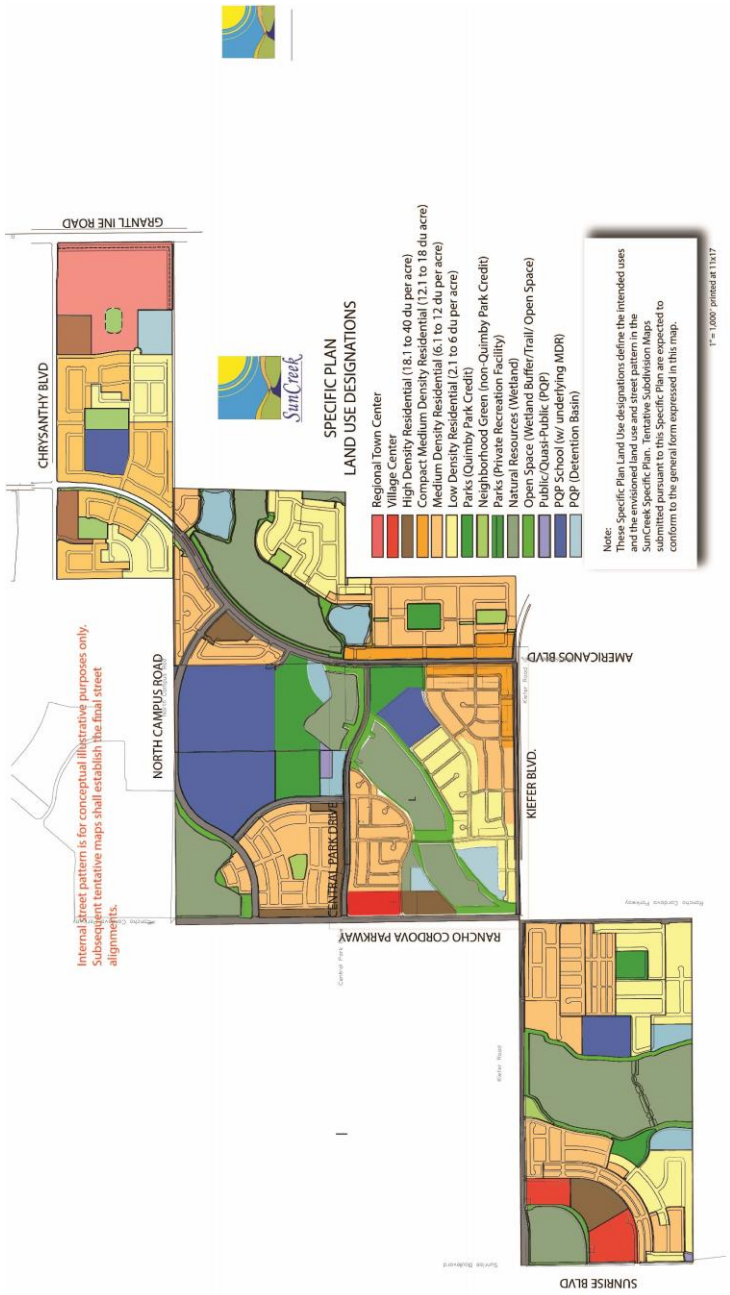


Figure 3-2, Specific Plan Illustrative Plan

3.3 SUNCREEK SP FORM BASED CODE

The SCSP includes three sub-areas ("districts") that shall be regulated under the Rancho Cordova Municipal Code (RCMC) Title 23 Article 5, Form-Based Zoning Provisions. This regulation applies only in the three districts identified in Figure 3-3 Center Form Based Districts. The districts include the Village Center (VC) and Regional Town Center (RTC) designations as well as some contiguous High Density Residential (HDR) and Medium Density Residential (MDR) uses as shown in Figure 3-1, Specific Plan Land Use Designation.

3.3.1. Center Form Based Districts

"Form-based" is a regulatory approach that enables development of a plan to include a mix of land uses under specific standards that directly define the form and character of development for a given location and set of conditions. The Center Form Based Districts use the conventional zoning standards established for the RTC, VC, HDR, and MDR zone designations; but organize the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based district goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

> *"The form-based provisions are intended to facilitate the development of mixed-use projects and discourage isolated single-use projects that are not integrated with surrounding neighborhoods." (RCMC, Article 5)*

RCMC Table 23.310-1, Table 23.313-1, and Table 23.319-1 regulate the permitted land use in the Center Districts. Title 23, Article 5, Chapter 23.510-Village Center Zone Standards and Chapter 23.513 – Regional Town Center Zone Standards establish the essential development regulations of building heights, setbacks and other physical standards. Title 23, Article 5, Chapter 23.313-Residential Zoning Districts provides additional guidance on residential development standards for the HDR, CMDR, and MDR districts.

3.3.2. SunCreek Form Based Regulating Plan

The SCSP Volume II, Section 1.6 establishes the Center Form Based Regulating Plan. The plan provides design concepts that guide the preparation of a future development plan and includes the following components.

- A description of the intent and location of each of the form-based zones provided in this chapter.
- The type of street and the treatment of edge conditions or "street typology" as defined in Chapter 4, Circulation and applied in Volume II, Development Regulations.
- The type of building frontage treatment or "frontage typology" applied in Volume II, Development Regulations.
- The development standards applied to each Specific Plan land use category and the "Center" form-based code district in Volume II, Development Regulations.

3.3.3. Administering Form Based Zoning

Development sites within form-based districts will not require special administrative procedures beyond those provided in Article 1 (Administration) of Title 23 of the RCMC. However, the form-based districts require more analysis than traditional zoning districts during the entitlement review process to determine compliance with the provisions of this chapter.

Development in any Center District shall require an integrated plan for that entire district that is consistent with the provisions of RCMC Section 23.504 et al.

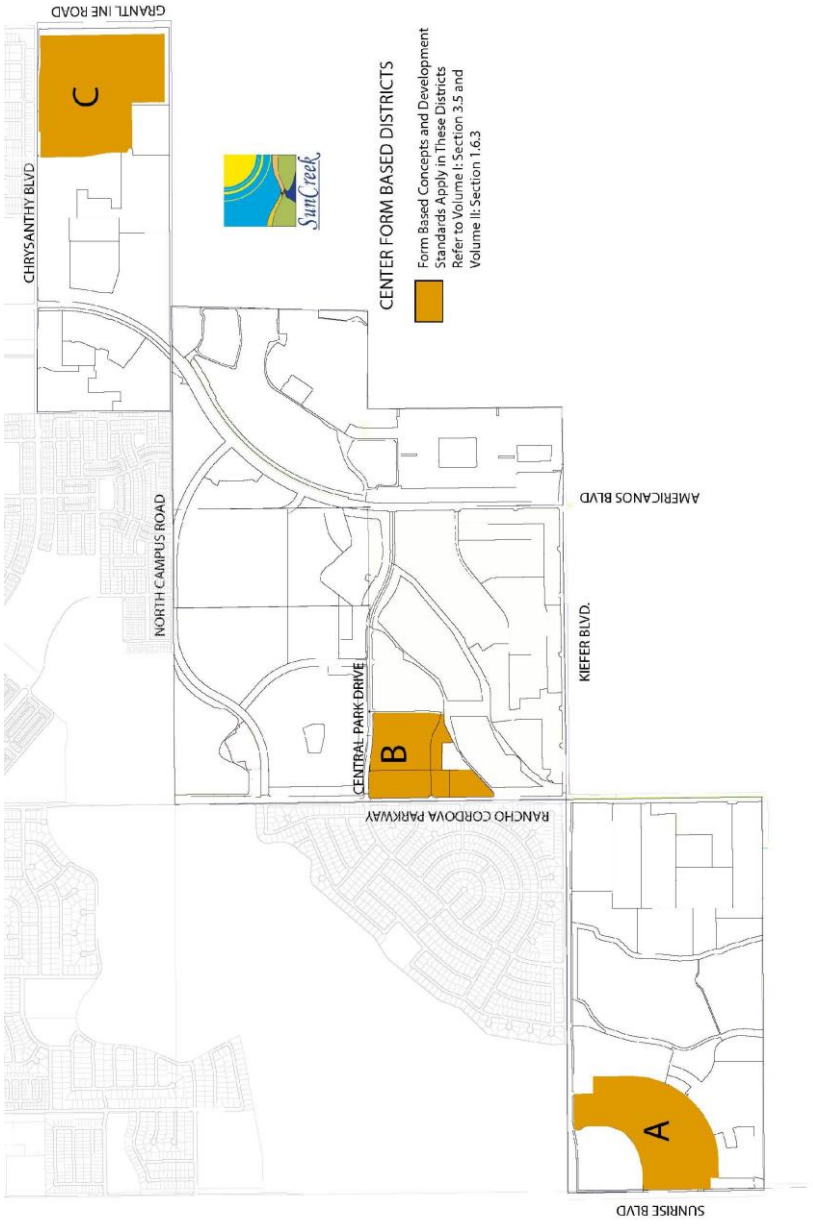


Figure 3-3 Center Form Based Districts

3.4 APPLICATION OF ZONING

The SCSP assigns land use zoning and the rights to apply for development under such zoning to properties in the SCSP designated by ownership.

Pursuant to Section 9.6.3 of this Specific Plan, a landowner may request a Minor Density Adjustment/ Transfer of Density for any residential land use parcel.

Specific Plan Land Use Designations Descriptions

The following sections describe the SCSP land use designations that are summarized in Table 3-2 and illustrated in Figure 3-2. These include a range of residential categories, parks and open space, natural preserves, public and quasi-public uses, and non-residential and commercial categories.

3.4.1. Residential Categories

The SCSP includes a notable diversity in residential types, styles, and configurations. Housing diversity is one of the merits of this plan. Multi-family dwellings occur in stand-alone configurations, and as integral components of mixed-use villages.

A variety of lot sizes, street orientation, and garage access configurations are distributed throughout the plan. These lot sizes and configurations may change with the submittal of tentative maps.

ZONING DESIGNATION
RANCHO CORDOVA
Municipal Code Title 23
RTC- Regional Town Center
VC- Village Commercial
HDR - High Density Residential
MDR- Medium Density Residential
LDR - Low Density Residential
POS - Park and Open Space, Natural Resources
CS - Community Services
MDR- Medium Density Residential underlying school site
The land use and development standards applied in this plan are established in the Rancho Cordova Municipal Code Title 23 unless otherwise specifically regulated in this Specific Plan. The zoning designations illustrated in Figure 1.3-2 correspond to RCMC zone designations in the Specific Plan Table 3-1.
1" = 1,000' printed at 11x17
GRANTLINE ROAD
CHRYSANTHY BLVD
NORTH CAMPUS ROAD
AMERICANOS BLVD
KIEFER BLVD.
CENTRAL PARK DRIVE
RANCHO CORDOVA PARKWAY
SUNRISE BLVD

Low Density Residential

The Low-Density Residential (LDR) category includes dwelling units in configurations up to six dwelling units per gross acre of residential use. The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Medium Density Residential

The Medium Density Residential (MDR) category will provide a mix of housing types and densities ranging from 6.1 to 12 dwelling units per gross acre of residential use. Medium Density Residential includes single-family homes, duplexes and half-plexes, court housing, garden apartments, townhouses, and condominiums. The most typical housing type will be small lot single-family detached, single-family attached (e.g., town homes, condominiums, brownstones), and small apartment complexes.

The density range allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs.

Compact Medium Density Residential

The Compact Medium Density Residential (CMDR) category includes dwelling units in densities of 12.1 to 18 units per gross acre that will result in compact urban forms. These may include detached cottages or cluster housing, but more typically will include common walls for all or a significant portion of the units in a project. The sites designated for Compact Medium Density include row houses and small, low scale garden apartment dwellings.

. The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, shall regulate CMDR. Volume II: Development Regulations provides supplemental development standards.

High Density Residential

High-Density Residential (HDR) development includes apartments and condominiums at densities of 18.1 to 40 dwelling units per acre.

Residential development in the High Density Residential (HDR) designation will contribute to fulfilling the Regional Housing Needs Allocation (RHNA) calculation for the City. In order to be compliant with current state law regarding RHNA, the SunCreek Specific Plan considers all High Density Residential acres in as RHNA acres. , However, in the Major Design Review Process (RCMC Section 23.141) the City may approve development applications for High Density development at densities less than 26 dwelling units per acre that achieve as low as 18.1 dwelling units per gross acre pursuant to a finding that the net density approximates the minimum density required for RHNA, that sites are constrained by size, configuration, access, parking standards, open space standards and other factors reflecting the actual market for multi-family housing.

There are seven High Density Residential sites identified in the plan. Four of these sites are adjacent to Village Center or Regional Town Center sites and are therefore within the "Center" form based designation described below. RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, RCMC Title 23, Article 5, Chapter 23.313-Residential Zoning Districts, and Volume II: Development Regulations regulate these sites.

3.4.2. Public/Quasi-Public and Open Space Categories

Public/Quasi-Public

The Public/Quasi-Public category includes a variety of public and other land uses, including land owned by the city and other public agencies. Possible uses include civic buildings; schools, colleges, and universities; religious institutions; hospitals; museums; cemeteries; and others.

The SCSP includes three primary sites zoned Public/Quasi-public, Community Service (CS) uses.

The SCSP designates the P/QP site on Americanos Boulevard north of Kiefer Boulevard for a fire station but does not designate specific land uses on the other two primary P/QP sites. In addition to these three sites, the Plan identifies several small sites designated as P/QP for utilities such a water storage, detention, water, or wastewater pump and so forth.

If a P/QP site is not required for its originally intended use, such land may be available for residential development after a specific plan amendment. This allows flexibility in the location and shape of school sites shown on the Land Use Map. The City shall consult with the affected public entity (if a specific entity exists), prior to release of a P/QP site for residential development. Following such consultation (if applicable), the City Council shall make a formal determination that the site is not required for the originally intended P/QP use. This typically will occur during the consideration of a Tentative Subdivision Map but may also accompany an alternate discretionary action by the Council when a Tentative Map is not required.

The SCSP identifies land within the Parks and Open Space (POS) designation for active and passive recreational activities. This zone category also includes publicly accessible lands within lands along the edge of natural resource preservation areas, detention basins, creek ways, and other passive uses. Open spaces may be multi-use depending on the season, such as an open turf area within a detention basin in areas subject to infrequent inundation.

The open space lands and parklands must comply with the standards established by the City of Rancho Cordova. The Cordova Recreation and Park District, and/or the City will administer parklands at the discretion of the City. The City of Rancho Cordova, in consultation with CRPD, will determine final park design, amenities, and improvements. The city will administer public and private ownership open space lands.

Natural Resources

The SunCreek Plan provides a substantial natural resource preservation area dedicated to protecting state and federally listed endangered and threatened species habitat consistent with the measures described in Chapter 6, Natural Resources. The preservation area extends diagonally through the project site as a continuous open space corridor.

The SCSP sets aside land within the Natural Resources category as natural habitat and will have no urban development placed upon it. Open space trails are typically adjacent to, rather than within, Natural Resource areas.

Chapter 6, Natural Resources describes the protection of the lands in the Natural Resource designation.

3.4.3. Non-Residential/Commercial Categories

Village Center

The Village Center category provides retail services, restaurant, entertainment, and office employment uses as described in the City's building block concept. Village Centers serve the daily shopping needs of residents and may include small- and medium-size grocery stores, drug stores, restaurants, banks, and other similar uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

A Center Form Based District may combine the development capacity of residential designated lands with the commercial development capacity of Village Center lands to create an integrated mixed-use project.

A mixed-use development plan may be integrated vertically with different uses above one another, such as residential or office uses over a commercial use. Horizontal mixed uses are also permissible with side-by-side uses linked together through common walkways, plazas, and parking areas.

The SunCreek plan includes two Village Center sites located along a major street. The Centers may provide transit-oriented development served by bus, bus rapid transit, a local shuttle, or other transportation systems as the city may determine.

The sites are adjacent to high-density residential land use served by the pedestrian and bike trail network that connects the sites to the surrounding neighborhoods. Each of the sites has within it or nearby a small neighborhood scale park. These parks will add a visual amenity and leisure activities that will complement the retail and service businesses and the residential components of the center.

The RCMC Title 23 Zoning Code, Article 5 Form Based Zoning Provisions, and supplemental development standards provided in Volume II: Development Regulations shall regulate Village Centers. All development in the VC zone shall require an integrated plan as specified in RCMC Section 23.504 et al.

Regional Town Center

The General Plan designates regional town centers (RTC) to meet a regional need for shopping, entertainment, and other large destination uses. They are strategically located for accessibility and range in size from 25 to 100 acres. The RTC may also include both vertical and horizontal integration of a mix of land uses as summarized in Table 3-2.

The SunCreek plan provides a 53.9-acre Regional Town Center on the southwest corner of Grant Line Road and Chrysanthy Blvd. This center will serve planned development in the southeast edge of the city. The Southeast Capital Connector is a regional roadway aligned on Grant Line Road adjacent to the Plan Area. Chrysanthy Boulevard will provide access from the site to Grant Line Road. The Regional Town Center (RTC) would provide the opportunity for a transit-oriented development should Grant Line Road become a regional transit route.

The RCMC Title 23 Zoning Code, Article 5 Form-Based Zoning Provisions, and supplemental development standards provided in Volume II, Development Regulations shall regulate the Regional Town Center. All development in the RTC zone shall require an integrated plan as specified in RCMC Section 23.504 et al. The "Regulating Plan" must be adopted prior to any development in the respective VC or RTC center.

3.5 LAND USE SUMMARY

Table 3-3 summarizes the acreage, percentage of total acreage, maximum dwelling units per acre, and dwelling unit totals at full development of the SCSP. This table indicates a total of ~~4,628~~ ~~4,546~~ 4,544 dwelling units in this modified plan, however, the Specific Plan Environmental Impact Report evaluated the effects of 4,893 dwelling units, and up to this maximum figure may be accommodated in this Plan. If the population of the Specific Plan Area should increase in the future, the developer will be required to provide additional park land or pay in-lieu fees.

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Table 3-3 Land Use Summary

Table 3-4 summarizes the land use by owner. Figure 3-5

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	~~260.5~~ ~~174.8~~ 177.1	~~827~~ ~~872~~ 875	~~17.86%~~ 19.3%	~~9.8%~~ 14.0%	~~3.17~~ 4.94
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	~~269.7~~ ~~356.2~~ 353.6	~~2,337~~2,429 2,275	~~52.4%~~ 50.1%	~~29.2%~~ 28.0%	~~6.57~~ 6.43
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	~~27.5~~ 26.3	~~320~~ ~~285~~ 342	~~2.1%~~ 7.5%	2.1%	~~11.6~~ 13.0
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	~~45.2~~ 46.0	1,052	~~22.7%~~ 23.2%	~~3.5%~~ 3.6%	~~23.2~~ 22.87
VILLAGE CENTER (VC)	~~23.8~~ 24.3	0		1.9 %	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	~~8.1~~3.4	0		~~0.8%~~ 0.3%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	~~9.5 13.5~~ 10.1	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	20.9	0		1.~~6~~7%	
COMMUNITY PARK (PARK)	~~44.4~~ ~~39.1~~	0		~~2.5%~~ 3.1%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	6.1	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	~~48.6~~ ~~51.6~~ 53.5	0		~~3.8%~~ 4.1%	
DETENTION BASIN (DB)	~~52.0~~ 53.8	0		~~4.1%~~ 4.3%	
STORM WATER CANAL (CANAL)	0	0		0.~~0~~0%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	~~111.2~~ 111.0	0		8.8%	
MAJOR ROADS	~~79.6~~ 88.1	0		~~6.3%~~ 7.0%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,264.0	~~4,628~~ ~~4,546~~ 4,544		~~100.0%~~	

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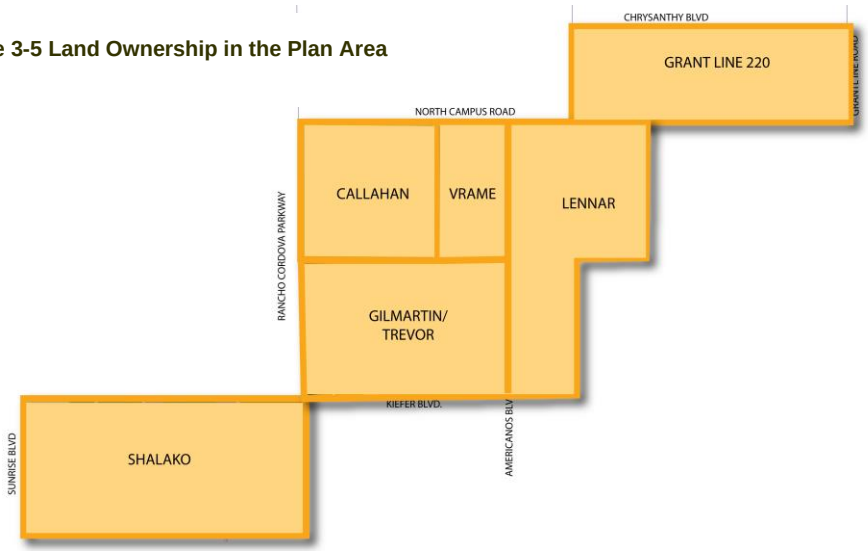
illustrates the ownership of land in the Plan Area.

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	~~20.1~~ ~~40.1~~35. 8	~~149~~ 197	64.4	314	37.6	167	0	0	39.3	197
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9	318	~~77.8~~ 6~~2.3~~ 1.7	~~592~~ ~~438~~49 5	90.6	599	76.8	406	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	~~13.0~~ 1~~7.6~~1.8	~~153~~ ~~175~~11 8	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8	235	~~5.4~~ ~~6.1~~5.9	140	9.1	237	14.2	272	0	0	5.0	168
VILLAGE CENTER (VC)	0	0	~~6.3~~ ~~7.0~~6.8		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	2.5		~~4.7~~ 0		0.4		0.0		0.5		0	
NEIGHBORHOOD GREEN	2.0		~~1.7~~ 2.~~7~~3		2.1		0.0		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		8.1		0		4.6	
COMMUNITY PARK	10.5		~~15.7~~ ~~11.2~~10. 4		0		0		17.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		~~19.3~~ ~~24.2~~22. 3		14.7		0		1.2		8.1	
DETENTION BASIN	4.5		~~8.0~~ 9.8		9.5		8.2		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		~~11.1~~ 11.~~5~~0		10.8		10.0		44.9		0	
MAJOR ROADS	20.0		~~18.0~~ 23.6		13.0		11.0		2.5		18.2	
GRANT LINE ROAD							3.1					
TOTALS	160.1	553	~~240.1~~2 40.4	~~1,034~~ 950	321.4	1,150	219.0	910	80.1	0	243.0	1,046

Figure 3-5 Land Ownership in the Plan Area



3.6 SPECIFIC PLAN POLICIES

The following General Plan policies apply to the SCSP.

Policy LU 1. Higher density and intensity land uses that support transit shall be located within one-half mile of major transit stations. Development shall be pedestrian- and transit-friendly with direct connections to transit. (GP Policy LU.1.7 and AQ.2.2.1).

Policy LU 2. Similar uses shall be clustered into areas or districts that have common needs and that are compatible with one another to establish a form based land use organization and regulation. (GP Policy LU.2.3)

Policy LU 3. Growth will occur based on market forces, infrastructure financing capacity, and the timing of the design, approval, and construction of transportation facilities and other infrastructure. (GP Policy LU.2.5)

Policy LU 4. Retail shopping facilities shall be distributed in the Plan Area such that neighborhood services are distributed and integrated into the neighborhoods and that market demand is met without diminishing the viability of nearby commercial properties with the same customer base. (GP Policy LU.2.6)

Policy LU 5. The Plan shall include sustainable development that reduces the impact of projects on energy, water, and transportation systems and encourages sustainable development to occur in ways that complement the built form. (GP Policy LU.2.7)

Policy LU 6. Civic structures and uses shall have outstanding design that creates identity and serves as a catalyst and precedent for subsequent development. (GP Policy LU.3.2)

I.4. CIRCULATION

4.1 PURPOSE

The Circulation Chapter describes all components of the circulation system in the plan. The SunCreek Specific Plan (SCSP) treats the project roadway network, bicycle and pedestrian routes, and transit facilities and services as equally important. The approach to all circulation components and the land use plan proposed in this plan are coordinated to benefit the quality of life, public safety, energy costs, time costs, and air quality within the community.

4.2 CIRCULATION OBJECTIVES

The circulation objectives addressed in this Chapter respond to issues identified in the Rancho Cordova General Plan.

- **Community character.** The roads and pedestrian/bikeway networks are among the most visible elements that connect the overall community. SunCreek Parkway and the other pedestrian/bikeway corridors are signature features in the plan.

- **Safety and efficiency**. The road network provides adequate lane capacity and intersections for vehicle movement but includes traffic calming measures to promote pedestrian friendly streets that minimize potential vehicle and pedestrian/bicyclist conflicts.

- **Reduce the use of automobiles.** Reducing the use of automobiles in everyday life is accomplished by providing convenient, safe, and attractive alternatives. The SCSP emphasizes pedestrian and bicycle use, access to public transit, and use of alternative vehicles as viable options to use of automobiles.

- **Coordination of land use and circulation.** Trip destinations such as schools, parks, jobs, shopping, and commercial services are located where they are convenient to the residences to facilitate walking or bicycling. Higher density residential uses and major trip destinations are located along potential transit routes.

- **Direct routes and connectivity.** The street and pedestrian/bikeway network provide a convenient, reasonably direct, safe, and attractive route to major destinations.

- **Transportation diversity.** The SunCreek Specific Plan will accommodate the transportation options available to residents.

4.3 PLANNING CONTEXT

The surrounding road network, planned road improvements, and planned public transit opportunities establish the planning context for the SCSP.

The SCSP will develop during a time of change. Automobiles will continue to be a primary mode of transportation, but new communities must also facilitate and encourage the use of transportation alternatives.

New technologies in transportation and communications will influence the choices individuals make in selecting their daily means of transportation. Fuel prices are a significant factor for individuals and businesses in deciding whether to curtail all but essential trips, and which mode of transportation to use. Increased travel costs will result in demands for more efficient transportation systems, and for communities designed to facilitate and enhance alternatives to automobile use in a resident's daily life.

Transportation alternatives designed into the SunCreek community including alternative personal vehicles, public transportation, and walking and bicycling. These will reduce the need to rely on private automobiles as the sole source of personal transportation.

4.3.1. Related Plans and Programs

The SunCreek Specific Plan is the contemporary of several planning activities within the City of Rancho Cordova and throughout the Sacramento region. These planning activities set the framework for circulation planning within the SCSP.

• **The Regional Metropolitan Transportation Plan (MTP**). The MTP is long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP includes major transportation improvements that will affect the traffic capacity of routes serving the SunCreek Plan Area.

In addition to the regional transportation planning programs, the City of Rancho Cordova has adopted standards and plans that guide the SunCreek transportation plan and improvements.

Applicants within the Specific Plan should consult these other plans in preparation of tentative maps.

• **Rancho Cordova Transit Master Plan.** This Plan designates the City's preferred transit system and is an implementing part of the General Plan.

• **Rancho Cordova Pedestrian Master Plan.** The City of Rancho Cordova Pedestrian Master Plan (March 2011) is identified in the Circulation Element of the City's General Plan. The Pedestrian Master Plan combines with the Bicycle Master Plan and the Transit Master Plan to organize projects and programs that will serve alternative travel modes.

The Pedestrian Master Plan will establish polices, programs, and projects to improve the pedestrian system within the City of Rancho Cordova.

•**Rancho Cordova Bicycle Master Plan.**
The City of Rancho Cordova Bicycle Master Plan (March 2011) carries forward cycling policies and goals that were initiated in the City's General Plan, the Transit Master Plan and Pedestrian Master Plan. The Bike Plan continues to shape the City's goal of providing safe and attractive alternative modes for travel.

The SCSP is consistent with the Bicycle Master Plan and provides additional detail about the existing facilities, planned improvements, and priorities, phasing, and funding to build the bicycle network.

•**Rancho Cordova Street Design Standards.** The Street Design Standards establish details regarding the design of all types of roadways within the City consistent with the General Plan.

• **Rancho Cordova Improvement Standards.** The Improvement Standards establish detailed design and construction requirements for the City's transportation system consistent with the General Plan and Street Design Standards.

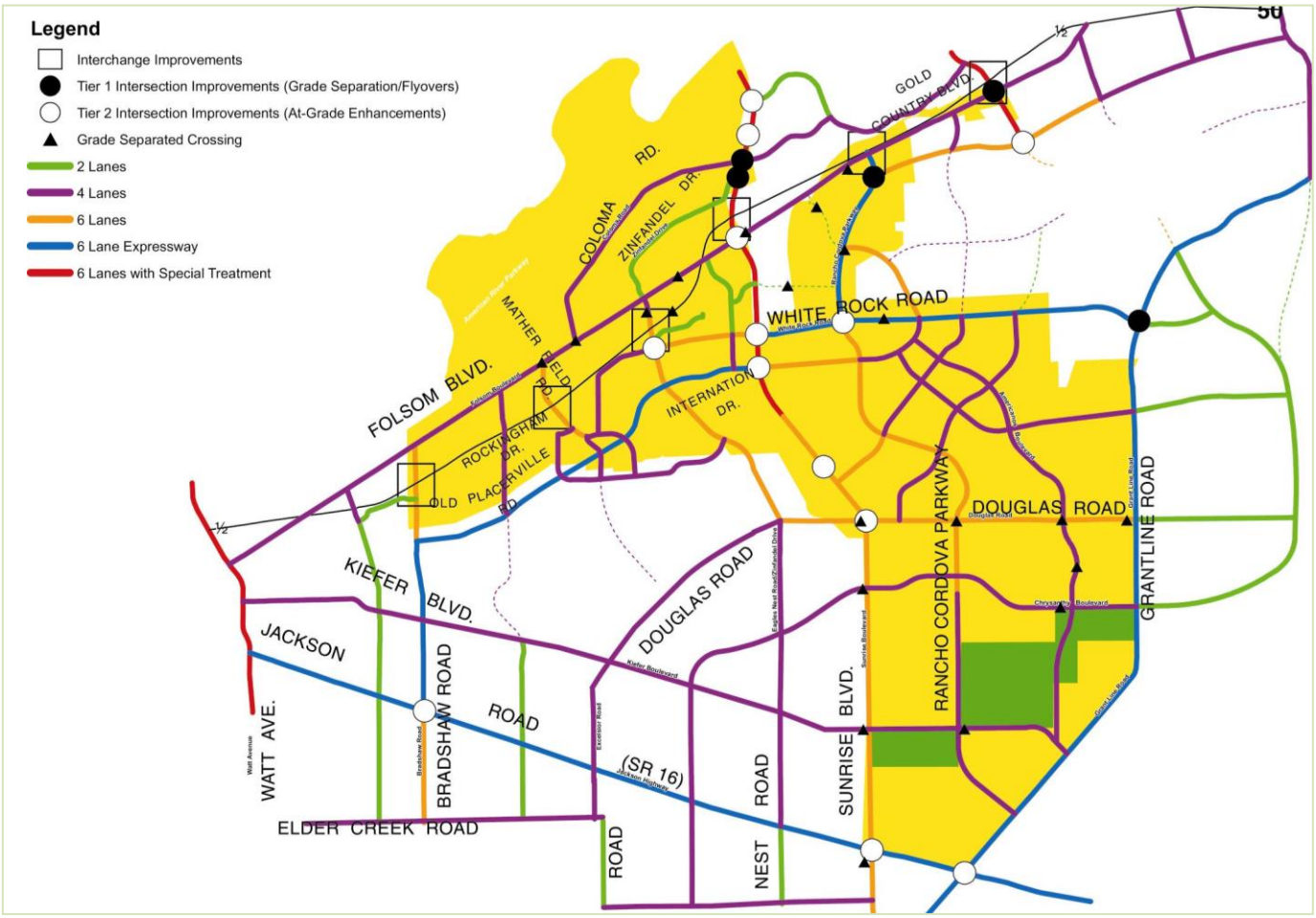
4.3.2. Existing and Planned Roads

Existing and planned arterial streets in or near the Plan Area include Grantline Road, Sunrise Boulevard, Rancho Cordova Parkway, Chrysanthy

Boulevard, Americanos Boulevard, and Kiefer Boulevard. Chrysanthy Boulevard and Americanos Boulevard are new road alignments established in the Sunrise Douglas Community Plan. Sunrise Boulevard, Grantline Road, and Kiefer Boulevard are part of the regional road system as identified in Figure 4-1.

• **Capital Southeast Connector Study**. The Metropolitan Transportation Plan (MTP) includes a multi-modal transportation corridor that connects Elk Grove, Rancho Cordova, and El Dorado Hills. The connector will link residential areas and employment centers to relieve congestion on the heavily congested existing two-lane roadways that currently serve the corridor. The connector will become a major route in the region and could create nodes of major activity along the route that abuts the east edge of the SunCreek Plan Area.

Figure 4-1 Primary Road Network



4.4 STREETS PLAN

The SunCreek Plan includes several street configurations that serve a variety of needs. The configurations will not only accommodate the traffic capacity projected for a given location, but also enhance the community character and pedestrian space along the streets.

4.4.1. Street Master Plan

The streets are a hierarchy of size and characteristics that extends the existing major street pattern in this part of the city into the Plan Area. The street plan responds to the location of environmental protection areas and the distribution of major activity nodes in the plan, as shown in Figure 4-1. The primary street network is consistent with the General Plan description of a "modified grid" system of major roadways at approximate one-mile spacing and connector roads at approximate quarter-mile spacing.

The minor arterial and collector street grid system within the Plan Area will avoid wetland natural open space features in permanent open space. These streets will align with existing and planned street intersections in the adjacent established plan areas.

Sunrise Boulevard, Kiefer Boulevard, Rancho Cordova Parkway and Chrysanthy Boulevard conform to the one-mile grid, but Americanos Boulevard curves significantly to avoid wetland resources.

Figure 4-2 illustrates the combined Street Master Plan, and Bikeway and Trails Master Plan to show the interconnections between these two systems.

Figure 4-3 illustrates the Street Master Plan alone.

4.4.2. Signalization

Traffic impact analysis and future warrants analysis will determine the signalization of major intersections. Figures 4-2 and 4-3 identify the anticipated signal locations.

4.4.3. Street Typology

The following discussion of streets describes the typical standards for the number and width of lanes. There are variations on the basic street types described in this chapter depending on the type of building form that abuts the street. For example, a street type that has the capacity to carry a certain volume of traffic may have wider setbacks to the sidewalk where the intent is to move traffic through quickly. That same street section may have sidewalks and buildings closer to the street where the intent is to slow traffic and create a more pedestrian friendly environment. In general, the City's Right-of-Way (ROW) extends to the back of the curb. In cases where a sidewalk is attached to the curb, the ROW extends to the back of the attached sidewalk.

Chapter 5 Community Character (Section 5.11) and in Volume II, Development Regulations further describe the intended relationship of each street type to adjacent land use.

Arterial Streets

Arterial streets will be four or six lanes wide at full development. Landscaped median and landscaped pedestrian corridors along both sides are typical.

Arterial streets typically pass-through different land use conditions. Consequently, the street configuration may change from one location to another. Figures 4-4 and 4-5 show a street section for Rancho Cordova Parkway and a typical street section for the four-lane Minor Arterial Street configuration, respectively.

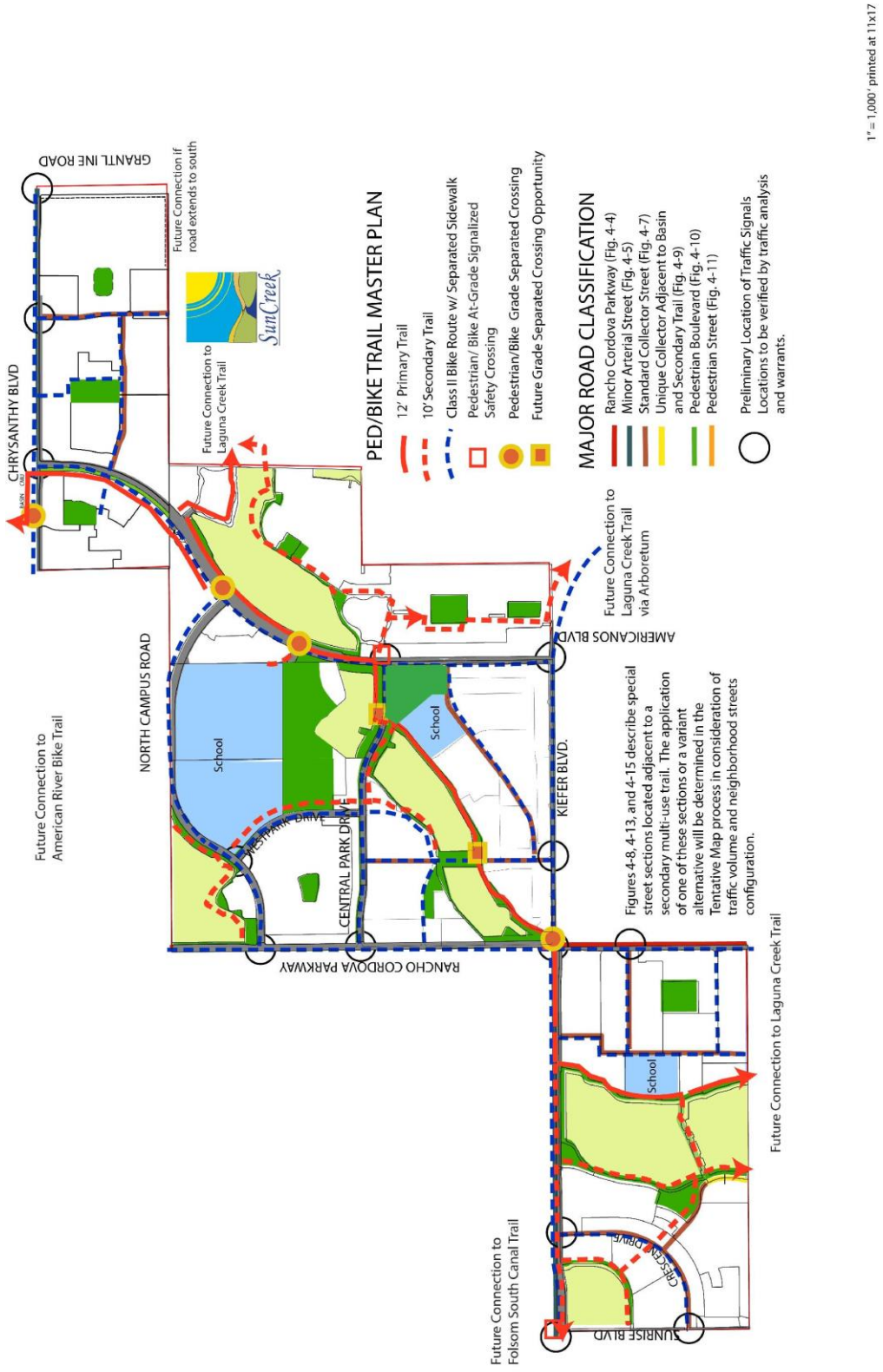


Figure 4-2 Combined Major Streets Master Plan and Trails

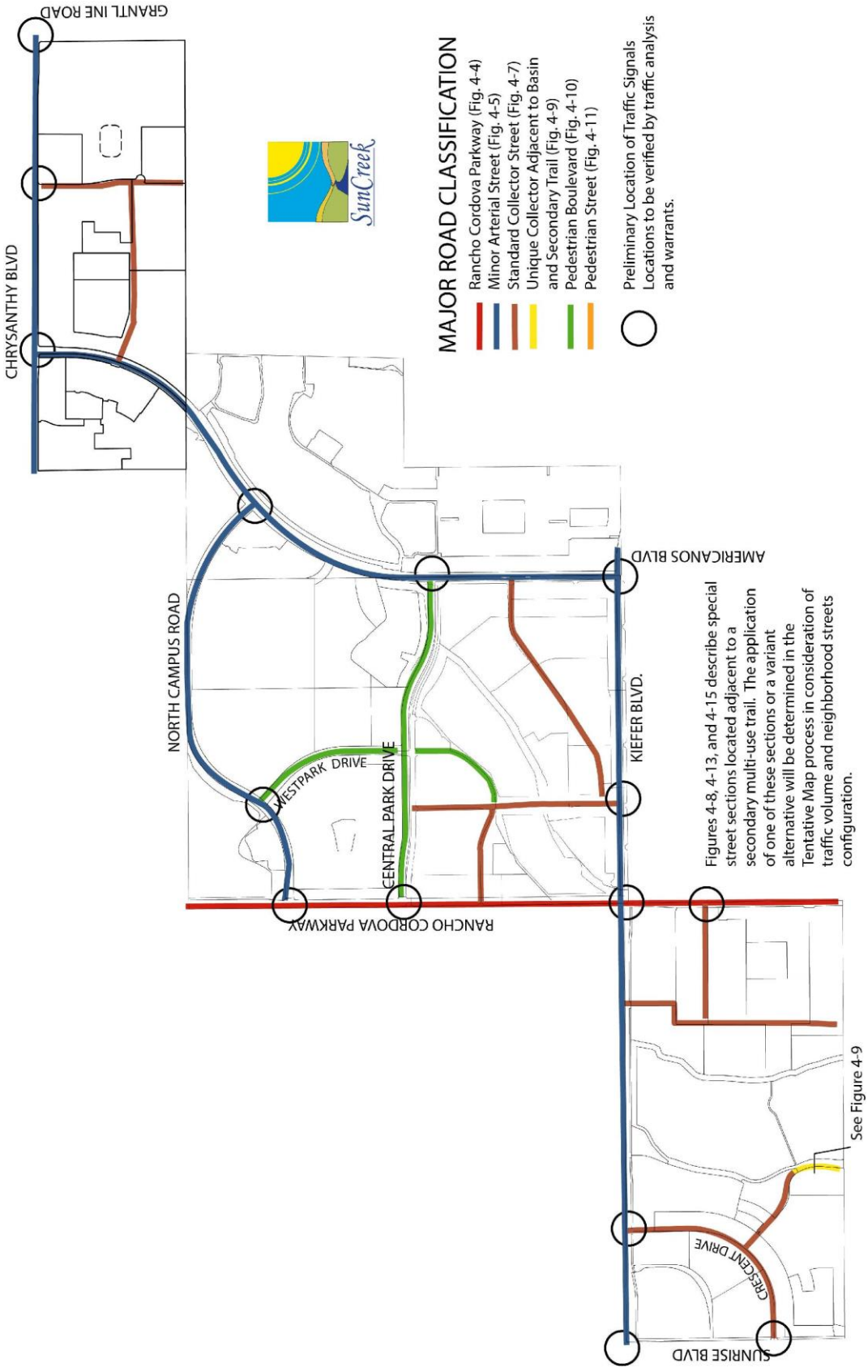
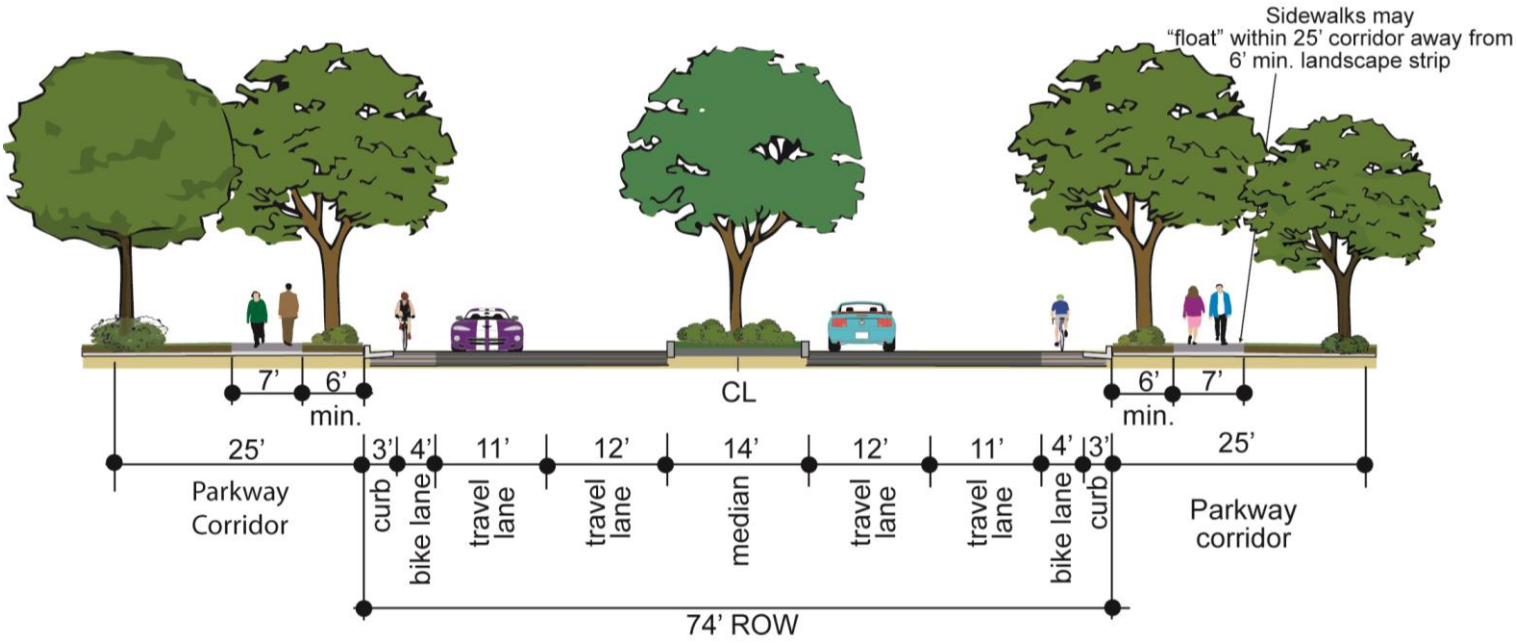


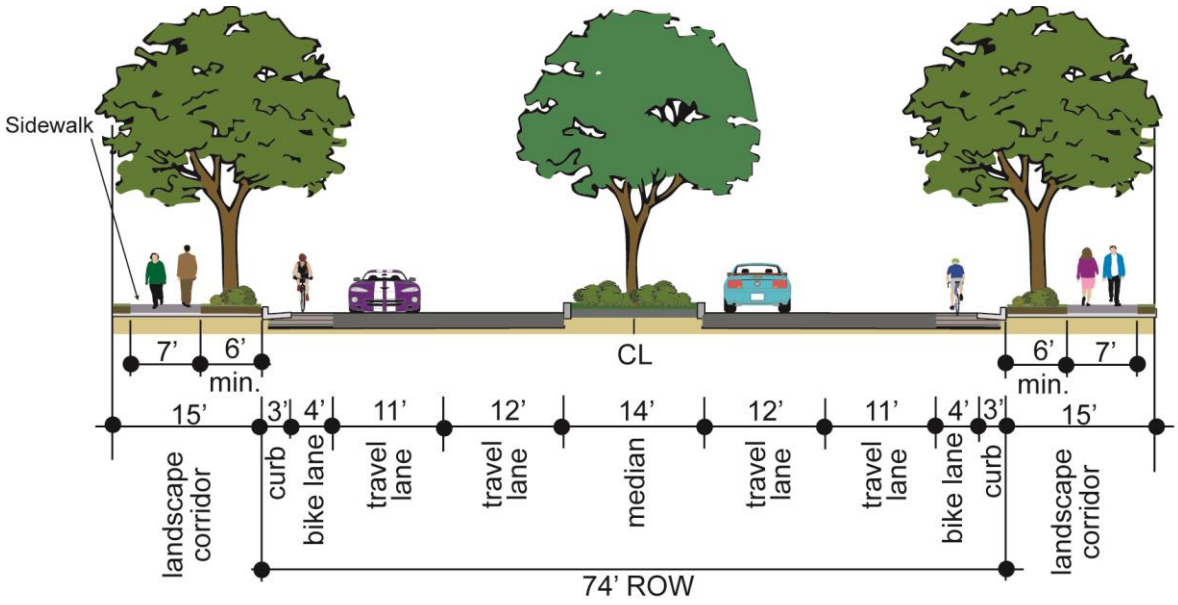
Figure 4-3 Major Streets Master Plan

Figure 4-4 Rancho Cordova Parkway



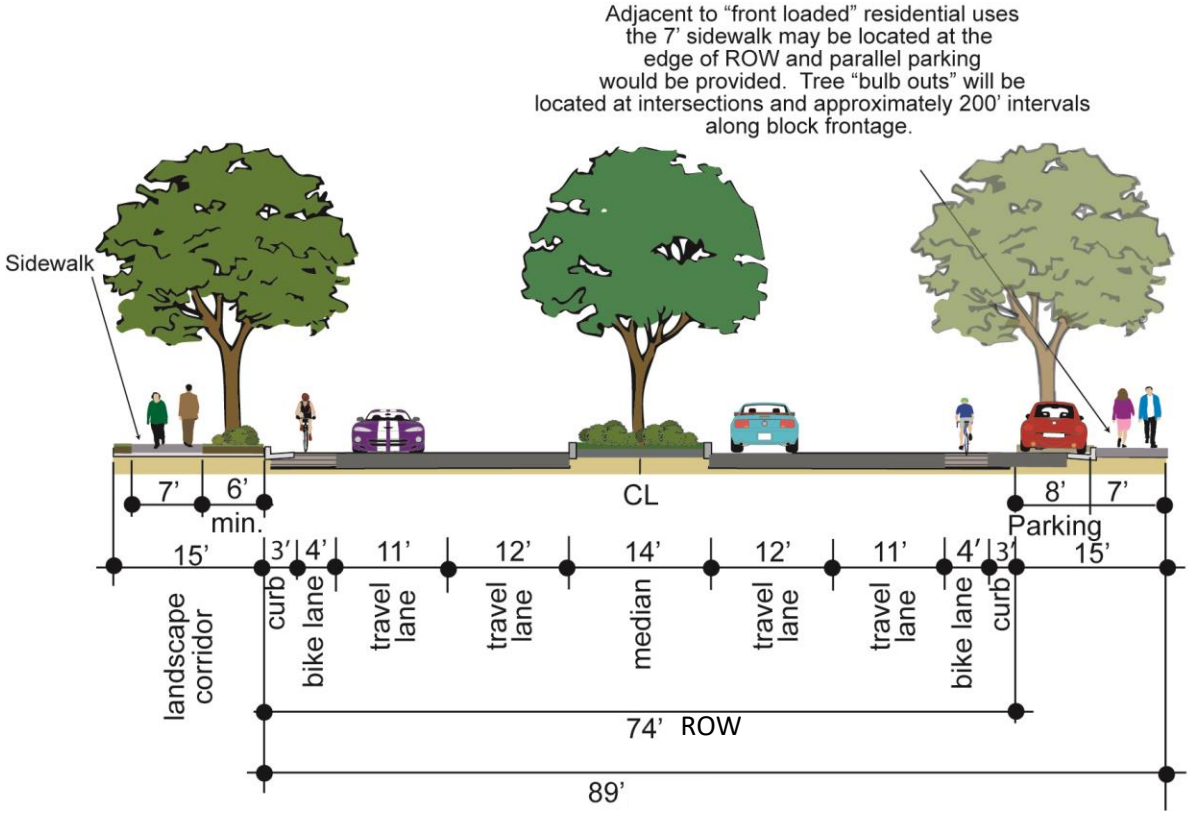
Note: Curb and gutter is included in the bike lane width requirements

Figure 4-5 Minor Arterial (Typical)



Driveways for single-family residences shall not be allowed on an arterial street. Residential uses adjacent to an arterial street are typically alley loaded or are oriented with the side or rear lot to the arterial street. The opportunity to provide on-street parking is limited. Design alternatives that allow on-street parking on Minor Arterial streets will be reviewed in the Tentative Map and may be allowed based on lower traffic volumes along Minor Arterial roads. Figure 4-6 illustrates one alternative approach that may be considered. In this example, the sidewalk may be located at the edge of ROW and a parallel parking lane may be provided in the ROW. Street trees will be located in "bulb outs" in the parking lane at intersections at mid-block locations consistent with RCMC Ch. 23.513. Public Works may consider other parking options in the Tentative Map. The location of driveways and median cuts will be subject to Public Works Arterial Access Standards.

Figure 4-6 Optional Minor Arterial with Parking Fronting on Multi-family Residential Use



Collector Streets

Collector streets connect the local residential streets within neighborhoods to the arterial streets. The SunCreek Plan uses collector streets as pedestrian corridors by providing a separated 7-foot sidewalk, a landscape strip, on street parking and a bike lane. Collector streets typically include two traffic lanes, a median, bicycle lanes, a landscape corridor and seven-foot-wide sidewalks on both sides, as shown in Figure 4-7. Figure 4-8 illustrates a special condition where the street is adjacent to the secondary trail network. Application of Figure 4-8 or other alternative street sections adjacent to a secondary

trail will be determined in the Tentative Map based on traffic volume and neighborhood street configuration. Figure 4-9 illustrates a unique condition where the street is located between a detention basin and a secondary multi-use trail.

Figure 4-7 Standard Collector Street

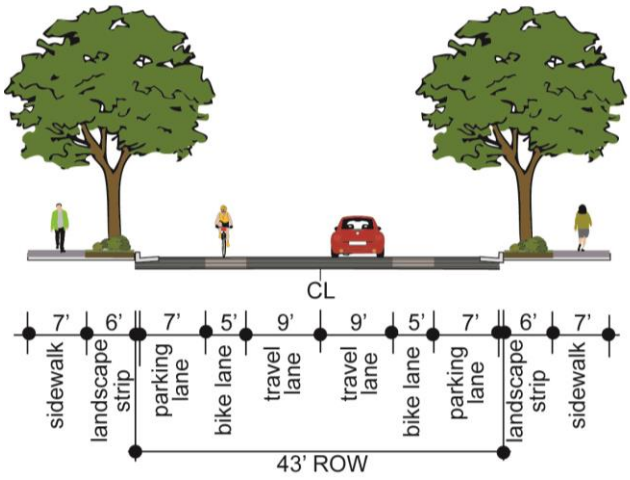
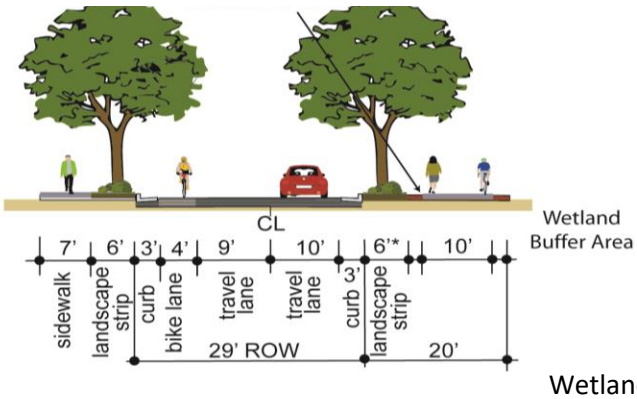


Figure 4-10 illustrates the Pedestrian Boulevard, a special collector street used on Central Park Drive and on-street parking.

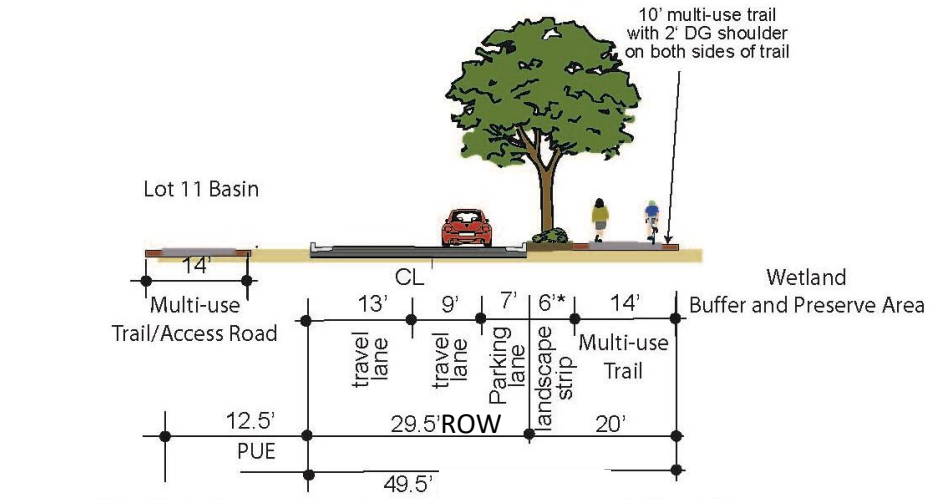
Figure 4-8 Standard Collector Street Adjacent to Secondary Bike Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

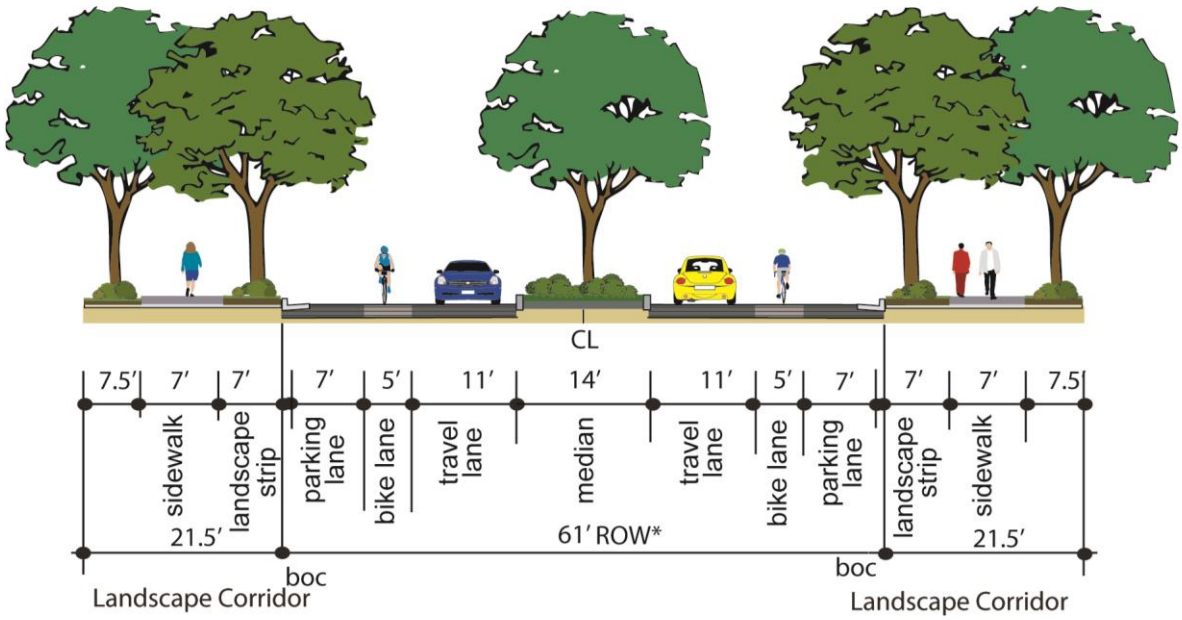
and Westpark Drive to provide a distinctive pedestrian corridor linking the Local Town Center to the Community Park and high school. The street includes a secondary tree line behind the sidewalk

Figure 4-9 Collector Located Adjacent to Detention Basin and Secondary Trail



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland preserve boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

Figure 4-10 Pedestrian Boulevard (Central Park Drive and Westpark Drive)

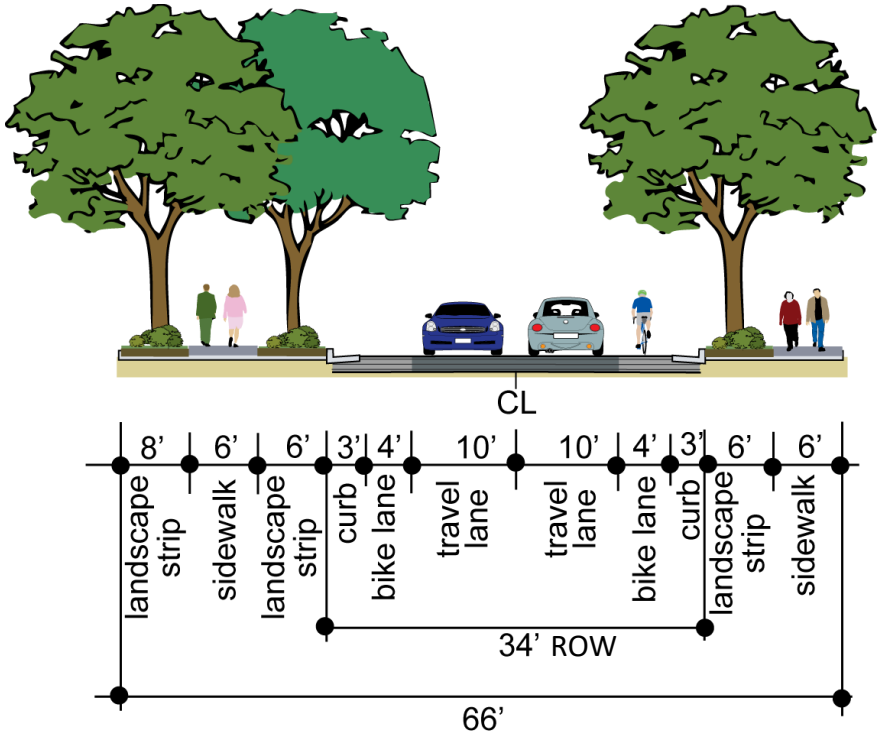


*Parking lanes may be omitted at or near main project entries and at internal intersections

Pedestrian Streets

Pedestrian streets are a special class of standard residential street with an enhanced pedestrian corridor. The street type will enhance the pedestrian and vehicular entry to a subdivision or village area, such as where a street approaches a park or neighborhood green. The pedestrian street includes ten-foot-wide travel lanes and a Class II bike lane on both sides. A six-foot wide planting strip and sidewalk will be provided on both sides. In some locations, an additional landscape strip may be located behind the sidewalk on one side to provide a twenty-foot (20') wide landscape corridor with a secondary street tree canopy on one side of the street as shown in Figure 4-11.

Figure 4-11 Pedestrian Street with Detached Sidewalk



Residential Streets

The Plan Area includes two residential street classifications. The standard residential street with detached sidewalks will include a 33-foot right-of-way (back of curb to back of curb) with a twenty-seven (27) foot wide paved section, curbs and a six (6) foot sidewalk. Figure 4-12 illustrates the Standard Residential Street.

Minor residential streets with attached sidewalks will have a forty-two (42) foot right-of-way (measured from back of walk to back of walk) that includes two travel lanes, a parking lane, and a five-foot sidewalk on both sides. Figure 4-14 illustrates the Minor Residential Street.

Figures 4-8, 4-13, and 4-15 illustrate where residential and collector streets are adjacent to an open space area and incorporate a secondary multi-use trail in lieu of a standard sidewalk on the open space side. Parking is prohibited on the open space side to allow additional space for the multi-use trail and associated landscaping.

Figure 4-12 Standard Residential Street

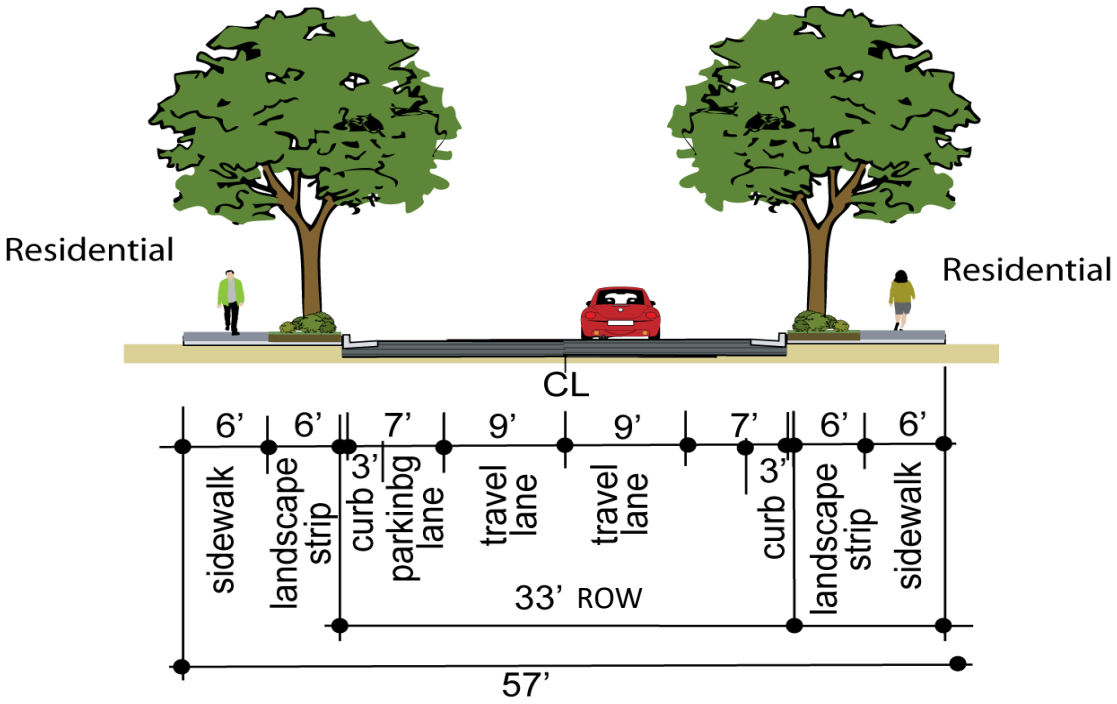


Figure 4-13 Standard Residential Street Adjacent to Secondary Trail in Open Space

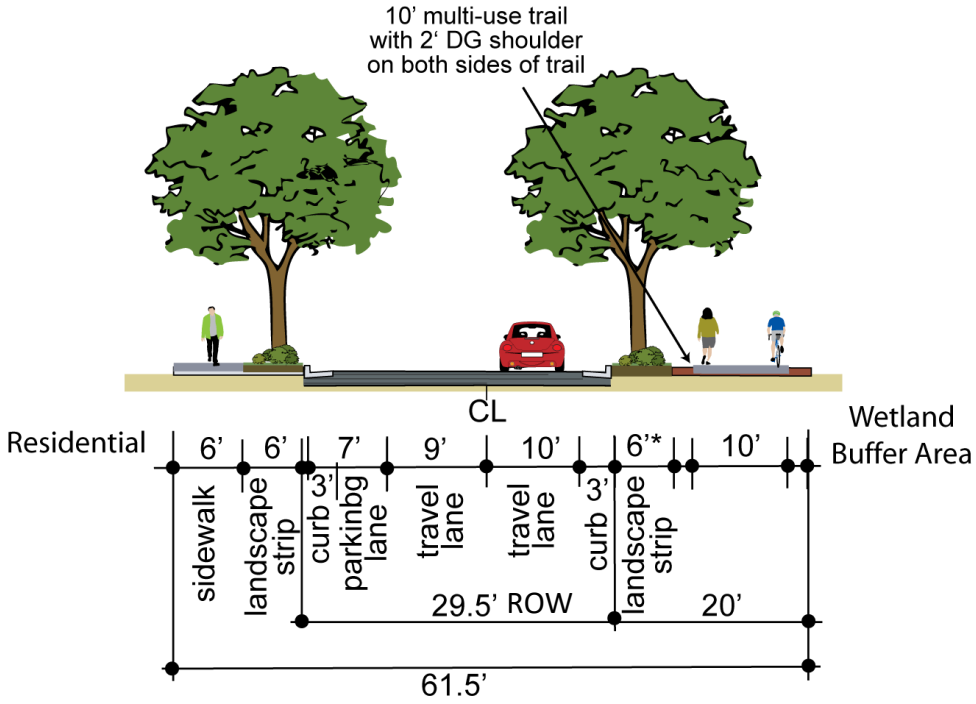
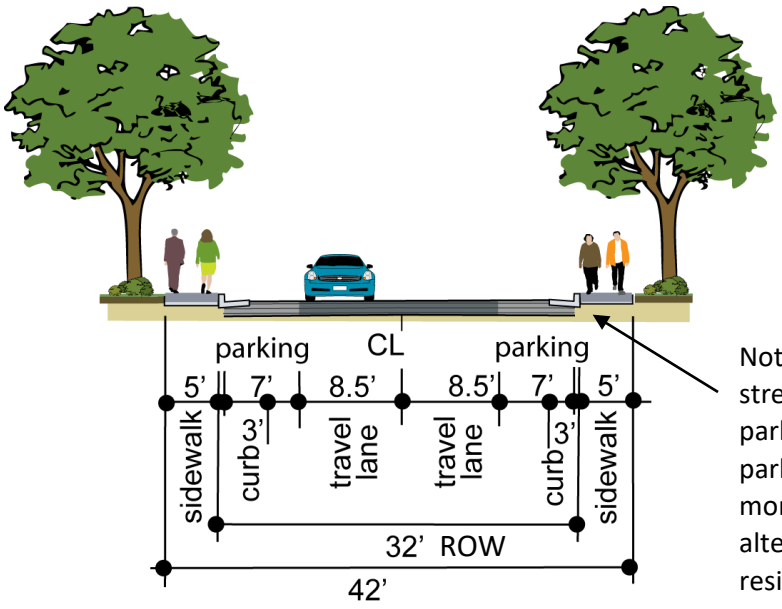
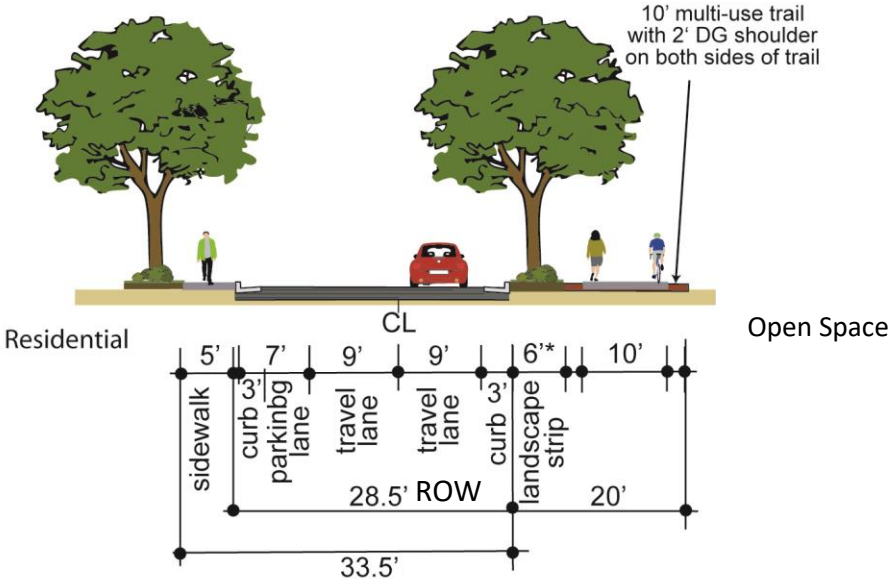


Figure 4-14 Minor Residential Street



Note: Vertical curb is required on all street sections abutting open space, parkways, pedestrian corridors, and parks. Rolled curb and gutter with monolithic sidewalk is an allowed alternative adjacent to single family residential uses.

Figure 4-15 Minor Residential Street Adjacent to Secondary Trail in Open Space



*Note: The landscape corridor adjacent to the 10' multi-use trail shall be a minimum of 6' and may be greater as the trail is located as near the wetland boundary as permitted by the USACE permit and site conditions. In some instances the landscape strip may be reduced to 2' for the DG path shoulder. Such reductions in the landscape corridor shall be limited to that area required to accommodate and protect wetland areas, and manage drainage.

Table 4-1 Summary of Street Standards

	Collector Street Adjacent to Basin and Secondary Trail	Standard Collector Street Adjacent to Secondary Trail	Standard Collector Street	Minor Arterial w/ parking	Minor Arterial	Rancho Cordova Parkway
Figure Number	**4-9**	**4-8**	**4-7**	**4-6**	**4-5**	**4-4**
Average Daily Traffic (ADT)	< 13,000	< 13,000	< 13,000	< 32,500[1].	< 32,500	<32,500
Speed Limit	25-35 mph	25-35 mph	25-35 mph	35-45 mph	35-45 mph	45 mph
Number of Travel Lanes	2	2	2	4	4	4
Width (back-to-back of curb)	29’	29’	43'	74'	74'	74'
Width (Total ROW)	34’	29’	43’	89’	74’	74’
On Street Parking Allowed	No	No	Yes	Yes[2].	No	No
Parking Lane Width (includes curb and gutter)	None	None	7.5'	8.5’	None	None
Bike Lane Width (4' lane plus 2.5’ gutter pan)	4' + 2.5’ gutter pan	4’ one side, 10’ secondary trail	5'	4' + 2.5’ gutter pan	4’ + 2.5' gutter pans	' 4’ + 2.5' gutter pan
Travel Lane Width	9’/10'	9'/10’	9'	11' (12' inside)	11' (12' inside)	11' (12' inside)
Left-Turn Lane Width (at intersections)	10'	10'	10'	10'	10'	10'
Striping Required	Yes	Yes	Yes	Yes	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	14'	14'	14'
Sidewalk Width	5’	7' on one side, 10’ secondary trail	7'	7'	7'	7'
Detached Sidewalk Required	No	Yes	Yes	Yes	Yes	Yes
Landscape Strip Width[2].	6' min. [3].	6' min.[3].	6'	15' incl. sidewalk or parking	15' incl. sidewalk	25' incl. sidewalk

Table 4-1 Summary of Street Standards (continued)

	Minor Residential Streets Adjacent to Secondary Trail	Minor Residential Streets	Standard Residential Streets Adjacent to Secondary Trail	Standard Residential Streets	Pedestrian Streets	Pedestrian Boulevard
Figure Number	**4-15**	**4-14**	**4-13**	**4-12**	**4-11**	**4-10**
Average Daily Traffic (ADT)	< 2,000	< 2,000	<7,000	< 7,000	<7,000	< 13,000
Speed Limit	25 mph	25 mph	25 mph	25 mph	25 mph	35 mph
Number of Travel Lanes	2	2	2	2	2	2
Width (back-to-back of curb)	28.5’	32'	29.5'	33'	34'	61
Width (Total ROW)	33.5’	42'	29.5’	33’	34’	61’
On Street Parking Allowed	Yes, on residential No adjacent to open space	Yes	Parking on residential side only	Yes	No	Yes
Parking Lane Width (includes curb and gutter)	7.5'	7.5'	7.5'	7.5'	None	7.5'
Bike Lane Width (4' lane + 2.5’ gutter pan)	None, 10’ secondary trail adjacent	None	None	None	4' + 2.5’ gutter pan	5’
Travel Lane Width	9'/9’	8.5'	9'/10’	9'	10'	11'
Left-Turn Lane Width (at intersections)	None	None	None	None	None	10'
Striping Required	No	No	No	No	Yes	Yes
Raised Median (face-to-face of curb)	None	None	None	None	None	14’
Sidewalk Width	5' on residential side, 10’ secondary trail	5'	6' on residential side, 10’ secondary trail	6'	6'	7’
Detached Sidewalk Required	No	No	Yes on open space, No on residential	Yes, on open space, No on residential	Yes	Yes
Landscape Strip Width [2].	6', may be reduced to 2’ adjacent to open space	None	6', may be reduced to 2’ adjacent to open space	6'	20'option on one side /12' incl. sidewalk	6' min.

1. Adjacent to alley loaded residential only.
2. Landscape widths may be reduced at pinch points.
3. City may require 6’ strip inside shoulder in-lieu of constructing one-half of a median on arterials and parkways.

4.5 TRAFFIC CALMING MEASURES

Collector streets and residential streets may include traffic calming devices to slow traffic and discourage non-resident traffic in neighborhoods. The measures also enhance the pedestrian experience, and thereby encourage people to walk by slowing traffic and provide shorter crossing distances at intersections.

The City has prepared a Neighborhood Traffic calming Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods. Please refer to City of Rancho Cordova web page to obtain the latest edition of the NTMP. The potential traffic calming measures may include but are not limited to the following examples.

4.5.1. Traffic Circles and Roundabouts

Traffic circles and roundabouts will be located at selected intersections of collector streets and primary residential streets within the Plan Area. Figure 4-16 illustrates a typical, conceptual traffic circle design. The specific design of these features will vary depending on the local street configurations and therefore, the design will be included in the tentative subdivision map and final map for the affected subdivision. Such features will be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval.

4.5.2. Intersection Bulb-outs and Lane Width Restrictions

Bulb-outs and lane width restrictions may be used at residential street intersections to slow traffic within neighborhoods. Figure 4-17 illustrates a typical intersection bulb-out design. The tentative subdivision map and final map for the affected subdivision will address location and specific design of these features. Such features are not mandatory, and the project applicant may develop them at their discretion with review by city plan review staff and the approval of the City Director of Public Works at the time of improvement plan approval.

Figure 4-16 Typical Traffic Circle

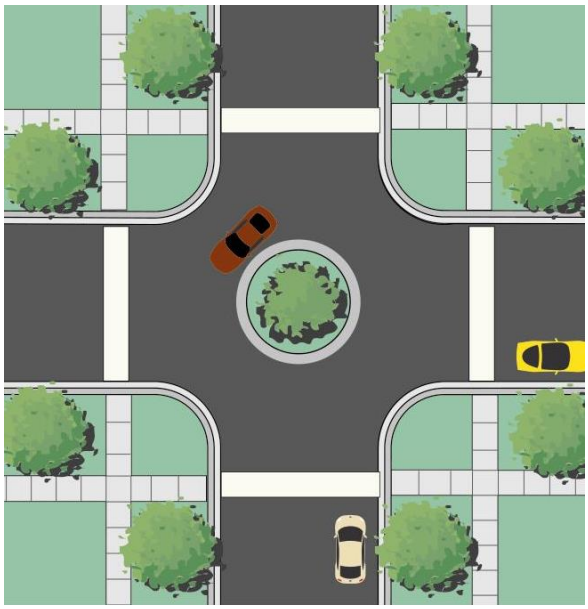


Figure 4-17 Typical Bulb at Residential Street Intersection

4.6 EMERGENCY RESPONSE ROUTES

The routing of major streets is constrained by the natural open space areas and the high school/middle school and community park complex that create barriers to through streets. Thus, the routes for emergency response are more constrained than might otherwise be in a Plan Area of this size and configuration. However, the major streets are aligned in a modified grid such that all portions of the Plan Area are not more than one half (1/2) mile from a major street. Interior streets, including collector streets and primary residential streets, provide relatively direct emergency access to the center of each neighborhood.

The open space areas are directly accessible in most instances from a public street that abuts the open space.

4.7 PEDESTRIAN PATHWAYS, BIKEWAYS AND TRAILS

The Rancho Cordova General Plan promotes a bicycle-friendly community, where cycling is a viable mode of transportation. To facilitate this goal, the SCSP provides a safe, inviting, and convenient network of bike paths and trails that connect residential, commercial, employment, transit, and recreational destinations.

The network includes a wide range of bike and pedestrian paths, ranging from sidewalks adjacent to all classes of streets, small pedestrian ways (paseos) within neighborhoods, and informal bike paths along the edge of open space areas. The SunCreek Parkway is a major recreation trail that extends over three miles through the heart of the Plan Area and connects to the citywide trail network at each end.

Figure 4-18 shows the primary bike routes, secondary trails (paseos), and Class II bike lanes.

Figure 4-18 also illustrates the planned configuration of residential streets such that neighborhoods will be designed and developed at a pedestrian scale, generally less than ½ mile wide with less than a ¼ mile walk to a neighborhood center, usually a school and/or park. The streets will be a modified grid system with short block lengths for ease of pedestrian and bicycle mobility.

Figure 4-23 illustrates the accessibility of residences to the primary bikeway trail system. Approximately 96% of all homes are within ¼ mile of the primary trail system.

The alignment of bike trails that cross minor residential roads and collectors shall vary from its normal alignment swinging towards the centerline of the paralleling street as the trail approaches the intersecting street. The bike trail should connect with the handicap ramp at the curb return and cross the intersecting street at the location of the crosswalk.

After crossing the intersecting street, the bike trail would swing away from the street to its normal alignment. Applicable bike trail design standards shall apply to all trails. The appropriate striping, signing and bollards shall be used to warn the driving public of the bike trail crossing.

4.7.1. SunCreek Parkway (Primary Bike Route)

The SunCreek Parkway is a major off-street backbone trail system that ties the neighborhoods together and connects them to the other key destinations within the Plan Area and surrounding community. On-street bike lanes and pedestrian friendly streets augment the trail system to provide direct point-to-point connections between key uses within the plan.

Figure 4-18, Primary and Secondary Trails Master Plan

The backbone trail system connects residents to other major destinations such as schools, parks, transit stops, shopping, and job locations. The Parkway includes a portion of the planned citywide master bike trail system that runs through the heart of the Plan Area with connections to the surrounding community.

The typical bike path along the SunCreek Parkway will have a ten-foot (10') wide pavement section and two-foot (2') wide shoulders on both sides of the trail. The portion of the SunCreek trail along the City's primary bike trail will have a 12' paved section and two-foot (2') wide shoulders on both sides of the trail.

Figures 4-20 through 4-22 illustrate the typical cross sections for the primary trail in various conditions found in the plan.

4.7.2. Bikeway Connections to the Regional Bikeway

The SunCreek trails will provide a connection to any future regional parkway along the Folsom South Canal at the intersection of Kiefer Boulevard and Sunrise Boulevard. As described in the Rancho Cordova Bikeway Master Plan (March 2011) (p.5-1) the connection to the citywide primary bike route will provide additional connections to existing and planned regional trail systems including the American River Bike Trail at Lake Natoma and future potential trails eastward along the Deer Creek drainage and along Laguna Creek to the Cosumnes River.

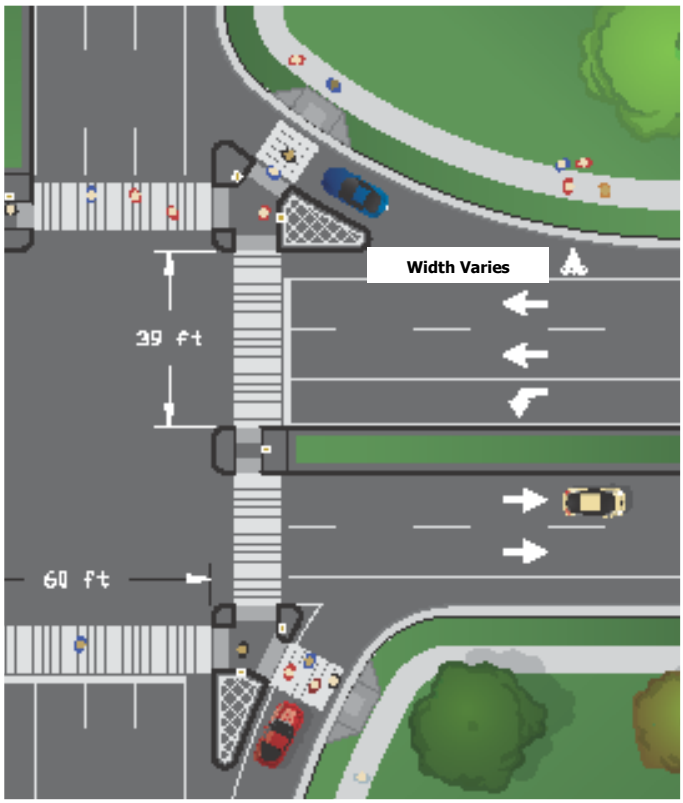
4.7.3. Bike Route Major Street Crossings

Major bicycle and pedestrian trails will cross major streets at specific locations throughout the Plan Area illustrated in Figure 4-18. Grade separated crossings over or under the roadway could occur at the general locations depicted. The design of some at-grade crossing will allow conversion to grade separated crossings if deemed appropriate in the future.

Major arterial street intersections will require special center medians and safety islands at turning lanes to provide a safe crossing for bicycles and pedestrians as illustrated in Figure 4-19. Lighting, signage, striping and colored, textured paving will enhance at-grade crossings.

Similar at grade crossings may be located along roadway links where there is no intersecting roadway. This will provide continuity for major bike and pedestrian routes that may not cross at street intersection

Figure 4-19 Conceptual Arterial Street At-Grade Crossing



4.7.4. Greenway and Paseos

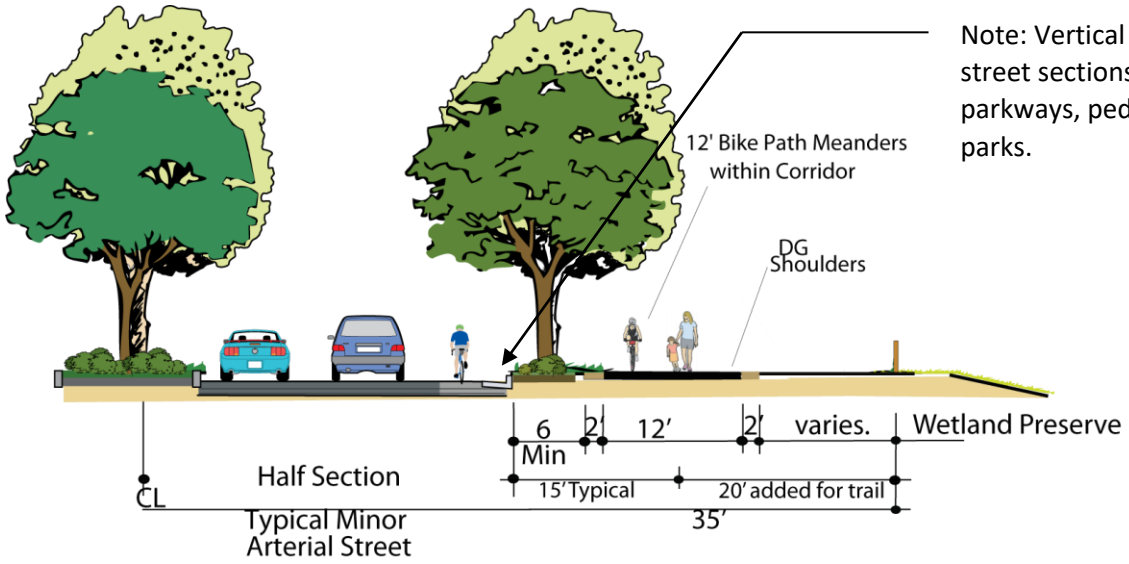
The SunCreek Specific Plan includes a network of Landscaped Greenways, Paseos and Pedestrian Promenades that connect to the backbone trail system and enhance the pedestrian and biking experience. Nearly all residences are less than ¼ mile from this network, as shown in Figure 4-23.

Most of the greenways are adjacent to the open space core and provide the route of the SunCreek Parkway trail system through the center of the Plan Area. Additional Paseos and Pedestrian Promenades in key locations extend the reach of the backbone trail system and provide more convenient access and direct bicycle and pedestrian travel routes. The SCSP establishes the general size and location of these corridors, but detailed designs will be further refined with future tentative maps and improvement plans. Site plans for mixed-use commercial centers that include Paseo or Pedestrian Promenade shall include such pedestrian ways as part of the design review process. The associated landscaping and amenities provide an attractive experience while taking into account safety issues and minimizing water use and maintenance costs.

4.7.5. Safe Walk to School Routes

The location of the schools and the design of the street and pedestrian network is designed to facilitate and encourage walking or biking to school. Elementary schools are located in the center of neighborhoods to shorten walking distance and minimize major road crossings. Approximately 93% of all residences are within ½ mile of an elementary school. The schools are adjacent to primary residential or collector streets that provide safe connections to the surrounding neighborhood. Figure 4-18 shows schools connecting to the backbone trail system for easy access from neighborhoods and safe crossing of major streets, when necessary. Similarly, the high school / middle school complex near the center of the Specific Plan links to the backbone trail system for easy access.

Figure 4-20 Primary Trail Adjacent to Arterial Street and Open Space



Note: Vertical curb is required on all street sections abutting open space, parkways, pedestrian corridors, and parks.

Figure 4-21 Secondary Trail Adjacent to Arterial Street and Commercial Land Use

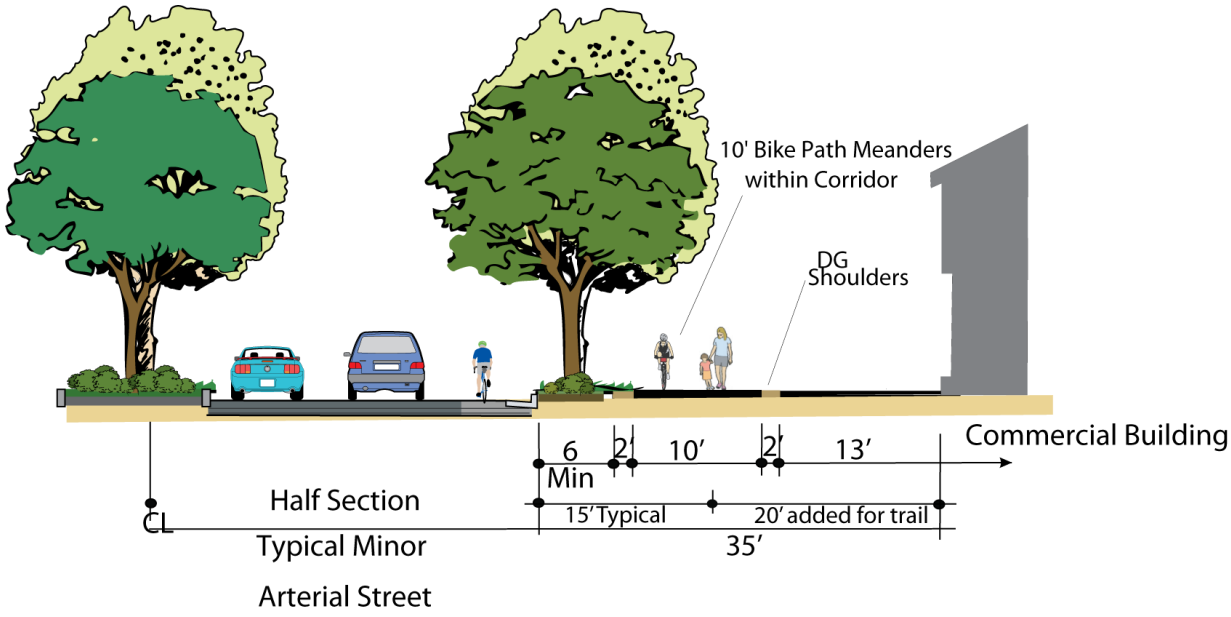
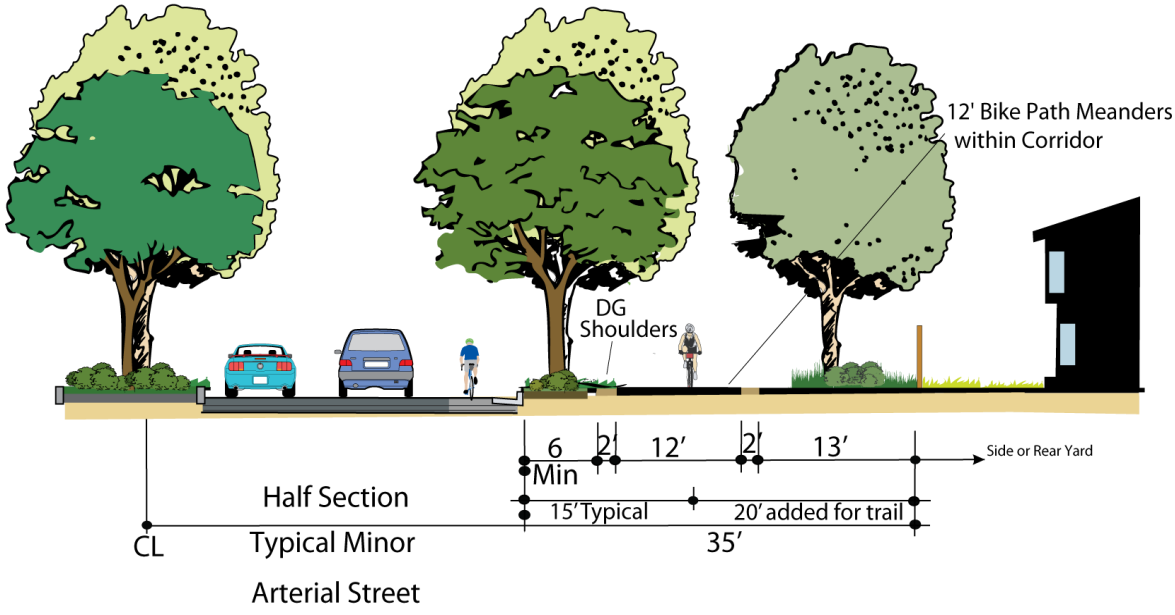


Figure 4-22 Primary Trail Adjacent to Arterial Street and Single-Family Residential



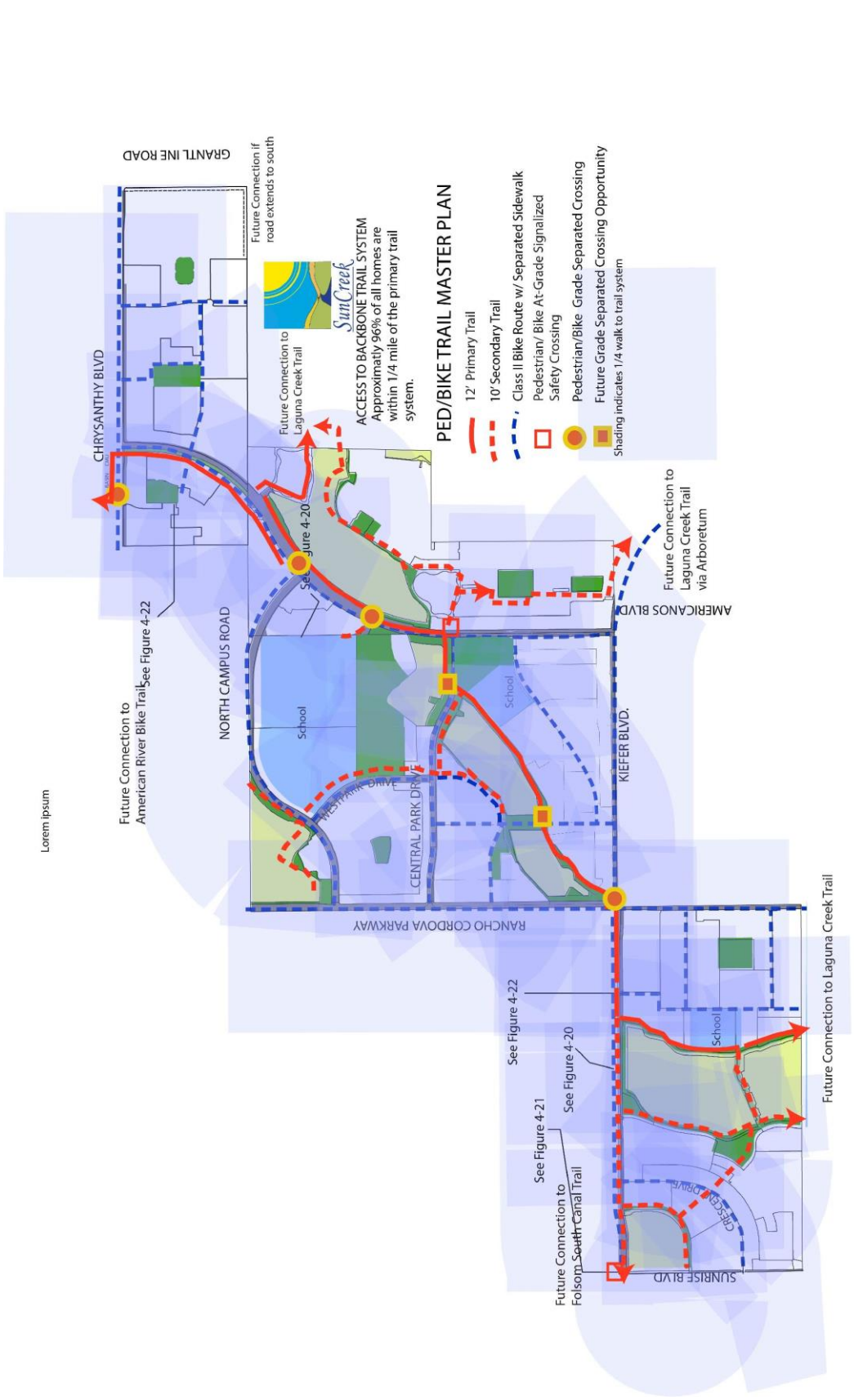


Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan

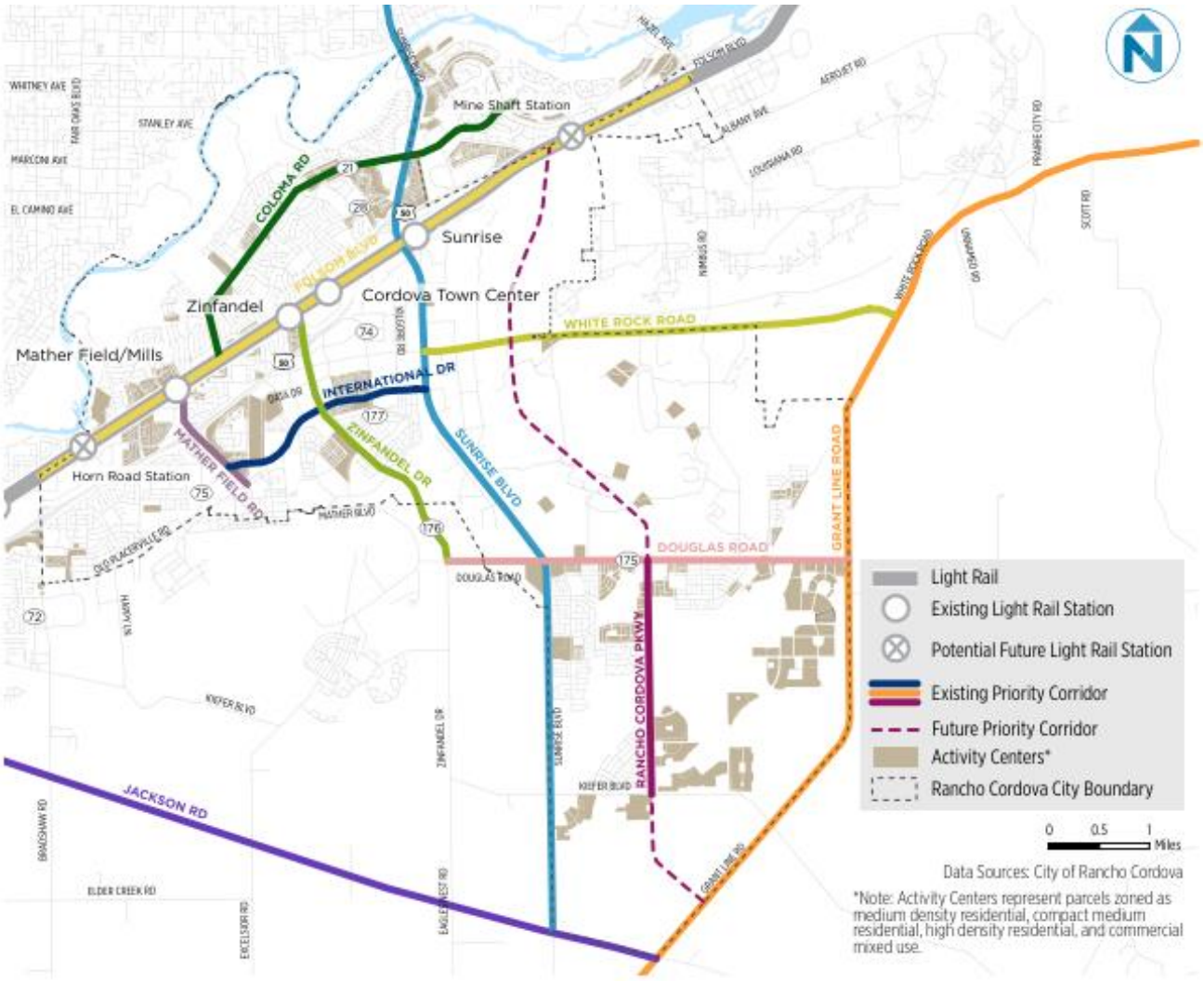
4.8 PUBLIC TRANSIT

The General Plan establishes transit as a key component of the City's Circulation Plan. Currently, Sacramento Regional Transit District is the regional transit provider that operates bus and light rail service in and around Rancho Cordova.

The light rail transit (LRT) service parallels Folsom Boulevard, connecting downtown Sacramento with the City of Folsom, including transit stations in the City of Rancho Cordova.

In addition to Regional Transit, the City initiated transit services with the CordoVan service in the Zinfandel Corridor in the summer of 2009. The City of Rancho Cordova Mobility Master Plan identifies Rancho Cordova Parkway and Sunrise Boulevard as priority corridors that are critical transportation connections. These corridors connect areas throughout the city that are zoned for medium residential, high residential, or commercial development. Care needs to be taken in ensuring that the design of these corridors support multi-modal choices.

Figure 4- 24 Rancho Cordova Priority Corridors



Shuttle services will provide access to neighborhoods and businesses within the city and will connect to Regional Transit's Light Rail Gold Line. Proposed regional services, coordinated with Sacramento Regional Transit, will focus on future Enhanced Transit routes and additional stations along the Light Rail Gold Line.

Neighborhood shuttles (CordoVan) will feed both the transit routes. Rancho Cordova Parkway through the SunCreek Plan Area can accommodate such future transit use. The site design concept for the commercial use at the intersection of Rancho Cordova Parkway and Central Park Drive will facilitate transit-oriented development. Refer to Volume II: Development Regulations, Section 1.6.10.

As the city grows, new routes will connect residential, commercial, office, and industrial areas. Potential new transit series include "enhanced transit," jitneys, trolleys/streetcars, and other services that connect to the existing system.

Potential bus transit routes in the Plan Area could be located along Kiefer Boulevard, Rancho Cordova Parkway, North Campus Drive and Americanos Boulevard to provide connectivity to the major activity centers in the Plan Area.

Figure 4-25 illustrates the ¼ and ½-mile walking radius around anticipated transit stops in the described routing. Under these conditions, approximately 65% of all homes will be within ½ mile of a future transit stop. The backbone trail system will provide safe and direct access to the transit stations from the remaining homes.

4.8.1. Bikeway Connections to Transit

The SunCreek backbone trail system depicted in Figure 4-18 provides direct bicycle and pedestrian connections between the neighborhoods and the potential transit stop locations shown in Figure 4-24 and will feed the City's planned Signature Transit Route and Enhanced RT bus routes.

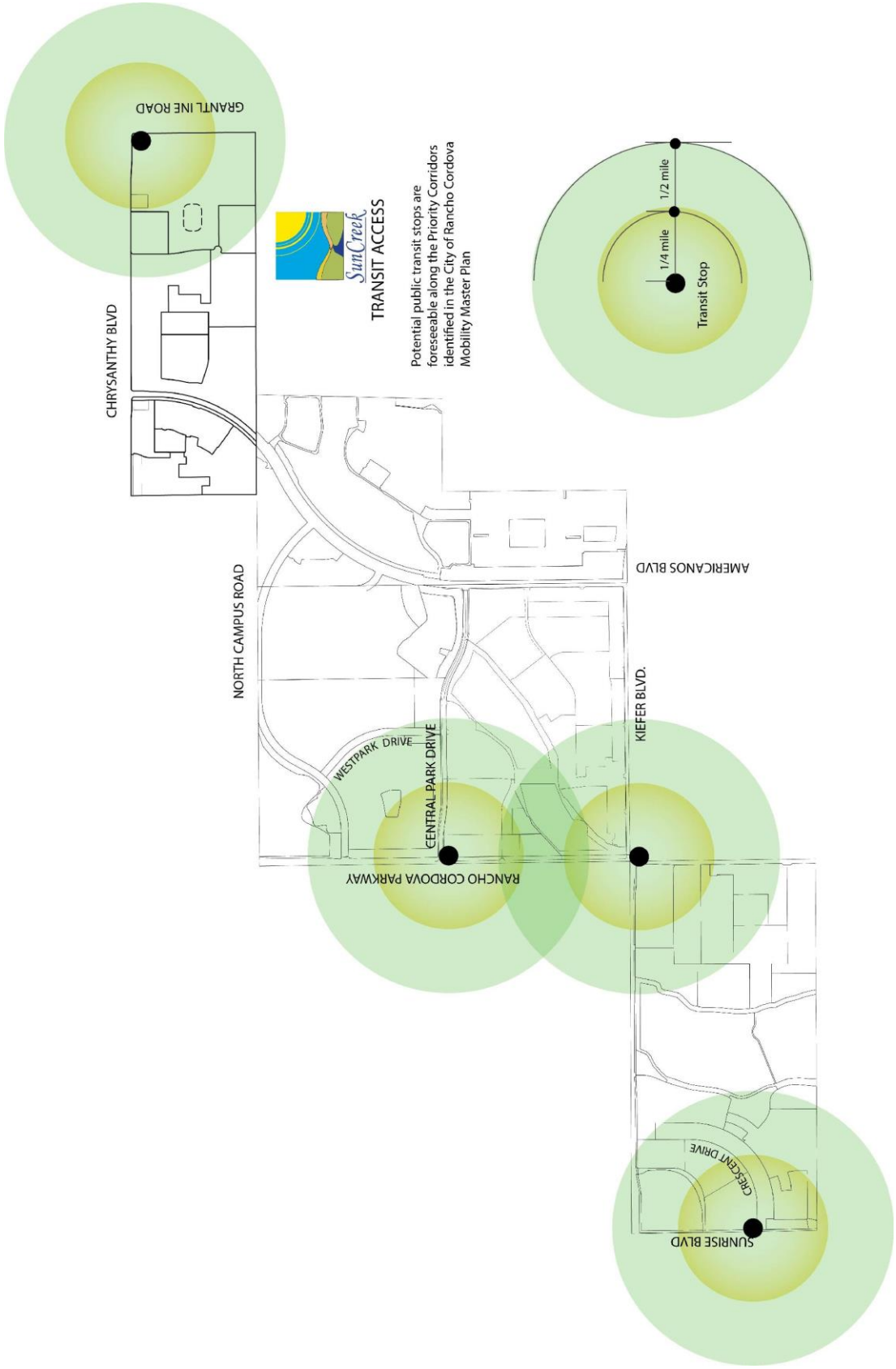


Figure 4-25 Potential Transit Stop Locations

4.9 SPECIFIC PLAN CIRCULATION POLICIES

The following policies are adapted from the General Plan for the SunCreek Plan Area.

Policy C 1. The SunCreek Plan Area shall discourage the use of cul-de-sacs on local roads, except where they are necessary due to site-specific concerns, such as property boundaries or habitat areas that preclude construction of through routes. When cul-de-sacs are used, they provide bicycle and pedestrian connections to trail systems or adjacent major or connector streets.

Policy C 2. The SunCreek Plan Area shall install traffic pre-emption devices for emergency vehicles (police and fire) at signalized intersections.

Policy C 3. The SunCreek Plan Area shall provide adequate access for police and fire vehicles where traffic calming devices or techniques are employed.

Policy C 4. Each park, school, commercial, office and multi-family use must provide at least one connection to the bikeway and pedestrian network. The connection will take the form of a paved and landscaped route between the main pedestrian path in the project and the adjacent bikeway.

Policy C 5. The trails, pedestrian paths and local pedestrian streets shall be an interconnected system of recreational and travel routes.

Policy C 6. The following table establishes the minimum widths for sidewalks in the SunCreek Plan Area. The City may adjust or increase these to accommodate special circumstances of individual projects. Meandering sidewalks are acceptable in wide landscaped areas and should follow a natural shifting alignment rather than an un-natural oscillating alignment.

MINIMUM SIDEWALK STANDARDS

Street Classification	Sidewalk Width
Residential	5-6 feet
Commercial	7 feet
Major Arterial	7 feet

Policy C 7. The SunCreek Plan Area shall provide on-street bike lanes along all connector roadways and on local and major roadways.

Policy C 8. The SunCreek Plan Area shall use enhanced at-grade crossings, or grade-separated crossings if feasible, where the SunCreek Parkway crosses Rancho Cordova Parkway, Americanos Boulevard, and Chrysanthy Boulevard.

I.5. COMMUNITY DESIGN

5.1 PURPOSE

The Community Design Chapter addresses the community character in the areas that are commonly visible to the public. Primarily this is the street public right of way but may also include areas visible from the streets such as open space, parks and schools and landscaped areas outside of the right of way.

The community features addressed in this chapter include:

- streetscape and corridor landscapes,
- gateways,
- open space edges
- water management basins
- pedestrian promenades and trails,
- art in public places
- landmark opportunities

In addition to these specific features, this chapter also addresses the overall organization of neighborhoods and the hierarchy of the streets as a community design feature.

5.2 COMMUNITY DESIGN OBJECTIVES

The General Plan Urban Design Element promotes a high quality of life for the residents of the community. The SCSP responds to issues and objectives identified in the General Plan. These include:

- Ensuring that new development contributes to a sense of place and identity.
- Creating a high-quality urban design and architecture that is visually pleasing and inviting.
- Generating a theme with continuity through architectural elements, landscaping, lighting, signage and other features.
- Establishing compact mixed-use development that facilitates walking or cycling to work, stores, restaurants, and parks via pleasant pedestrian- and cyclist-friendly streets.
- Siting buildings within a project and along the street in pedestrian-friendly ways, along with encouraging high quality project design.

5.3 RELATIONSHIP TO OTHER ELEMENTS, PLANS AND PROGRAMS

This chapter is closely related to Volume II: Development Regulations. This chapter lays out concepts and intent for public spaces. Volume II: Development Regulations provides detailed standards for the private development areas.

This chapter also corresponds with Chapter 4, Circulation in that it addresses the design features of the streets defined in that chapter.

The neighborhood design standards implement the land use form concepts established in Chapter 2, Community Vision.

This chapter also provides design details that help to implement the protection of the resource conservation areas established in Chapter 6, Natural Resources.

5.4 COMMUNITY DESIGN SETTING

Gently rolling terrain and the dominant drainage corridor that will remain in permanent open space characterize the Plan Area.

The natural drainage way corridors will be accessible to the public along the edge of the preservation area open space. Therefore, the open space will provide a visual identity for the entire Plan Area. Natural vegetation species will provide an attractive visual edge to the open space and the surrounding neighborhoods.

The major east-west boulevards and the major drainage corridor will retain distant vistas toward the Sierra Nevada to the east. Attention to these distant views in the site design for all uses adjacent to the major east-west boulevards and the major corridor would add a notable design character to the plan.

5.5 COMMUNITY DESIGN THEMES

The fundamental community image theme of the Plan Area is pedestrian scale neighborhoods surrounding small, sheltering public spaces linked visually to large, contiguous open spaces. Small nodes of lively color and activity interconnected by a network of pedestrian and bicycle travel ways comprise the community. The public spaces will be focal points of design.

Small gathering spaces will be a hallmark of the commercial and public areas in SunCreek.

Clustered building forms, bright colors, water features, functional art, attention to detail, comfortable sitting areas, and space for people to gather will be hallmarks of the central districts.

Beyond the central districts, the dominant theme element will be the open space. Landscaping, materials, lighting and signage will take their cues from the natural elements. Landscaping will tend to be naturalized rather than formal. Turf will be used sparingly, and the plant palette will favor native or native compatible species. Natural ground covers, such as pea gravel and decomposed granite will be common.

5.6 NEIGHBORHOOD FORM

The SCSP emphasizes the livability of neighborhoods in the design for pedestrian friendly streets, ease of pedestrian access to the commercial and commercial mixed-use centers, and in the design of neighborhoods with their orientation to neighborhood parks and linear open space.

The neighborhood spatial form relates directly to the land use principles set forth in SCSP Chapters 2 and 3. In keeping with the General Plan building block concepts and the General Plan Land Use Smart Growth Principles, (refer to SCSP Sections 2.2.1 and 2.2.2) the SunCreek residential neighborhoods will be pedestrian friendly with a well-defined core of public and commercial uses. A network of pedestrian corridors that extend outward from the commercial center and connect with the neighborhood parks serves each neighborhood.

As illustrated in Figure 2-3, the neighborhoods in the Specific Plan will be generally consistent with the following guiding principles.

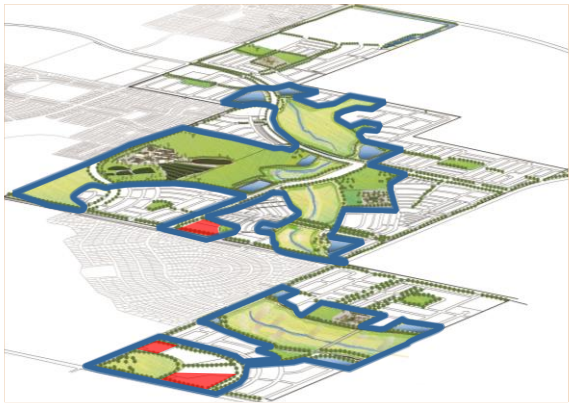
- Neighborhoods have a radius of approximately one-quarter to one-third mile.
- The edges of the neighborhood are identifiable by use of landscaped areas along major streets or natural features, such as permanent open space.
- Each neighborhood includes a distinct center, such as an elementary school, neighborhood park, and/or a mixed-use commercial area within a reasonable walking distance of the homes, approximately one-half mile.
- Residences are oriented toward the parks and open space. The neighborhood parks

have frontage on at least two single-loaded streets to provide for visibility and ready access.

- A single loaded street and/or a pedestrian trail, as illustrated in Figure 5-1 front all open space areas.

5.7 OPEN SPACE AND THE GREAT PARK CONCEPT

The "Great Park "concept includes not just the community park and open space, but all of the public buildings and spaces connected to those features. The "Great Park" is similar to the "Great Room" concept in residential design in which several living spaces are interconnected through a flowing open room.



In the Great Park concept the extensive open space is the focal element that links clustered public spaces to maximize open feel. The open space visually extends these active public spaces to allow maximum connectivity and grand vistas.

Figure 5-1 illustrates the core structure of extensive open space, parks, and school complex in the center of the plan. This expansive open area provides the signature feature for the community that includes the major social, recreational, and institutional elements. This core area also serves as the hub for the pedestrian network.

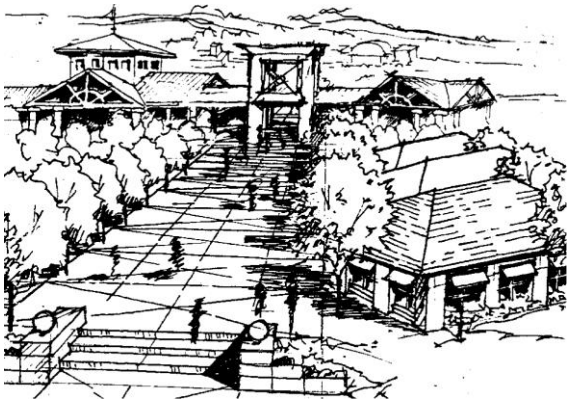
5.8 LANDMARK OPPORTUNITIES

The proposed land use pattern provides some interesting possibilities for landmarks that would add to the distinctive character of this plan area.

The rolling terrain and the extensive open space will allow views of landmark buildings within the Plan Area. For example, the proposed high school/ middle school and community park complex will occupy some of the highest ground in the Plan Area. Figure 5-1, Community Design Features identifies this prominent location.

Not only is this a large, visually prominent area, it connects directly to the linear open space afforded by the resource conservation area and the adjacent buffer areas.

Similarly, the open spaces adjacent to the Village Center sites will provide attractive vistas from the adjacent roads and open space areas.



Conceptual view of landmark buildings.

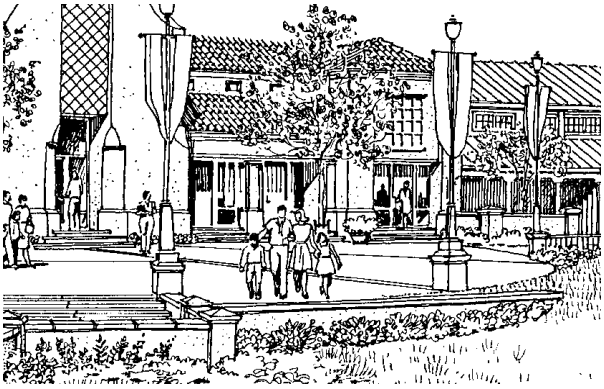
Distinctive architecture and landmark buildings located in the school campus and the commercial centers would be visible for considerable distances due to the relatively higher elevation and the adjacent open space.

Figure 5-1 SunCreek Core Open Space

- The Elk Grove Unified School District is encouraged to include a dominant building near the highest elevation on the high school/middle school campus to create a landmark feature visible from a distance.
- All development in Village Center (VC) zone districts shall include a building form that serves as a landmark feature.

5.9 PEDESTRIAN PROMENADES AND TRAILS

Pedestrian trails will be common throughout the Plan Area; however, there are opportunities to create enhanced pedestrian areas that become promenades in the Village Center and Regional Town Center areas. As envisioned in this plan a promenade is a wide pedestrian concourse with landscaping, pedestrian scale lighting, and seating areas. Outdoor dining, food carts, shops and entertainment would be located adjacent to, or near, the promenade. The intent is to provide specific locations for people to walk and socialize in a community setting.



Example of promenade adjacent to commercial use and open space.

Figure 5-2, Community Design Features identifies three potential promenade locations. Each of these is adjacent to a commercial center and passes by open space or a park. Two of these are adjacent to a resource preservation area or a drainage course that could provide an open space edge. The third promenade is along Central Park Drive where a pedestrian street provides a wide sidewalk connecting the Village Center on Rancho Cordova Parkway to the community park and high school complex.

5.10 ART IN PUBLIC PLACES

The use of art in public places, both in civic locations and as part of private developments, contributes to the identity and character of the SCSP. Public art can enhance the landscape and provide focus within public spaces.

The individual builder may include art in public places as an optional amenity. Art is not limited to conventional pieces, such as statuary and murals, although these have their place and are welcome in the community. Art can be an integral part of the public space that includes street furniture, playground equipment and other utilitarian features. The SCSP endeavors to make art an integral component of the built environment by encouraging opportunities for art in the most common elements of the community.

Art as a play structure.

RCMC Section 23.722.050 identifies public art as an additional amenity in pedestrian-oriented spaces, particularly those greater than 5,000 square feet. Volume II includes a guideline for art in public places within the Center form-based zone designated areas.

Art as a public sidewalk improvement.

Art in public spaces.

5.11 STREETSCAPE AND CORRIDOR LANDSCAPES

The backbone street system including the minor arterial streets, collector streets and pedestrian streets defined in Chapter 4 establish the framework for the neighborhoods. Typically, these streets form the edge of neighborhoods rather than slicing them into sub-areas.

5.11.1. Major Street Characteristics

Streets are a primary, inviting public places in a community. The general objectives for all streetscapes are:

- Provide identity and sense of place for the SCSP.
- Reinforce the sense of pedestrian scale in areas intended for pedestrian use.
- Create defensible and visually accessible common areas.
- Screen unattractive but essential features, such as utility equipment installations.
- Conserve water.

Table 4-1 in Chapter 4 Circulation provides the specific standards for landscape corridor widths along all arterial and collector streets.

5.11.2. Neighborhood Street Characteristics

Local streets offer a variety of vehicle and pedestrian paths connecting to the major roadways. This street system disperses traffic to create greater variety in route choices and distribute traffic throughout the neighborhood.

Tree canopy shading will be typical on all neighborhood streets.

As described in Chapter 4, Circulation, the neighborhood streets will be as narrow as traffic safety will allow enhancing the pedestrian scale. As described in Volume II: Development Regulations, homes may be placed near the sidewalk and should provide a porch or other living space oriented to the street.

5.11.3. Street Landscaping

Landscaping should soften the built environment and create attractive places. Landscaping should relieve the overall mass and scale of the structures, frame outdoor spaces, and create a strong sense of place. Landscaping should also reduce the heat-island effect caused by paved surfaces and minimize the need for irrigation. The landscaping helps to create visual interest and promotes and nurtures the concept of an "urban forest". Given the relatively dry setting and the lack of native trees in the plan area, the landscaping will emphasize drought resistant native or native compatible species.

On the major streets, trees will provide shade along the street edge and sidewalk. Shrubs and groundcovers will be selected for an open, naturalized look, rather than placed in regimented rows.

Example of naturalized landscaping.

5.11.4. Streets Along Open Space Edges

Open space is a dominant visual feature in the Plan Area. In many locations, streets will run adjacent to, or cross, open-space areas. Figure 5-1, Community Design Features illustrates the location of the major streets adjacent to natural open space. Arterial and collector streets, notably Kiefer Boulevard, Rancho Cordova Parkway and Americanos Boulevard will cross the open space corridors. Many local residential streets will also front on open space as shown in Figure 5-2 Community Design Features. These conditions present special opportunities to view the open space at many locations throughout the plan. This exposure to the extensive open space along roadsides will help reinforce the unique character of this plan.

5.11.5. Street Furnishings

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) within landscape corridors shall not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk.

5.11.6. Street Lighting

Volume II: Development Regulations provides detailed standards for outdoor lighting. In general, the street lighting plan will emphasize pedestrian lighting.

5.11.7. Walls and Fences

The Plan generally minimizes the need for sound walls along the major street corridors. Alley loaded town homes, cottages, multi-family housing, parks, open space, and commercial uses are the most common uses located along major streets. Walls and fences screen public facilities, provide sound barriers, privacy, and security for private property, and bar entry to environmentally sensitive areas.

Volume II: Development Regulations Section 1.5.6 provides development standards for walls and fences.

5.11.8. Neighborhood Gateways

Neighborhood entrances are enlarged landscape areas added to the landscape corridors at highly visible street intersection locations. Entrances

Figure 5-2, Community Design Features

provide a distinct gateway and a common design element that visually distinguishes individual neighborhoods in the Plan Area. Inclusion of a common design element, color, symbol or other distinguishing characteristic will also establish an identity for the entire SunCreek Plan Area.

Figure 5-2 Community Design Features identifies the conceptual location of neighborhood gateways throughout the plan. The applicant for individual subdivisions will determine the specific location and design character of the gateways.

5.12 WATER MANAGEMENT FEATURES

Water management basins are typically located along the edge of the primary drainage corridor. Figure 5-2 Community Design Features shows the location of the basins. Additional basins may be required within the planned development areas.

The significant number of basins and their prominent locations make them a dominant visual element.

All basins will be visual amenities that are an extension of the landscape on the nearby streets. In most instances, this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a permanent pool serving water quality purposes.

Example of naturalized detention basin adjacent to landscape corridor trail.

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I.6. NATURAL RESOURCES

6.1 PURPOSE

The Natural Resources Chapter identifies the ways in which the SunCreek Specific Plan (SCSP) will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also addresses conservation of all resources, including air, water supply and quality, soils, and energy for the common good. This Chapter identifies the preservation of wetland and habitat resources within the Plan Area.

6.2 OBJECTIVES

The resource objectives addressed in this Chapter respond to the General Plan. These include:

- Protecting wildlife and wetlands areas.
- Ensuring compatibility and mutual benefit, to the maximum extent feasible, between mitigation preserves and urban development.
- Reducing the impacts of new development on the use of water resources.
- Maintaining continuous and uninterrupted connections between mitigation preserves where not interrupted by existing development to allow species migration and minimize habitat and species isolation.
- Reducing solid waste production and promoting recycling activities that seek to reduce the amount of solid waste to state-mandated levels.

6.3 NATURAL RESOURCES

The Plan area includes gently rolling grassland crossed by shallow natural drainages. Various wetland types, including vernal pools, are found throughout much of the area but are generally concentrated near the Laguna Creek drainage corridor.

Image of the primary drainage corridor following a winter storm. This area would be part of the proposed natural resources preservation area.

6.3.1. Conceptual Level Strategy

In March through May 2004, representatives of the US Fish and Wildlife Service, US Environmental Protection Agency, and the US Army Corps Engineers (Agencies) met to formulate a conceptual-level strategy for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise-Douglas Community Plan Area (SDCPA), of which the SunCreek Plan Area is a part.

The intended result of this effort is to achieve reasonable protection and conservation of federally threatened and endangered species consistent with the Corps' obligations under Section 7(a) (2) of the Endangered Species Act (ESA), while taking a regional approach to avoidance and minimization of impacts to waters of the US, including wetlands, in accordance with Section 404 (b) (1) guidelines under the Federal Clean Water Act.

To meet the goals of ESA and the Clean Water Act, the Agencies arrived at the boundaries of "Preserve Areas" based on best professional judgment and best available information regarding regional and site-specific biology and hydro-geomorphology (such as wetland delineations, species accounts, and environmental impact reports), while recognizing that development is planned in the area. Of particular focus is the preservation of vernal pool complexes and corridors for Morrison Creek and Laguna Creek.

The developers and planners used the conceptual level strategy to guide the planning of the projects in the SunCreek Plan Area.

In October 2018, the County of Sacramento, the Cities of Rancho Cordova and Galt, and other agencies adopted the South Sacramento Habitat Conservation Plan (SSHCP). The SSHCP Area, which includes the SunCreek Plan Area, establishes a regional conservation approach for preserving wetlands and sensitive habitats and mitigating for the impacts of development. The SSHCP incorporates the underlying wetland preservation principles that were included in the conceptual level strategy. The developers and planners of the SunCreek Plan Area worked extensively with SSHCP staff during development of the SSHCP to coordinate the SunCreek wetland preserves, wetland buffers and adjacent land uses, as illustrated in Figure 6-1, to ensure they would conform to the SSHCP. The land use plans for the SunCreek Specific Plan are expected to conform to the SSHCP requirements.

6.3.2. Strategy Principles and Standards

The following ten principles form the basis for the conceptual strategy. These principles and the identified Preserve Area guide the development of the SunCreek Specific Plan and its associated infrastructure master plans.

Principle 1. Maintain the overall hydrologic integrity of the Preserve Areas so as to ensure that there will not be a net loss of functions and values in the preserve areas as a result of adjacent development. This includes minimizing changes to the distribution, frequency and duration of flows, including restricting summer nuisance flows.

Principle 2. Maintain corridors and large areas for wildlife and the propagation of flora. Preserve vernal pool hydrology and integrity to benefit listed plants and invertebrates. Establish interconnected conservation areas that are managed in perpetuity and tie into existing local and regional planning efforts. Provide for meaningful conservation of sensitive plant habitats for species integrity and long-term survival.

Principle 3. Manage storm water flows to minimize changes to the existing flow regime and to maintain or improve existing water quality in the Preserve Areas, including minimizing changes to the baseline flows in the receiving waters to the extent practicable and not allowing untreated discharges to occur to the aquatic resources in the Preserve areas.

Principle 4. Use elevated roads, arched culvert crossings and other practices for transportation corridors that must traverse Preserve Areas to the extent that is practicable to minimize direct and indirect impacts to aquatic resources in the Preserve Areas and to avoid significant impacts to the functions and values of the Preserve Areas.

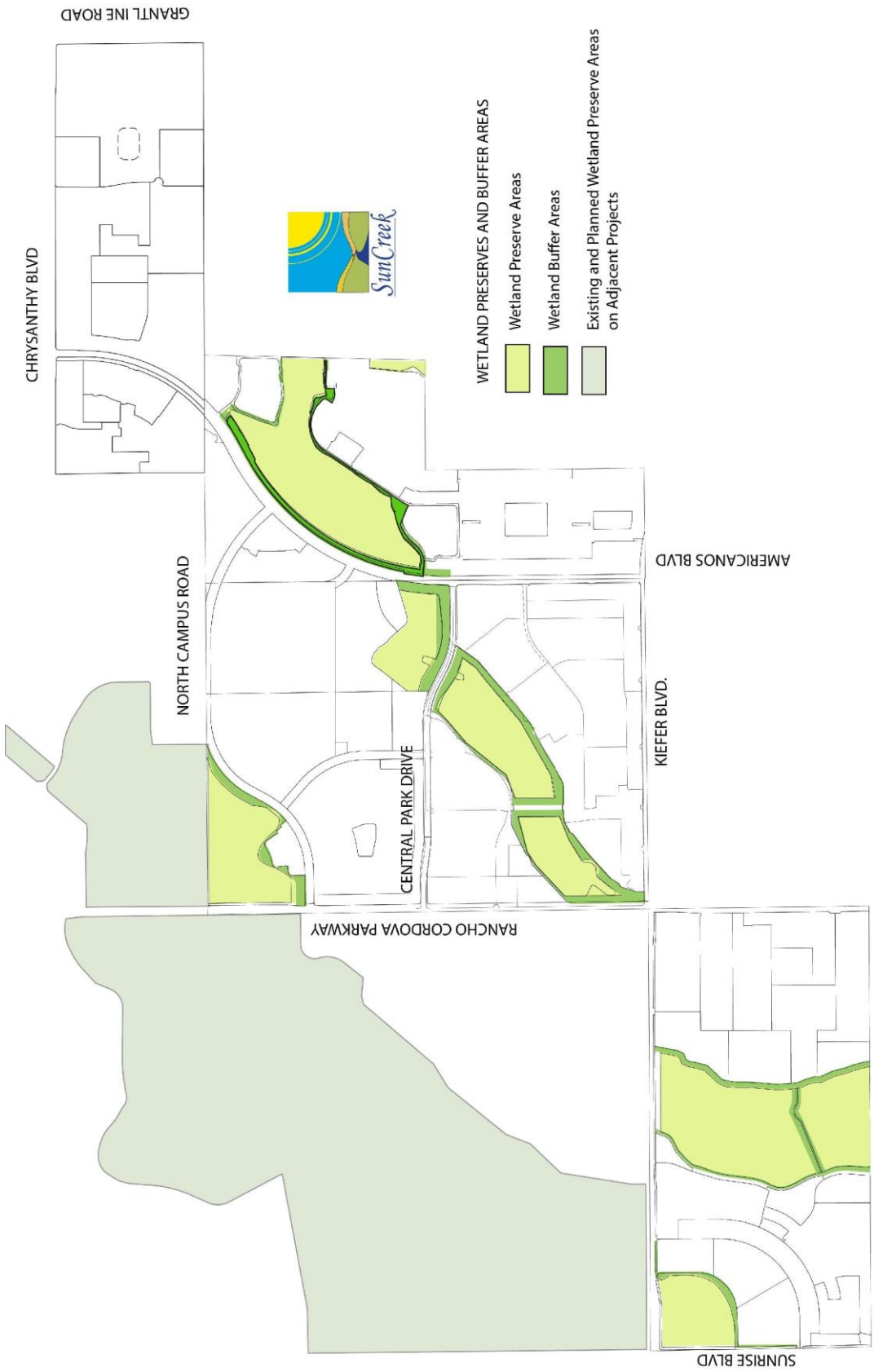


Figure 6-1 Location of Proposed Natural Resource Preservation Areas

Principle 5. Use conservation design elements to minimize the effect of adjacent development on the Preserve Areas by constructing, to the extent practicable, single-loaded roads where housing directly abuts Preserve Areas, designing roadside landscaping to drain (surface and subsurface) toward urban features and not towards the Preserve Areas, and orienting houses so that the front living area faces the Preserve Area. Fences should be low and not restrict visibility into the Preserve Area. Impervious surfaces would be minimized. Within the development area, storm water/water runoff plans would be designed to use BMPs such as vegetated swales, infiltration trenches, and constructed wetland filter strips to treat storm water and water runoff from the development areas.

Principle 6. Locate compatible land uses next to Preserve Areas. The preferred land uses adjacent to the Preserve Areas are parks, hiking trails, athletic fields, and other forms of open space areas. Trails and bike paths to provide circulation within a development area would generally be located outside the Preserve Areas; and would only be permitted to cross the Preserve Areas if it is determined, on a case-by-case basis, that such crossings are necessary from a circulation standpoint and will be constructed in a manner that prevents adverse impacts to the functions and values of the Preserve Areas.

Principle 7. Mow-only firebreaks may be located at the outer edges of Preserve Areas. Mowing within the Preserve Areas should be conducted consistent with achieving the goals of the preserve management plan, including promoting native/discouraging non-native species. Firebreaks that necessitate herbicide application or tilling, plowing or other soil disturbance would be located outside of the Preserve Areas.

Principle 8. Ensure Preservation Areas are protected in perpetuity. This includes establishing buffers and not locating lot lines within the preserve boundary. Areas would be protected in perpetuity through conservation easement that is adequately funded for maintenance and managed by a conservation-oriented third party. Preserve Areas would be fenced and signed.

Principle 9. Implement mitigation measures (avoidance, minimization, and compensation) that adequately offset direct and indirect impacts to aquatic resources and listed species. In general, establishing the Preserve Areas is considered a regional measure to achieve impact avoidance and minimization. Vernal pools that are directly impacted by projects should be mitigated at ratios equal to or greater than 2:1 for preservation and 1:1 for creation/restoration. Vernal pools indirectly affected should be mitigated at ratios equal to or greater than 1:1 for preservation and 1:1 for creation/restoration. Preservation and creation/restoration will generally be completed in the same watershed but not within, or in a way that would affect, existing wetland complexes. On a case-by-case basis, preservation credit may be given for vernal pools in the Preserve Areas (except for the 250-foot-wide indirect impact zone). Excellent opportunities exist in or near the SDCPA for the establishment of a vernal pool conservation bank(s) and a wetland compensatory (i.e., restoration/creation) mitigation bank(s).

Principle 10. Recognize the realities and constraints placed on construction design due to infrastructure and market-driven forces by considering the costs of avoidance and mitigation measures and choosing measures that are the most cost-effective way to achieve the long-term goal of maintaining the biological functions and values of the Preserve Areas.

The following sections describe the typical approach to managing and protecting resources in the Specific Plan Area. Development standards that regulate specific design features for resource management are included in SCSP Volume II: Development Regulations Sections 1.5.7 and 1.5.8.

6.4 WATER QUALITY

Sub-surface pipes will carry storm waters and other drainage toward the detention basins and water quality facilities located throughout the Plan Area. The primary design principle is to prevent direct urban drainage discharge into the main drainage corridor until it receives detention and water quality treatment prior to discharge. To achieve this objective, detention basins are strategically located throughout the project to capture all runoff from the developed areas up to and including the 100-year design event. Each detention basin will include the capability to treat urban runoff to acceptable levels and to detain and release storm runoff to mitigate any downstream hydro-modification impacts that would otherwise occur without detention basins.

Water quality improvement facilities will typically be integrated with detention basins but may also be located as independent facilities in the open space buffer areas between the developed areas and the Preserve Area. Each water quality feature will be unique to reflect the water volumes, terrain, and specific conditions at each site. In general, the detention basins will incorporate wet basins to treat urban runoff prior to discharge, and outlet control structures specifically designed to control the release of flows from the detention basin to levels that mitigate downstream hydro-modification impacts of the development. SCSP Volume II, Development Regulations Section 1.5.8 addresses water quality protection.

All structures that discharge water to the Preserve Area shall avoid concentrations of water flow that could cause soil erosion.

6.5 WATER CONSERVATION

The General Plan includes the goal to "*Protect the quantity and quality of the City's water resources." (RCGP Goal NR.5)*

This goal is to be implemented through the policies to "promote water conservation within existing and future urban uses", *(RCGP Policy NR.5.1).*

The SunCreek Specific Plan will implement these policies by:

- Promoting water conservation efforts through education.
- Installing low-flow appliances and fixtures in all new development.
- Utilizing irrigation systems that reduce water consumption, such as drip irrigation.
- Installing drought-tolerant vegetation and use water-efficient irrigation systems in landscaped public areas.

6.6 URBAN FOREST PLAN

The City General Plan includes a goal to *"Encourage the planting and preservation of high-quality trees throughout the City." (RCGP Goal NR.4)*

The few existing trees that are within the SunCreek Plan Area are located around former homestead sites.

Nonetheless, even the General Plan policies addressing preservation of landmark tree resources are applicable when applied to ensure the protection of future resources that will result from new tree plantings.

"Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value." (RCGP Policy NR 4.1)

Improve overall landscaping quality and sustainability in all areas visible to the public. (RCGP Policy NR 4.2)

Promote trees as economic and environmental resources for the use, education, and enjoyment of current and future generations. *(RCGP Policy NR 4.3)*

Consequently, all policies in this section relate to creating and preserving an urban forest in the developed areas and along the edges of permanent Preserve Areas described in the natural resources section.

The urban forest would include all trees in private yards, the landscaping in the parking areas and around buildings in the non-residential uses, the street trees, park trees, and natural landscaping in the useable open space areas.

SCSP Volume II: Section 1.5.3, Landscape Standards provides development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. The guidelines will be consistent with the adopted City Tree List.

6.7 SOILS RESOURCES

Protection of the soil resources in this Plan Area relate primarily to minimizing soil erosion during construction activities. Implementation of Best Management Practices (BMPs) during construction would avoid this concern. SCSP Section 5.12 addresses Water Quality issues.

6.8 ENERGY RESOURCES

The City General Plan includes a goal to "*Reduce per capita energy consumption." (RCGP Goal NR.7).*

Under this goal the fundamental policies that relate to the SCSP are to "promote the development and use of advanced energy technology and building materials" *(RCGP Policy NR.7.2),* and to "encourage the development of energy efficient buildings and subdivisions" *(RCGP Policy NR.7.)*

The development in the Plan Area will include energy conserving design and materials where feasible. Energy conservation techniques and materials will undoubtedly become more affordable and effective during the build-out of this plan. Homebuilders will adapt the feasible and cost-effective technologies to remain competitive, as homebuyers demand lower annual operating costs and homes that are more efficient.

SCSP Volume II: Development Regulations, Section 1.5.7, includes standards and guidelines to achieve energy conservation in individual buildings and in the urban design of common areas.

6.9 AIR QUALITY

Sacramento County does not comply with Federal or State mandated air quality regulations. Internal combustion engines such as those in cars, trucks and off-road vehicles are a major source of ozone emissions. These precursors include reactive organic gases (ROG) and oxides of nitrogen (Nox).

The Sacramento Air Quality Management District (AQMD) has endorsed the Air Quality Management Plan for the SunCreek Plan. The plan includes many features designed to minimize ozone emissions and other pollutants. In order to improve air quality in the region it is necessary to reduce the number of automobile trips. The SCSP facilitates pedestrian and bicycle access, reduces the number and length of automobile trips through careful placement of trip destinations, such as commercial centers and schools. The plan distributes higher density residential uses along the proposed local transportation routes and close to the commercial uses in order to facilitate walking to the shuttle stops and to local shopping.

The SCSP is composed of relatively small, well-defined residential neighborhoods. Each neighborhood includes or is near a commercial mixed-use shopping center (refer to Figure 2-6).

Each neighborhood will facilitate pedestrian and bicycle access to homes, shopping, schools, parks, and jobs through a pedestrian friendly modified grid street pattern and easy access to the backbone trail system.

All non-residential land use will provide a safe location for parking bicycles. This will consist of a series of racks, which will allow bicycle owners to securely lock their equipment while engaged in activities at those non-residential land uses.

All collector and arterial streets throughout the Plan Area include Class II bike lanes.

I.7 PARKS AND OPEN SPACE

7.1 PURPOSE AND OBJECTIVES

This Chapter describes the parks and the open space areas provided in the plan.

The objectives addressed in this chapter include:

- Create a community scale park that will provide active recreation facilities in the core of the southeast quadrant of the city.
- Provide a major civic core by coordinating the design of the community park with the high school and middle school campus.
- Provide Neighborhood Parks and Neighborhood Greens within a short walk from most homes.
- Connect the parks and open space with a network of trails and sidewalks.

This Chapter establishes the standards and general locations and configurations, for parks and open space in the SCSP. Cordova Recreation and Park District will own and maintain Community and Neighborhood Parks. The SCSP does not establish which entity, the City or CRPD, will design, own, operate, and maintain other park and open space facilities. Those decisions will be made at the next stage of the development process, prior to approval of the first Tentative Subdivision Map in each phase of the SCSP.

7.2 PARKS AND CITY OPEN SPACE

The SCSP establishes a network of parks and open space throughout the Plan Area. The parks and open space provide space for active sports, walking paths and bikeways, and natural areas adjacent to permanent resource preservation areas.

"Community Parks", and "Neighborhood Parks" are the traditional parks that provide active recreation and large gathering places and are given full credit for Quimby park area requirements. These parks are included in the tabulation of park area requirements discussed below.

City Open Space is comprised of two distinct categories, Community Places and Green Infrastructure. Community Places must meet a measurable area standard of one acre per 1,000 residents, whereas the Green Infrastructure is required to meet a "functional standard" such as enhancing pedestrian/bicycle and neighborhood connectivity or enhancing drainage basin design to promote recreational and aesthetic features in the community.

Community Places may include features such as Neighborhood Greens, Urban Plazas, Community Gardens, Water Resources and Streams, Designated Places within Pedestrian Paseos, Private Recreational Facilities, and Community-wide Open Space Facilities.

Neighborhood Greens include improved park spaces typically one-half to 2 acres in size, such as "pocket parks" typically found within residential areas.

Conceptual illustration of a park adjacent to a Village Center near Rancho Cordova Parkway.

Green Infrastructure involves the backbone features of the community including pedestrian/bicycle mobility and neighborhood connectivity, multi-function drainage facilities and utility easements, and pedestrian friendly street systems defined in Chapter 4. These include trails along open space, other linear greenways called "Park Corridors", the extensive pedestrian bike, and trail system, trail nodes and trailheads, pedestrian paseos, utility easement with trails in a naturalized setting, Green Streets, enhanced local streets, and enhanced detention basins, water quality features and drainage ways.

Neighborhood parks or greens are in or near each of the Village Center sites. These parks and greens will function as places where people gather for special events, as well as informally throughout the day. They will be an integral part of the commercial/social/institutional activity in the area. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites in the Center Form Based District design process described in Chapter 3 Land Use. The final design for each park and Neighborhood Green will coincide with the surrounding area development.

In general, each Neighborhood Green and park will conform to the configuration and location illustrated in Figure 7-1, but the shape and location may be refined in the Tentative Map review process.

Figure 7-1 Park Facilities within the Plan Area

7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the "Quimby" park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type. Table 7-1 indicates that the total population in the SunCreek plan will be approximately ~~11,874~~ ~~11,665~~ 11,606 residents.

This population would require a total of ~~71.2~~ ~~70.1~~ 69.7 acres of park and Neighborhood Greens, of which ~~59.4~~ ~~58.4~~ 58.1 acres would be in Community and Neighborhood Park and ~~11.8~~ ~~11.7~~ 11.6 acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides ~~65.3~~ ~~60.0~~ 60.8 acres of Quimby parkland, and ~~9.5~~~~13.5~~ 10.5 acres of Community Places/Neighborhood Greens that together provide ~~74.8~~ ~~73.5~~ 71.3 acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 6.1 acres of Park Corridors, as well as ~~52.0~~ 51.6 acres of preserve buffer lands, 49.6 acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	~~827~~ ~~872~~ 875	2.95	~~2,439~~ ~~2,572~~ 2,581	~~12.2~~ 12.9	~~2.4~~ 2.6
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	~~2,429~~ ~~2,337~~ 2,275	2.95	~~7,165~~ ~~6,894~~ 6,711	~~35.8~~ ~~34.5~~ 33.6	~~7.2~~~~6.9~~ 6.7
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	~~320~~ ~~285~~ 342	2.03	~~650~~ ~~579~~ 694	~~3.3~~ ~~2.9~~ 3.5	~~0.6~~ 0.7
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	~~4,628~~~~4,546~~		~~11,874~~ ~~11,665~~	~~59.4~~ ~~58.4~~	~~11.8~~ ~~11.7~~

the "Quimby" park area requirement are each a minimum of 2.2 acres in size.

permanent water quality control basins. These basins are not counted in the required park area.

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	~~59.4~~ ~~58.4~~ 58.1	~~65.3~~~~60.0~~ 60.8
Community Places/Neighborhood Greens	1.0	per 1000	~~11.8~~ ~~11.7~~ 11.6	~~9.2~~ ~~13.5~~ 10.5
Mandatory Parks and Neighborhood Green Total			~~71.2~~ ~~70.1~~ 69.7	~~74.5~~ ~~73.5~~ 71.3
Green Infrastructure /Non-Mandatory Park Corridors				**6.1**

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is ~~65.3~~ ~~60.0~~ 60.8 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit.

An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements, The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the "Great Park" concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire

complex of Community Park and open space included in the "Great Park" concept.

The Community Park encompasses 27.8 acres of active area on the north side of Central Park Drive adjacent to the High School/Middle School campus, and ~~15.7~~ 11.1 acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 27.8-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 27.8-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community-oriented businesses that enhance the experience of the Great Park.

Figure 7-2 Combined Community Park and Open Space Complex

7.2.4. Central Park Drive

Central Park Drive is a key component of the Community Park that links the park to the Village Center at Rancho Cordova Parkway. The Pedestrian Boulevard transects the southern portion of this park complex with an unusually wide landscape corridor on the north side of the street as described in Chapter 4, Circulation. Traffic calming features in the street (such as described in SCSP Section 4.5), a narrow travel way with parking on the side and signage will slow traffic through this area. A bicycle trail crossing will be included in the center of the park to slow traffic.

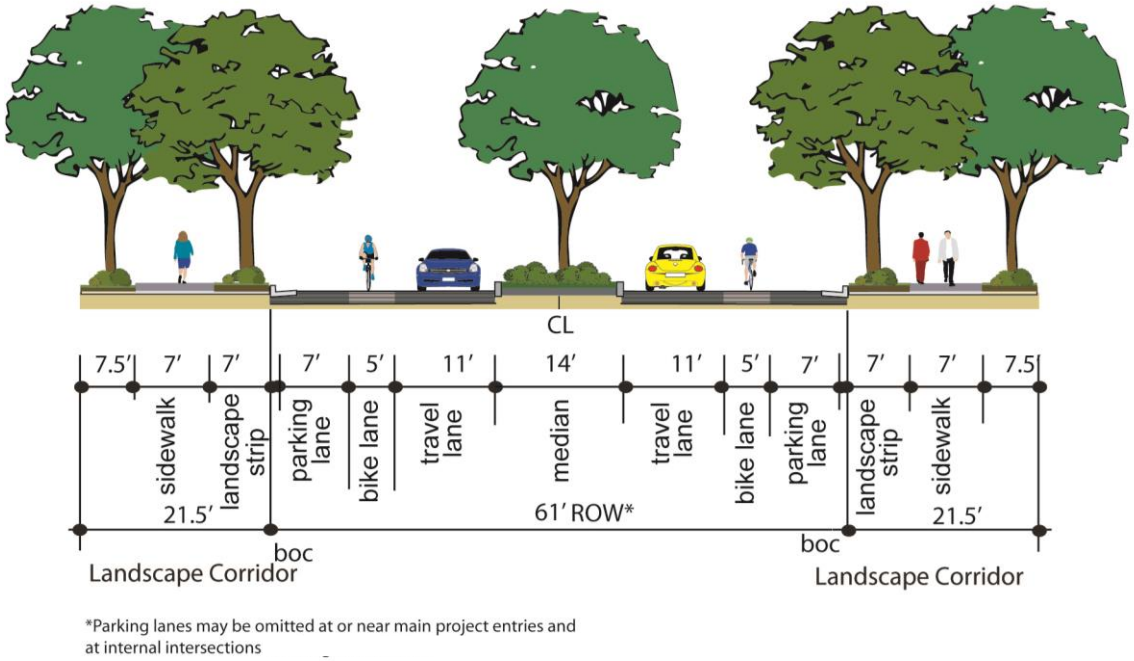
7.2.5. Neighborhood Parks

Figure 7-1 shows four Neighborhood Parks and five Neighborhood Greens in the Specific Plan. Tentative Map approvals may adjust the parkland and open spaces illustrated on Figure 7-1 to comply with the park and open space area requirements. Neighborhood parks will be 2.2 acres to 5.3 acres in area. Neighborhood Greens are approximately 2.2 acres or less and may include small recreation amenities such as play and picnic areas.

Neighborhood parks are typically located in the center of a residential neighborhood and/or adjacent to a school.

A typical neighborhood park will include a large multi-use turf field, play structure, group picnic area, and a drinking fountain. Neighborhood parks will not include restrooms or parking.

Figure 7-3 Central Park Drive (see also Figure 4-10 Pedestrian Boulevard)



7.2.6. Park Corridors and Wetland Edge Areas

There will be additional opportunities for small playground and neighborhood green facilities with seating and shade shelters adjacent to the extensive open space and wetland preservation areas. In some instances, the park and trail may be adjacent to a small detention or water quality basin.

Example of a small play area along open space edge or trail.

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I.8. INFRASTRUCTURE & PUBLIC SERVICES

8.1 PURPOSE

This Chapter describes the level and type of public services and facilities to serve the SunCreek Specific Plan (SCSP). The SCSP will require extensions of public infrastructure (sewer, water, drainage, and utilities) and expansion of the public services, both those provided by the City of Rancho Cordova, and other public agencies. Public services include municipal services, fire and police protection, public schools, hospitals, libraries.

8.2 OBJECTIVES

The infrastructure, facilities and services objectives addressed in this Chapter respond to issues identified in the General Plan. These include:

- Ensuring adequate financing for the City's infrastructure improvements and community services.
- Ensuring that long-term funding sources are available to operate public facilities and provide public services.
- Establishing a comprehensive infrastructure system to meet the needs of residents, employees, and visitors.
- Managing new development areas to ensure that water lines and sewer and drainage systems are constructed in advance of residential development.
- Coordinating with water, sewer, and utility service providers to reduce incidences of service interruption, improve the quality and sustainability of services, and reduce per-unit costs.
- Minimizing visual impacts and physical impediments of utilities.
- Creating public schools that are at the forefront of educational efforts, seen as a viable option by all parents, and are safe for children.
- Designing and providing local services to meet the needs of residents.

8.3 DOMESTIC WATER

The SunCreek Specific Plan Area is located within the Sacramento County Water Agency (SCWA) Zone 40 service area and will ultimately be served with surface water from the Sacramento River and groundwater from the Zone 40 groundwater system. A potable water transmission system supplies surface and groundwater to the greater North Service Area (NSA). This transmission system has the capacity to meet 100% of the build-out demand in the Plan Area.

Each phase of development within the SCSP will be subject to SCWA Ordinances, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

Transmission mains in Sunrise Boulevard, Kiefer Road, Chrysanthy Boulevard, and Rancho Cordova Parkway currently deliver treated water to the Plan Area. A grid of 8-inch to 12-inch mains will extend from the transmission mains to serve local developments.

The first phase of improvements will include transmission mains extending east of Rancho Cordova Parkway on North Campus Drive and Central Park Drive, south of Kiefer Boulevard on Sunrise Boulevard and Rancho Cordova Parkway,

and along Kiefer Boulevard between Rancho Cordova Parkway and Americanos Boulevard. As development of the plan area progresses, this transmission system will be extended northerly from Kiefer Boulevard along Americanos Boulevard and then easterly along Chrysanthy Boulevard to Grantline Road.

Per Title 5, California Code of Regulations, the California Department of Education (CDE) requires school districts to investigate potential hazards associated with underground water lines larger than 12 inches in diameter if they are located within 1,500 feet of school sites. Therefore, if there will be an 18-inch transmission line along North Campus Road, it will need to be studied, and the pipeline infrastructure will need to be designed in a way that would protect the school should a rupture occur. The cost of any mitigation measures required by the CDE to protect school facilities and students from potential rupture hazards, of either the storage tanks or the water line, should be associated with the installation of the water infrastructure and not the development of the school property.

Eventually, larger regional water transmission and storage improvements will be constructed by SCWA from the Central Surface Water Treatment Plant (SWTP) to the NSA to meet future demands within the area. These improvements will include a 7-acre water storage tank site (two 1.5-million-gallon storage tanks) with necessary easements, proper ingress and egress and necessary environmental clearances. Additional space may be required if adjoining land-uses necessitate buffer lands. The current site will be reconfigured in the future to meet the design requirements of SCWA. SCWA will install these improvements when regional water demands within the NSA warrant.

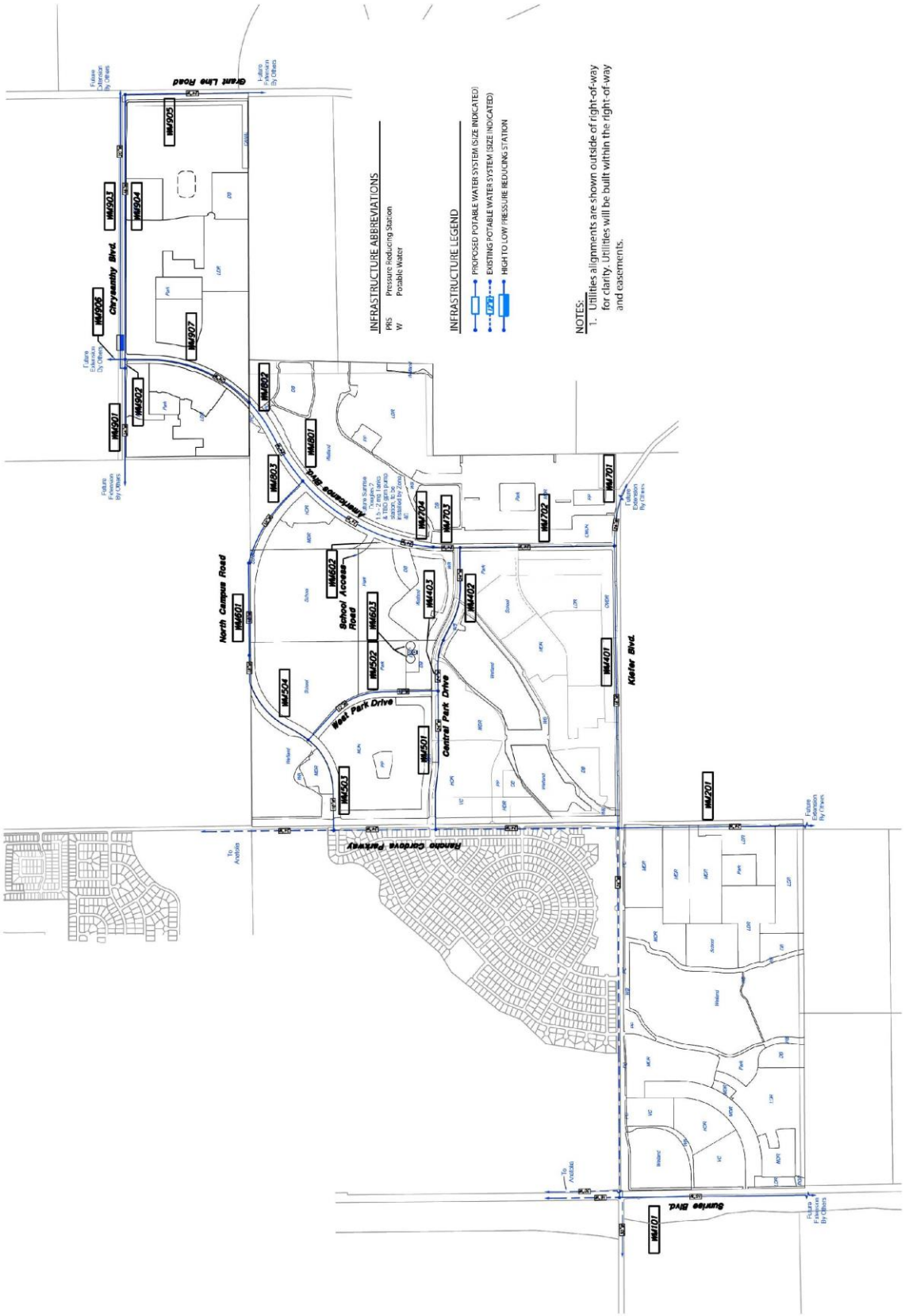


Figure 8-1 Plan Area Water System Map

8.4 SEWER

The SunCreek Specific Plan Area is within the service area of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD owns and operates sewer trunk and collector systems throughout Sacramento County. SRCSD owns and operates the Sacramento Regional Wastewater Treatment Plant (SRWTP) and interceptor systems throughout Sacramento County.

The SASD Sewer System Capacity Plan 2010 and its 2015 Update for the BR East Rancho Service Area sets forth the overall plan for sewer service in this area. The SunCreek Specific Plan reflects the Sewer System Capacity Plan. In 2016, SASD approved a Level 2 Sewer Study for the Plan Area.

Each phase of development within the SCSP will be subject to District Ordinance, Standards and Specifications, Fee Structure and Reimbursement Policies and Procedures (including eligibility for reimbursement and reimbursement agreement requirements) in place at the time of application.

The Plan Area will be bisected into two independent sewer sheds. Shed A will serve the northern portion of the Plan Area and is bounded by the Plan Area's west, north and east project boundaries. Central Park Drive creates the southern boundary of Shed A. Shed B will serve the southern portion of the Plan Area and will capture the sewer demand of the Shalako and Jaeger Ranch properties.

The backbone collection system in the Specific Plan will be constructed within the existing and proposed rights-of-way and along the SunCreek Parkway open space corridor. For Shed A, wastewater will flow by gravity from the intersection of Grant Line Road and Chrysanthy Boulevard to the southwest through the northern portion of the Plan Area in a new trunk sewer line to the Shed A Pump Station to be constructed on park land adjacent to the intersection of West Park Drive and the high school/middle school site easement. A series of local trunk and collector sewer lines will connect to the new trunk sewer line. Wastewater will be pumped from the Shed A Pump Station in a 12" force main along West Park Drive to North Campus Drive, then west to Rancho Cordova Parkway and north to the Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station. The Chrysanthy Pump Station connects with the Bradshaw Interceptor that conveys flows to the Sacramento County Regional Wastewater Treatment Plant as illustrated in Figure 8-2.

For Shed B, wastewater will flow by gravity in a new trunk sewer line from the intersection of Central Park Drive and Americanos Boulevard along the SunCreek Parkway open space corridor to the Shed B Pump Station to be constructed at the southwest corner of the Plan Area, adjacent to the east side of Sunrise Boulevard. A series of local and trunk sewer lines will connect to the new trunk sewer line.

The existing Anatolia III pump station will be abandoned with the first phase of development in the Shed B area of the SunCreek Specific Plan, and a relief sewer line connecting to the Shed B trunk sewer line will convey its flows southwesterly to the Shed B Pump Station. Wastewater will initially be pumped north in an 8" force main to Kiefer Boulevard to a point of connection with the existing Anatolia III 8" force main. The existing 8" force main would then convey the initial flows northerly along Rancho Cordova Parkway to the existing Chrysanthy gravity sewer manhole point of connection, where the wastewater will be conveyed to the Chrysanthy Pump Station.

The Chrysanthy Pump Station may need to be upgraded to provide additional pumping capacity to serve development in the Plan Area.

As the Plan Area and adjacent areas develop, the SunCreek Shed B Pump Station would be upsized and connected to the Sunrise Boulevard (northerly leg) of the Kiefer Boulevard force main that would convey the flows to the Aerojet Interceptor. The Shed B Pump Station could be connected directly to the Chrysanthy Pump Station via a new force main along Sunrise Boulevard if the existing Kiefer Boulevard force main lacks adequate capacity or is not otherwise available at that time.

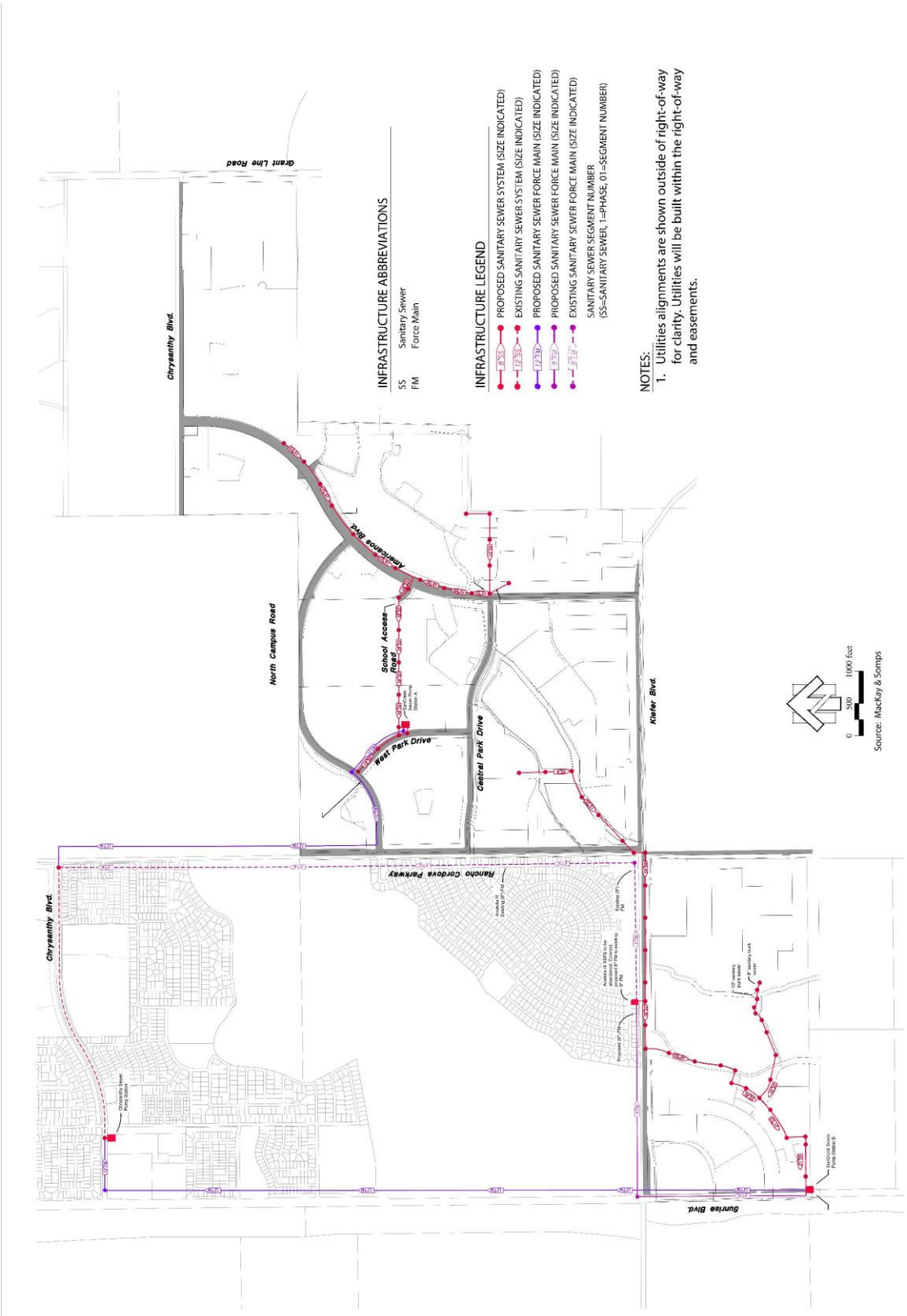


Figure 8-2 Plan Area Sewer System Map

8.5 HYDROLOGY & DRAINAGE

The Plan Area topography falls gently to the west and southwest with average slopes of approximately 0.006 feet per foot (ft/ft). The rolling grasslands are interspersed with grassy swales, seasonal drainage courses that provide significant amounts of natural storage.

The natural storage capacity of the primary drainage corridor will remain in place because this portion of the Plan Area will remain in permanent open space in the developed plan.

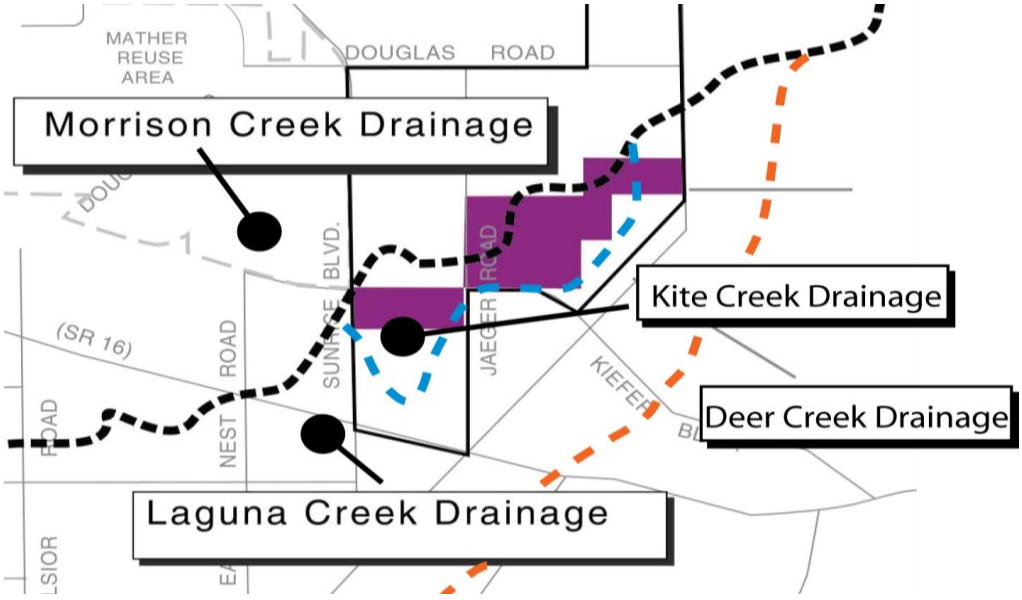
Approximately 307 acres, (24 percent) of the land area in the plan, will be permanent open space in wetland preserve, wetland buffers, and storm water detention facilities. These low-lying areas provide the majority of the storm water storage capacity in the natural (pre-development) condition.

The Plan Area is located primarily within the Kite Creek watershed. Kite Creek is tributary to Laguna Creek. Kite Creek conveys storm water southwest towards the junction of Sunrise Boulevard and Jackson Highway in a well-defined drainage course. A small portion of the northwest corner of the Plan Area is located in the Morrison Creek watershed, and a small portion of the southeast corner of the Plan Area is located in the upper Laguna Creek watershed as illustrated in Figure 8-3. These natural drainages convey storm water to the Beach-Stone Lakes area in western Sacramento County.

The project proposes to limit peak storm water flows (measured at the edge of a project) after development of the Plan Area (post development) so they shall not exceed pre-development peak flows.

Peak runoff flows and volumes would increase in the Plan Area because of the planned development.

Figure 8-3 Drainage Shed Map



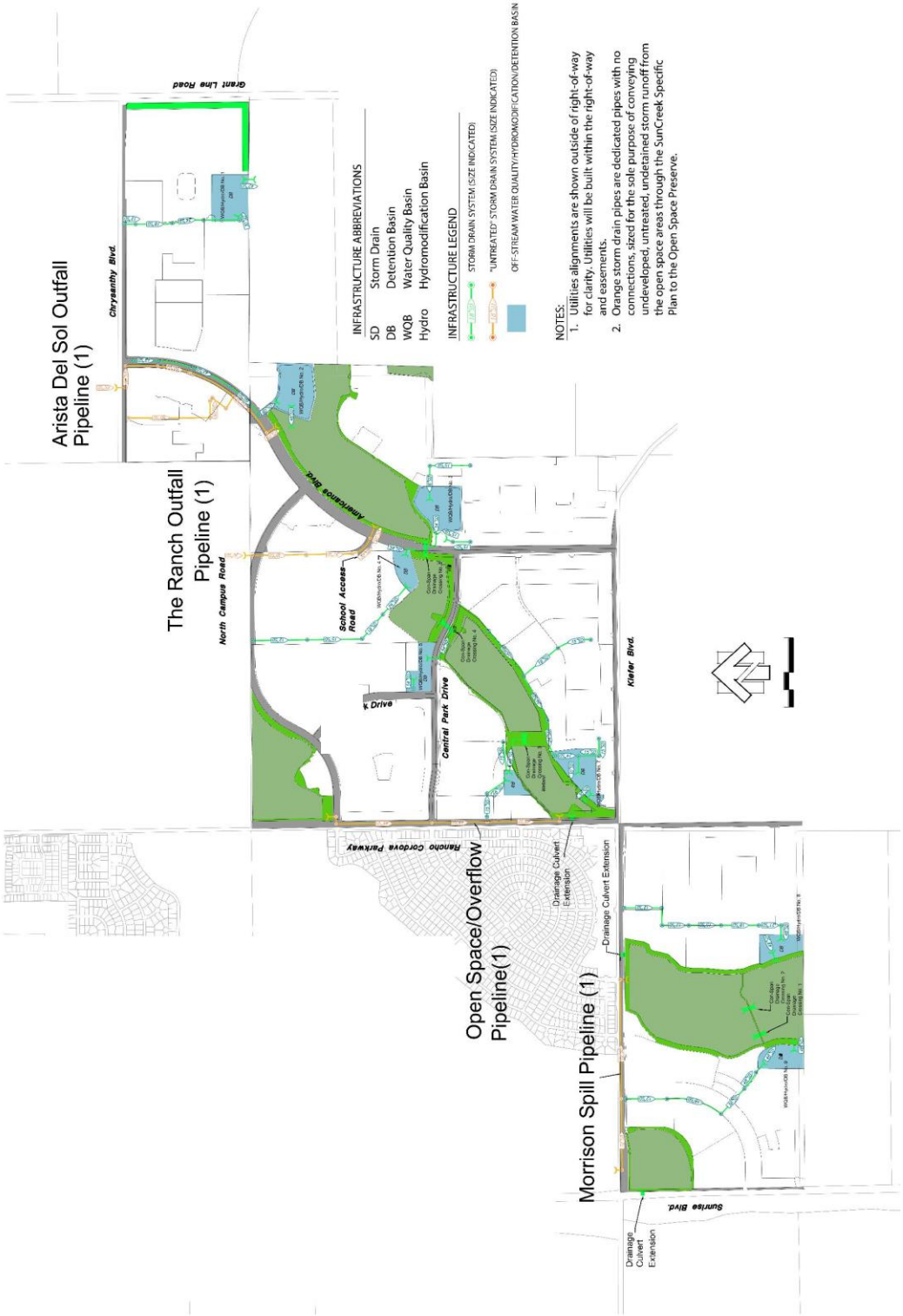


Figure 8-4 Local Detention Basins

Planned storm water management facilities within the Plan Area will mitigate for increased storm runoff created by development of the Specific Plan Area. Areas outside of the Specific Plan Area will be required to mitigate for their increase in storm drainage runoff prior to discharge into the Plan Area unless facilities are oversized on-site to accommodate off-site development needs.

Figure 8-4 illustrates several small detention basins located along the primary drainage corridor that will provide natural storm water storage. Combining multiple detention facilities for tributary areas throughout the Plan Area and storage of peak storm flows within the Preserve area effectively reduces the peak flow- through the Preserve Area and at the Plan Area's southern boundary. This corresponds to the undeveloped peak flow.

The detention basins may hold water during and immediately after each storm. However, the basins include small, permanently wet, water quality treatment ponds.

The detention basins are a key component of a comprehensive storm water management and water quality system that extends throughout the developed portions of the Plan Area. In addition to the basins, the system includes underground pipe conveyances and all the surface components of that system (including inlets, filters, maintenance access, and outfall structures). The overall drainage system will convey and treat storm runoff from the Plan Area without reliance on on-site LID design features. Each developer can incorporate LID design features into the on-site design of the project and reduce the size of the water quality and hydro-modification basins accordingly.

The storm water and water quality features throughout the Plan Area are an integrated management system.

The detention facilities will be located at the edge of the drainage corridor where they will intercept run-off from the adjacent development areas before the water enters the main corridor.

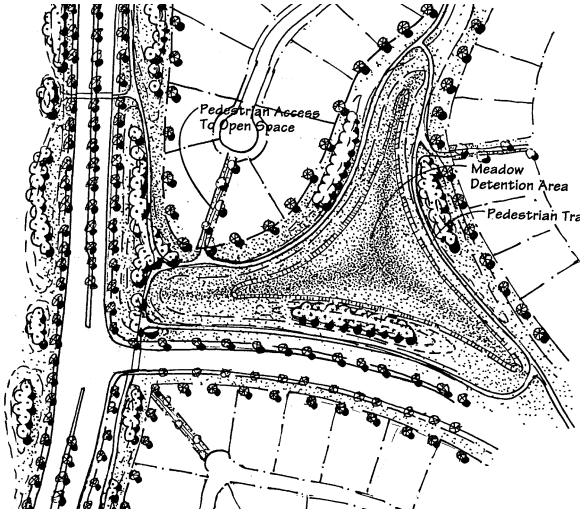
Typical basin feature located in the buffer area adjacent to the Wetland Preserve will provide water quality treatment and small volume storm water detention.

The basins will provide water quality treatment for urban run-off before such water enters the wetland preserve areas. Urban nuisance run-off water will first flow through the wet basin where water quality treatment will occur. Run-off water will then be retained in detention basins.

Although storm water management and water quality improvement are the primary functions, the detention facilities will also provide an aesthetic and informal recreation function. The basins will be an integral element of the amenities in wetland edge areas that also include naturalized landscaping and a bike and pedestrian trail system. Minor amenities such as benches, trash cans, and

picnic tables may be located near the detention basins to enhance their recreational value. All improvements must be located outside of the wetland preserve areas.

The detention basins will be visual amenities that include naturalized landscaping such as willow and native oaks, as well as native companion plant groundcovers and shrubs. With consideration to maintenance, requirements for the basin's primary functions of storm water management and water quality enhancement the design may allow for placement of boulders or other naturally occurring features that would enhance the aesthetics of the facility.



Individual subdivisions may include small basins as an entry feature.

The banks of the basins will be designed and graded such that public safety fencing shall not be required in most cases.

The basins will appear as a visual amenity and extension of the adjacent land use. The pedestrian paseos and other open space features designed into medium and high-density residential uses, as well as Village Commercial and Commercial Mixed-Use areas may include stormwater detention facilities. Such facilities would include small basins and swales that are an integral part of the feature landscaping and interconnected with the overall stormwater management system. The incorporation of these types of LID features into the on-site designs can reduce the size of the water quality and hydro-modification features in the detention basins.

The parking areas in non-residential and multi-family residential uses may also function as part of the storm water management system. Parking areas and pedestrian areas may include landscaping features that function as storm water storage and water quality enhancements.

Parking lot landscaping can include water quality improvement features.

Some basins may be located adjacent to and at the lower end of parks located throughout the Plan Area. In these instances, the basins will include a portion that is typically quite shallow and will appear as an extension of the park. The basin will serve as a water quality enhancement feature that treats pollutants coming from the park turf and parking areas.

Multiple detention facilities allow for phased development of the Plan Area. Basins can be designed and constructed to accommodate the storm flow from small sub-areas.

Final design of each detention basin will occur as individual neighborhoods are developed and the need for mitigation of flows arises.

8.6 SCHOOLS

The SunCreek Plan area is within the Elk Grove Unified School District. To accommodate new

students, the district will need to construct new schools and expand existing facilities.

Table 8-1 summarizes the current Student Generation Rate for Elk Grove Unified School District. The projected student enrollment is ~~1,653~~ 1,614 elementary school students, ~~468~~ 456 middle school students, and ~~826~~ 806 high school students.

The Specific Plan shows three elementary schools located to serve individual neighborhoods. Typically, elementary schools are adjacent to or near a neighborhood park on sites that are level and square in shape. The elementary school site in the Shalako property is separate from the nearby neighborhood park, but accessible from the corridor along the adjacent open space as shown in Figure 3-1. Collector streets provide a separate pedestrian path for children to walk to school. Schools are also accessible to the backbone trail system as shown in Figure 4-18. Schools will have timely access to all utilities and services, including sewer, water, gas, electric and drainage.

8.7 LIBRARIES

The high school and middle school campus would be the first-choice location for a library in the SunCreek Plan Area however there also will be several alternatives in the Commercial Mixed-Use sites. Furthermore, the library could be in conjunction with other parks, schools, or commercial areas in the Sunrise Douglas Community Plan Area.

8.8 ELECTRICITY

The Plan Area is within the Sacramento Municipal Utility District (SMUD). SMUD owns and maintains power lines within the Plan Area and will be the provider of electrical service.

8.9 NATURAL GAS

Pacific Gas and Electric Company (PG&E) will provide natural gas service. PG& E owns and operates an 8- inch feeder main along the entire Plan Area frontage on Sunrise Boulevard.

This feeder main is currently operating at 60-psi pressure.

8.10 TELEPHONE

AT&T, Citizens, or Surewest will provide telephone service to the Plan Area.

LAND USE	DWELLING UNITS	K- 6 Students per dwelling*	7-8 Students per dwelling*	9-12 Students per dwelling*
SINGLE FAMILY RESIDENTIAL	~~3,596~~ ~~3,494~~ 3,492	0.3846	0.1093	0.2063
MULTI-FAMILY RESIDENTIAL	1,052	0.2572	0.0710	0.0806
	STUDENT ENROLLMENT			
K-6 ENROLLMENT	~~1,653~~ 1,614			
7-8 ENROLLMENT	~~468~~ 456			
9-12 ENROLLMENT	~~826~~ 806			

** Source: Elk Grove Unified School District, March 2019*

Table 8-1 Summary of Plan Area School Facility Requirements

8.11 FINANCING PLAN

The City will adopt the Financing Plan concurrent with the approval of the SCSP. The Financing Plan will identify the infrastructure and public facilities required for development of the plan along with the required financing. The financing plan will incorporate and implement the guiding principles set forth in SCSP Section I.9 Implementation and will provide more specific guidance for phasing of infrastructure and public facilities. The Financing Plan identifies potential phases and the backbone infrastructure required for each phase. This provides general guidance for future conditions of approval and development of more detailed tentative map phasing plans. The tentative map phasing plans will provide detailed phasing for the build out of each tentative map, including the specific infrastructure required for each phase.

8.12 SPECIFIC PLAN POLICIES

The City's goal is to have all required infrastructure for a development phase, including onsite and offsite roadways, completed or guaranteed to the satisfaction of the City prior to the issuance of building permits in that phase. The development agreement and financing plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the City prior to approval of each tentative map.

Policy IPS 1. An assured water supply and delivery system shall be demonstrated at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, if each is capable individually of providing water to the project.

Policy IPS 2. All required water infrastructure for the project shall be assured with bonds or other sureties to the City's satisfaction prior to approval of improvement plans and/or recording of a final map for a particular subdivision. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Policy IPS 3. Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

Policy IPS 4. The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.

Policy IPS 5. Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.

Policy IPS 6. Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City

and subject to approval by the City.

Policy IPS 7. Utility equipment shall be placed underground, or strategically placed and/or screened to the maximum extent feasible.

Policy IPS 8. Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction unless otherwise approved by the City.

Policy IPS 9. Public service providers shall be co-located in park, commercial, office, and mixed use sites that are accessible to persons in need of services.

Policy IPS 10. Any libraries within the SCSP shall be accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.

Policy IPS 11. School facilities shall be sited according to the following criteria:

- Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths.
- Schools should serve as a focal point of neighborhood activity and be interconnected with parks, greenways, and off-street paths whenever possible.
- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.

Policy IPS 12. An On-Site Phasing Plan, On-Site Phasing Guidelines, and an Off-Site Infrastructure shall be included within the SunCreek Finance Plan.

I.9. IMPLEMENTATION

9.1 PURPOSE

A series of development entitlements between the City and the developers will govern Implementation of the policies set forth in this Specific Plan document. The SunCreek Specific Plan (SCSP) establishes land use designations for all properties. The Implementation Section primarily concerns two core elements:

- defining the obligations and means for creating, maintaining, and operating the physical infrastructure of the community, and
- establishing the methods used to administer the development of the community. In many instances, this involves references to the existing City Municipal Code.

9.1.1 Definition of Terms

Throughout this specific plan, and notably in this section on Implementation, the terms "small lot map" and "large lot map" are used. Both terms apply to Tentative and Final Maps as defined in the *Subdivision Map Act* (Government Code Section 66410, et seq.), and as administered in the City Municipal Code Title 22 Land Development.

Due to the large scale of a master plan such as SunCreek, land parcels are typically subdivided into developable parcels in two distinct steps.

"Large Lot Maps" typically involve the subdivision of the entire master plan, or individual ownership areas into parcels of land similar to those identified in Figure 3-2 Specific Plan Land Use. The purpose is to create individual parcels for allocation of infrastructure improvement obligations and financing, and later sale to homebuilders. This process typically defines the structure of the "backbone" streets and utilities that will serve large areas of the community.

"Small Lot Maps" typically involve the subdivision of the large lot parcels into individual home sites on which homes will be built and sold to individual homeowners. This process typically defines the residential scale streets and other improvements that serve the individual home sites.

Both are subdivision map processes, but they serve distinctly different purposes and are applied at different stages of the land development process. The following implementation measures apply at these different stages as described below.

9.1.2 Approach to Financing Implementation

The SCSP will require participation of all properties in a Public Facilities Financing Plan (Financing Plan) prior to development. The Financing Plan will identify the infrastructure and public facilities required for development of the plan.

The Financing Plan will describe the financing strategy and mechanisms to fund backbone infrastructure and public facilities needed to serve new development in the SCSP, and will include the following elements:

- Description and associated estimated costs of major backbone infrastructure and public facilities (Phasing Master Plan) to be constructed or acquired in association with SunCreek development. This includes roadways, sewer, drainage, water, and public facilities (parks, schools,

fire protection, law enforcement, etc). In-tract subdivision costs will not be included.

- Identification of existing and new funding mechanisms to pay for required onsite and offsite backbone infrastructure and other public facilities.
- Identification of general phasing requirements for onsite and offsite backbone infrastructure and public facilities.
- Establishment of a policy framework for financing the required major backbone infrastructure and public improvements.
- Identification of costs associated with ongoing operations and maintenance for constructed backbone infrastructure and public facilities.
- Identification of existing and new funding mechanisms to pay for ongoing operations and maintenance costs associated with required backbone infrastructure and other public facilities.
- Incorporation of the Guiding Principles below that identifies the development conditions and triggers for builders regarding infrastructure required for any given builder.

9.1.3 Guiding Principles

These Guiding Principles define the "rules" regarding the funding and construction of infrastructure and the phasing of development in the SCSP. These rules clarify the approach for developing required infrastructure as each project or tentative subdivision map moves forward.

Development in the SCSP shall be consistent with, and the Conditions of Approval shall include the following principles:

Responsibility for Infrastructure Funding

Development within the SCSP shall pay the full costs of infrastructure needed to serve the Specific Plan area, except where other funding sources are appropriate and available. The Development Agreements or Conditions of Approval will detail the amounts over and above the developer's fair share that will be reimbursed or credited after subsequent developers pay their fair share of the full costs of infrastructure. The Financing Plan, Development Agreement, and Tentative Map Entitlements will address issues associated with timing of financing and construction, fee credits and reimbursement for developers who install public facilities.

Timing of Infrastructure Funding

The Financing Plan shall provide a strategy for funding backbone infrastructure and community facilities consistent with the timing set forth in the Infrastructure Phasing Master Plan and these Guiding Principles. Developers within the SCSP shall be required to construct, or pay for the construction of, public improvements as needed pursuant to the approved phasing plans.

General Timing- Offsite & Onsite Infrastructure

Both on-site (in the SCSP area) and off-site (outside the physical boundaries of the Specific Plan area) public facilities and infrastructure improvements shall be installed to meet projected development demands in accordance with the City's and/or other agency infrastructure requirements and policies, unless otherwise modified by subsequent entitlement approvals.

Linking Requirements to General Plan

Before building permit issuance in the SCSP, infrastructure required of a specific project shall be constructed to the satisfaction of the City Engineer, consistent with General Plan Circulation Element and Infrastructure Services and Finance Policies in effect at the time of small lot tentative

map approval, unless otherwise modified by subsequent entitlement approvals.

Refinement of Onsite Infrastructure

The Financing Plan shall provide the minimum infrastructure required to meet the development demands of each phase of development. These infrastructure requirements will be refined as part of the review and processing of individual projects prior to the approval of small lot tentative maps or large lot tentative map, or prior to building permits for projects that do not require an associated small lot tentative map.

Tying Offsite Core to Internal Capital Projects

The City of Rancho Cordova Core Backbone Roadway Phasing Plan provides minimum SCSP offsite infrastructure required to meet development standards throughout the city. These offsite infrastructure improvements are required and will be timed with SCSP onsite capital improvement requirements, unless otherwise modified by subsequent entitlement approvals.

Offsite Core Infrastructure Timing

The Phasing Plan and Financing Plan will identify offsite infrastructure timing requirements.

Finance Mechanisms and Funding Availability

Finance mechanisms that ensure the availability of funding for delivery of required onsite and offsite infrastructure will be in place prior to the approval of final maps or prior to the issuance of building permits for projects that do not require an associated final map. The required infrastructure will be consistent with defined roadway improvements in each phase of development and consistent with City Core Backbone Plan requirements.

Forms of Dedication

All dedications shall be in a form approved by the City, including but not limited to grant deeds, easements, irrevocable offers of dedication, or other approved instruments. The type and form of the dedication shall be at the sole discretion of the City, or as otherwise provided for in the approval of small lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Right-of-Way and Easement Dedication

Developers shall be required to dedicate right-of-way, public utility easements, landscape easements and pedestrian easements for arterial roadway, collector and residential roads consistent with the requirements of the SCSP, with the final map prior to improvement plan approval or the issuance of building permits for individual development proposals.

Park Dedications

All accepted parklands, paseos and other open space shall be dedicated to the City or the Cordova Recreation and Park District. The timing for the delivery of parks, recreation facilities, paseos, and open space shall be determined before the approval of the first tentative subdivision map in the corresponding phase of the Specific Plan.

Major Roadway Timing and Completeness

All required infrastructure for a development phase, including onsite and offsite roadways, shall be substantially complete to the satisfaction of the City Engineer prior to the issuance of building permits in that phase. Prior to occupancy, all streets and improvements shown on the phasing plan shall be completed to the satisfaction of the City Engineer. The Development Agreement and Financing Plan will identify the general timing and requirements for arterial and collector roadway improvements. Details of specific roadway improvements required for each phase will be clarified and finalized to the satisfaction of the

City Engineer prior to approval of each tentative map.

These improvements shall include the full section from curb to curb, streetlights, sidewalks, median landscaping, parkway landscaping and other roadside appurtenances. At the City's discretion, phasing of lanes on arterial roadway roadways may be implemented through provision of wider interim medians that will provide space for future lanes. In addition, at the City's discretion, certain roadside elements could be phased with construction of adjacent development.

Internal Streets Timing and Completeness

The City's goal is to ensure that the phasing of construction within each tentative subdivision map provides logical and reasonably complete infrastructure for residents who occupy homes prior to completion of the entire mapped subdivision. As such, the developer shall provide a phasing plan addressing sequencing and build-out of all internal streets depicted on the tentative map. A detailed agreement on requirements and timing for the tentative map-phasing plan will be finalized prior to the approval of small lot tentative maps or large lot tentative maps, or prior to building permits for projects that do not require an associated small lot tentative map.

Logical Completion of Roadway Segments

All roadways, pedestrian facilities, and bikeways shall be constructed in logical and complete segments, connecting from intersection to intersection, to provide safe and adequate access with each phase of development as conditioned with the approval of each small lot tentative map, or as set forth in subsequent entitlement approvals.

Two Points of Access

Each phase of a project or tentative subdivision map shall include a collector or local street system that provides at least two points of access to arterial roadways, to the satisfaction of the City Engineer.

Arterial Roadway Completeness

Wherever collector or local roadways intersect an arterial roadway, that arterial roadway shall be improved, in accordance with the "Logical Completion of Segments" and "Major Roadway Timing and Completeness" items above, from that point to the next completed arterial roadway segment. Such improvements may allow for future phasing of additional travel lanes at the discretion of the City if traffic volumes and City transportation priorities do not warrant full construction at the time of development.

Intersection Completion

When intersections are part of the required roadway improvements, they shall be constructed to their ultimate configuration unless otherwise approved by the City. If the City determines that phasing of an intersection is appropriate, the phased construction shall accommodate the ultimate intersection design. Where an intersection will be signalized, the new signal shall be installed during construction of the intersection unless otherwise approved by the City.

Ultimate Utility Installation

Underground sewer, water, and drainage facilities shall be installed to the ultimate planned capacity as part of required road construction, unless otherwise set forth in subsequent entitlement approvals.

Interim Improvement Alternatives

The phasing of infrastructure improvements depicted in the Infrastructure Phasing Plan, particularly sewer and water infrastructure improvements, may not be the most cost efficient and/or effective manner in which to phase the improvements to service each phase of a project. The City Engineer may consider interim infrastructure improvements if the applicant is able to demonstrate the viability and cost

effectiveness of phasing infrastructure improvements. This agreement will occur prior to approval of tentative subdivision maps**.**

Operations and Maintenance Financing

All properties shall be included in one or more financing districts (or will establish an alternative financing mechanism) to provide adequate funding as determined by the City for the annual operation and maintenance costs of streets, streetlights, drainage ways, landscaping corridors, open space, parks, transit related services and other public facilities prior to the approval of final maps or prior to building permits for projects that do not require an associated final map.

Police CFD for Residential Projects

Residential properties will be included in a Community Facilities District that supports police service costs prior to approval of a small lot final subdivision map or for residential properties that do not require subdivision, prior to issuance of building permits.

Road Maintenance CFD

All properties shall be included in a Benefit Assessment District or Community Facilities District that provides additional ongoing street maintenance revenues prior to approval of final maps or prior to building permits for projects that do not require an associated final map.

9.2 Overview of the Phasing Plan

The Infrastructure Phasing Plan sets forth a conceptual phasing plan for the major backbone infrastructure needed to serve the SCSP. The plan includes nine (9) discrete development-phasing areas, each of which can be developed independently of each other and in any order.

The concept of development phasing areas offers a way of describing the orderly and cost-effective phasing of backbone infrastructure construction.

9.2.1 Infrastructure Phasing Plan

The development of each of the phasing areas depicted in Figure 9-1 do not indicate development phasing or a prescriptive approach to phasing; rather they depict conceptual development phasing areas based on a logical placement of infrastructure, utilities, roads, and land uses that may or may not develop as depicted or in the order noted. Furthermore, shifts in market demand and available financing mechanisms may also play a role in the way the plan area develops over time and that may alter the boundaries of the phasing areas, as well as their number and the order of development.

The final infrastructure phasing will be determined at the time of tentative subdivisions map approval. Subsequent tentative map submittals will include updated infrastructure phasing plans. Infrastructure requirements for each sub-area of development defined by the landowner shall include all on-site backbone infrastructure and off-site facilities necessary for each sub-area to proceed. Included are roadway, sewer, water, recycled water, storm drainage, dry utility, recreation, school and other facilities and improvements. Development will occur by sub-area in a sequence established by the landowner, however, development in advance of logical extensions from existing infrastructure connections will be at the cost of the developer/landowner. Therefore, the opportunity exists for certain parcels or sub-areas to move forward subject to review and approval by the City. Some phases may have reduced infrastructure requirements if an earlier developed sub-area provides required improvements.

A full list of improvements and specific details relating to those improvements are included in the SCSP Financing Master Plan. Individual project improvements will install all in-tract sewer, storm drain, water, and dry utilities.

9.3 FINANCING OF THE SUNCREEK SPECIFIC PLAN

A variety of mechanisms will fund the construction of public improvements to serve the SunCreek Plan Area. These include Citywide impact fees, County and Other Special District Fees, School District impact fees, establishment of a Special Financing District that could include a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge, developer financing, and other potential methods.

9.3.1 City Impact Fees

The City of Rancho Cordova has adopted a set of development fees to finance capital improvements including transportation, parks, park renovation, police, library, and museums, among other community facilities. Development in the SCSP will participate in these programs by paying the associated fees. Some of these programs may require updating due to factors such as the cost of improvements and the integration of the SCSP land uses following approval of SCSP.

9.3.2 County/Other District Fees

The County of Sacramento has adopted a set of development fees to finance water, sewer, and drainage capital improvements. In addition, various special districts have implemented fees for capital improvements and public facilities that will apply to the SCSP. Future updates to these fee programs may include certain improvements in the SCSP.

9.3.3 School Financing

The SCSP is located within the boundaries of the Elk Grove Unified School District (EGUSD). School facilities within the EGUSD will be funded through a combination of school impact fees, state matching program funds, and funds from the Elk Grove USD Community Facilities District (CFD) No. 1.

9.3.4 Special Financing District

A Special Financing District may be established to help fund the construction and/or acquisition of backbone infrastructure and public facilities within the SunCreek Plan Area. As described below, a Special Financing District could be a Mello-Roos Community Facilities District (CFD), Plan Area Fee, Assessment District, or Infrastructure charge.

Mello-Roos CFD

The 1982 Mello-Roos CFD Act enables cities, counties, special districts, and school districts to establish CFDs and to levy special taxes to fund a wide variety of public facilities and services. Proceeds of Mello-Roos special taxes can be used for direct funding, acquisition, or debt retirement. One or more Mello-Roos CFDs may be formed over time to fund the necessary Backbone Infrastructure and Public Facilities. Mello-Roos CFDs tend to be favored over Assessment Districts, described below, because Assessment Districts need to establish special benefit to those being assessed, which can be more challenging than the Mello-Roos requirements.

Plan Area Fee Program

A plan area fee program establishes a development impact fee typically for a Specific Plan pursuant to local government's police power in accordance with the procedural guidelines established in Assembly Bill 1600 (AB 1600) which is codified in California Government Section 66000 *et seq.* This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus

must exist between a governmental exaction and the purpose of the condition." [1]

Assessment Districts

California statutes give local governments the authority to levy several special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs, gutters, and sidewalks. The agency creates a special assessment district that defines both the area to benefit from the improvements and the properties that will pay for the improvements. Thereafter, each property in the district will be assessed a share of the cost of improvements that is proportional to the benefit it receives from those improvements.

Infrastructure Charge

An infrastructure charge is similar to a plan area fee, but the revenue may be collected privately by the Master Developer(s) either as a specific charge or as a component of the price of the land sale. A private cost-sharing mechanism between developers will implement and manage this funding mechanism.

9.3.5 Developer Financing

Direct developer/merchant builder financing may be used to contribute towards backbone improvements and facilities, shortfall financing and for in-tract subdivision improvements.

9.3.6 Other

As noted, other financing mechanisms may be utilized, including the creation of private districts or associations to fund maintenance of certain facilities within the SCSP. Specific financing requirements, improvement obligations, fees, reimbursements, land and easement dedications and conveyances, maintenance and other financing and improvement related obligations will be detailed in the SCSP Development Agreements.

[1] *Public Needs & Private Dollars*; William Abbott, Marian E. Moe, and Marilee Hanson, page 109.

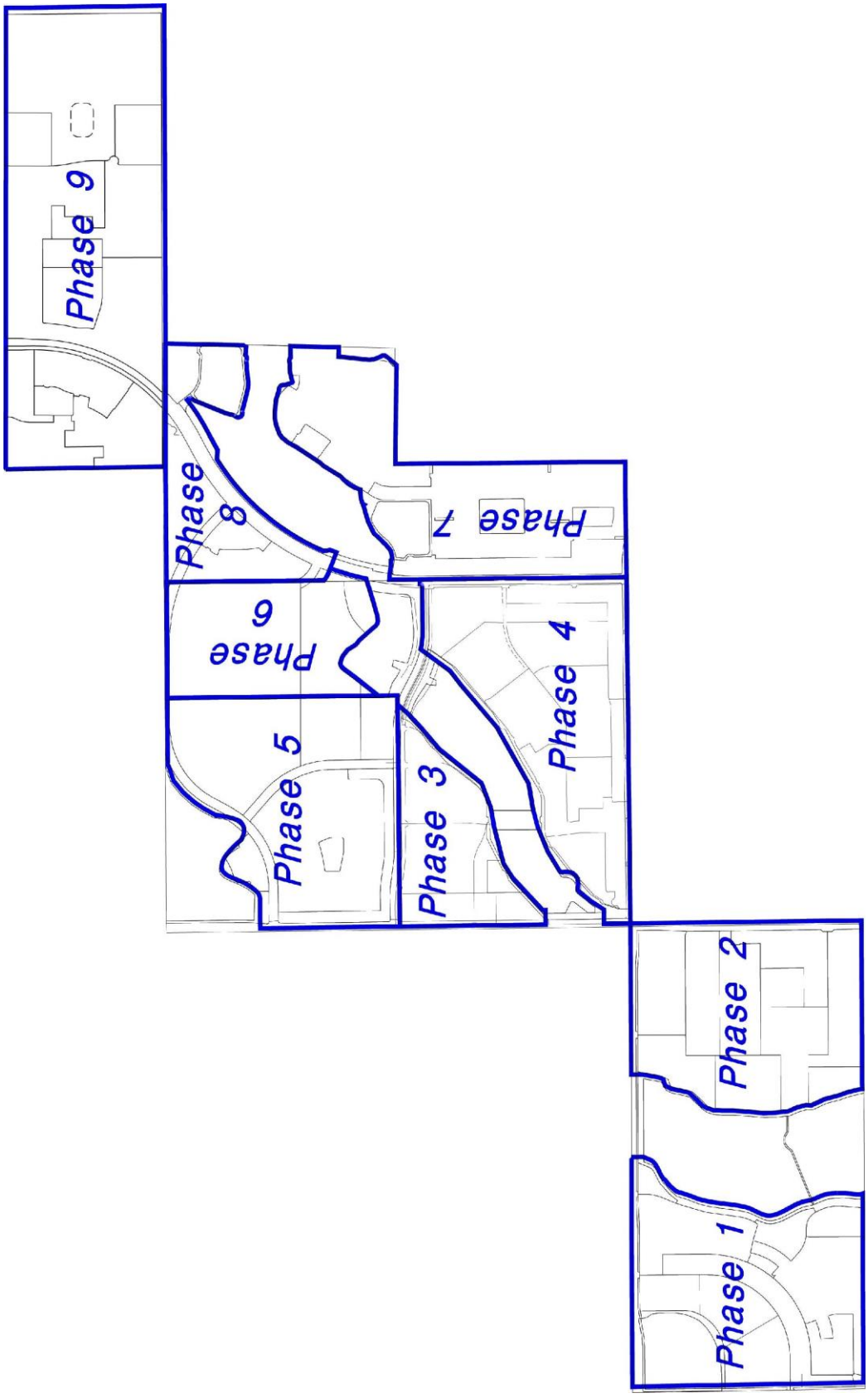


Figure 9-1 Conceptual Development Phase

9.4 FUNDING OF ONGOING OPERATIONS AND MAINTENANCE COSTS

The SCSP will be required to participate in a series of special financing districts to fund public services and the maintenance and operation of public improvements. The SCSP properties will be annexed to the Transit Services tax service area to fund transit services and other travel strategies. Formation of, or annexation proceedings for, these districts will be completed no later than the recordation of a final small lot map, or a building permit for parcels not requiring a small lot map.

A combination of the funding mechanisms will be used to fund ongoing public services, operations, and maintenance costs. These funding mechanisms may include, but are not limited to the following:

Rancho Cordova Police CFD

The SCSP properties will be included in a Community Facilities District (CFD) to fund a portion of police operation costs.

Sloughhouse Fire Protection

The SCSP includes tax rate areas that were formerly part of the Sloughhouse Fire Protection District until it dissolved into the Sac Metro Fire District but retained the name. This special tax covers ambulance services.

Landscaping and Lighting District

A Landscape and Lighting District (LLD) could be created to fund ongoing operations and maintenance services for the landscape corridors and any lighting.

Services CFD

Unless an alternative source of funding from new development is identified, one or more services CFD's, or similar funding mechanisms, will be formed in the SCSP to fund the costs of maintaining streets, streetlights, drainage ways, landscape corridors, open space, parks and other public facilities.

9.5 DEVELOPMENT AGREEMENT

Each landowner shall enter into a Development Agreement with the City of Rancho Cordova. Such Development Agreement shall establish the scope and intentions of the land use entitlements granted to the landowner upon approval of the SCSP. The Development Agreement shall also identify the scope and timing for funding of on-site and/or off-site improvements identified as obligations upon the landowner(s) in the Environmental Impact Report Mitigation Measures.

9.6 SUNCREEK SPECIFIC PLAN ADMINISTRATION

9.6.1 Specific Plan Administration Authority

The City of Ranch Cordova will administer the Specific Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Rancho Cordova Municipal Code Title 23, Zoning Code Chapter 23.152 establishes specific procedures for adoption and administration of the Specific Plan.

9.6.2 Specific Plan Amendment Procedures

The SCSP is flexible to respond to changing conditions and expectations during the course of its implementation. During build out of the SCSP, amendments to the adopted Specific Plan may be necessary to respond to changing circumstances, including market demand, or to adapt certain design guidelines or standards to special conditions on a particular site. To address this

intent, the SCSP provides for both Minor and Major Specific Plan Amendments.

Typically, property owners will request amendments to the Specific Plan.

Scope of Amendment

Any proposed amendments to the Specific Plan can include, but are not limited to, changing land use designations, design criteria, development standards, or policies. The Planning Director shall categorize amendments to this adopted Specific Plan as either an "amendment" or an "administrative modification".

The Planning Director shall determine whether a proposed Specific Plan Amendment is minor or major. The Planning Director may act upon a minor specific plan modification known as an Administrative Amendment. The City Council shall review and adopt a Major Specific Plan Amendment. The Planning Director has sole discretion to refer any proposed amendment to the City Council for action. Applicants may appeal determinations and actions by the Planning Director to the City Council.

Minor Amendment

An Administrative Amendment may be processed pursuant to Rancho Cordova Municipal Code Chapter 23.110.180(B), if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the SCSP
- The applicable SCSP Development Agreement(s)
- The City of Rancho Cordova General Plan
- The SCSP Environmental Impact Report (EIR) and Environmental Impact Statement (EIS)

Examples of Administrative Amendments include, but are not limited to the following:

- The addition of new or updated information that does not substantively change the Specific Plan.
- Minor adjustments to land use boundaries and street alignments that maintain the general land use pattern.
- Variation in permitted use types and development standards if such variations do not substantively change the character of the SCSP or are otherwise consistent with the current applicable City standards.
- Changes to the provision of public infrastructure and facilities that do not affect the level of service provided or affect the development capacity in the Plan Area.
- Changes to phasing boundaries or sequencing that do not affect infrastructure sizing, financing districts or the provision of adequate services to associated development.
- Modifications to the Development Regulations, such as revisions to design treatments or changes in specified plant materials, if it is determined that such changes achieve the design intent.
- Changes to other Specific Plan provisions if it is determined that compliance with such provisions creates practical difficulties or unnecessary hardship.
- Minor Residential Density Adjustments in which the number of units within a residential land use will be allowed to increase or decrease provided that:
    - The proposed change does not exceed the maximum number of dwelling units permitted in the assigned zone district in the SCSP.
    - The amended land use must be consistent with the goals, policies and requirements of the City of Rancho Cordova General Plan, the SCSP, and affected Development Agreements.

- The amended land use does not result in significant modification to conditions of the approved tentative map, rezone, or applicable permits.
- The amended land use does not affect the Community Facilities District, or any other benefit assessment facilities financing arrangement.

Such amendments may be appropriate from time to time in response to market feasibility; regulatory constraints or other factors and will be considered by the city on a case-by-case basis.

Specific Plan Amendment (Major)

If the Planning Director determines that a proposed amendment does not meet the criteria of a Minor Amendment, a Specific Plan Amendment shall be required. An Amendment is required when one of the following criteria is met:

- A new type of land use not specifically discussed in the SCSP is introduced.
- Significant changes to the distribution of land uses beyond that allowed by Section 9.6.3 Minor Density Adjustment, or other changes affecting land use are proposed which may substantially affect the Specific Plan.
- Changes are proposed to Development Regulations that, as determined by the Planning Director, would substantially change the physical character envisioned in the SCSP.
- Changes are proposed to the approved Phasing Plan that significantly increases or alters the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Plan that the Planning Director determines could significantly increase environmental impacts or cause other significant changes.

A Specific Plan Amendment shall be processed and reviewed under RCMC Chapter 23.152 in the same manner as the initial Specific Plan adoption.

9.6.3 Minor Density Adjustment/ Transfer of Density

The specific plan assigns to each residential parcel a density and allocated units, based upon factors such as site location, conditions, and anticipated market demand for a variety of housing products. Table 3-3, Land Use Summary, in conjunction with the Land Use Plan, Table 3-4, Land Use by Owner, provides a detailed summary of the land use, zoning, and unit allocation on a parcel-by-parcel basis. The design of individual residential projects may cause a more detailed assessment of these factors that results in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the SCSP to permit limited flexibility in adjusting the number of residential units allocated to and from any single family or Medium Density (MDR) parcel and to and from any high density (HDR) parcel in response to market demand, subdivision design or other considerations. To request a Minor Density Adjustment, the owner, or owners of both the transfer and receiving parcels shall submit to the Planning Director a Request for Minor Density Adjustment. The request shall identify the impacted parcels, designate the number of units requested for transfer, and provide other documentation as required by the Planning Director to determine compliance with all the unit transfer criteria below.

Transfer Criteria:

- The transfer and receiving parcels are within the SCSP and the total maximum number of approved units for the entire SCSP is not increased.

- The cumulative increase or decrease in units resulting from the Minor Density Adjustment does not change by more than twenty percent (20%) the number of pre-transfer units allocated to any one receiving parcel as established by Table 3-3 of the SCSP.
- The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the city). Any units designated as affordable units and are encumbered by an Affordable Housing Development Agreement are not eligible for unit transfers out of a parcel.
- The adjustments in density do not adversely affect planned infrastructure, roadways, schools, other public facilities or SCSP fee programs and assessment districts.

The Planning Director may determine that such Minor Density Adjustments fulfill the above criteria, and the adjustments are consistent with the intent of the SCSP and EIR/EIS. Such adjustments will not require an amendment to the SCSP.

If the Planning Director determines that the Minor Density Adjustment is not consistent with the criteria, the Director shall deny the Minor Density Adjustment, or refer it to the City Council for resolution. The applicant may appeal the Planning Director's determination to the City Council for resolution. The Planning Director may forward any determination of consistency to the City Council for review. When applicants request Minor Density Adjustments that do not comply with the above criteria, such requests shall require an amendment to the SCSP.

II.1. DEVELOPMENT REGULATIONS

1.1 CHAPTER PURPOSE

The Development Regulations provide the standards that guide development throughout the SunCreek Specific Plan Area (Plan Area). The purpose of this chapter is to provide clear, comprehensive rules for development.

The development regulations are the primary tools for implementing the concepts established in SCSP Volume I Chapter 2, Community Vision, Chapter 3 Land Use, and Chapter 5 Community Character.

1.2 OBJECTIVES

The SCSP vision is to create a distinct community with well-defined neighborhoods, retail, service, recreation, and institutional centers linked by a dispersed, inter-connected circulation network. The vision includes relating urban development to the physical characteristics of the Plan Area in a manner that integrates open space and urban development.

The development regulations encourage creativity in designs that respond to the physical setting and the community vision.

1.3 REGULATIONS IN THIS CHAPTER

This chapter includes two sections that establish development regulations applied in the SunCreek Specific Plan (SCSP). Section 1.5 addresses regulations that apply throughout the plan. These include:

- Neighborhood Connectivity
- Traffic Calming Measures
- Common Area Landscape Standards
- Streetscape Standards
- Parking
- Fences and Screens
- Sustainability: Energy Conserving Design
- Sustainability: Urban Runoff and Natural Features
- Art in Public Places
- Outdoor Lighting
- Signs

Section 1.6 addresses the special design standards that apply to the Center Form Based Districts identified in Volume I Figure 3-3. The key components of the form-based development standards for the Center Districts in SCSP are:

- Permitted Land Uses
- Application of the Street Typology
- Design Guidelines for Buildings
- Street Frontage Building Types
- Site Development Standards
- Special Character of Each Center District

1.4 CITY OF RANCHO CORDOVA GUIDELINES AND REGULATIONS

To encourage creativity and maintain consistency with the City's overall vision the SCSP incorporates, by reference, the Rancho Cordova Municipal Code standards. The SCSP also provides special standards designed to achieve a certain form and character in the Plan Area. This chapter includes specific references to the applicable existing City regulations, standards, and guidelines, rather than repeating the entire standard. This chapter also provides special development regulations where required to fulfill the design vision or specific conditions in the Plan Area.

1.4.1. Municipal Code Zoning Standards (RCMC-Title 23)

This chapter contains specific references to regulatory sections of the Rancho Cordova Municipal Codes (RCMC) Title 23-Zoning Code that apply to development anticipated in the SCSP. For example, the SCSP includes by reference standards for signs, landscaping, lighting, and other site elements provided in RCMC Title 23 Article 7 (Site Planning and Development Standards). Specific standards applicable only to the SCSP (identified as "DS XX") supplement the RCMC. Where this chapter is silent on a general site development regulation, provisions of RCMC Title 23 Article 7 will apply. Where standards described in the SCSP differ from citywide standards, the provisions of the SCSP will apply.

The RCMC may be amended from time to time. The then current standards of the RCMC shall apply to future entitlement applications at the time that the project application is deemed complete under Zoning Code Section 23.110.050, Determination of Completeness.

The SCSP shall allow a deviation from Table 23.310-2: Residential Zoning Districts Development Standards to allow a minimum rear yard setback of 15 feet in single family residential zones

Front yard setbacks may be uniform depth in medium density residential and need not be offset along a street frontage.

Application of Form Based Designations

The SCSP includes areas designated as Center Form Based Districts as illustrated in Figure 1-4 and Volume I Figure 3-3.

RCMC Title 23 Article 5-Form Based Provisions defines the concept of a form-based district in the Center Districts in the SCSP. The RCMC form-based development standards for the Village Center (RCMC Chapter 23.507 Village Center Zone Standards) and the Regional Center (RCMC Chapter 23.513 Regional Town Center Zone Standards) shall apply in the SCSP except where specific standards are described in Section 1.6.

1.4.2. City of Rancho Cordova Design Guidelines

Rancho Cordova Design Guidelines, adopted by the City in September 2005, implement the City's vision for quality projects that enhance the character of the community as outlined in the City's General Plan. The Guidelines describe details of the City's vision and the City's design goals. The Design Guidelines provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of development proposals in Rancho Cordova.

Generally, the City's Design Guidelines apply to all new development within the city and are based on development type, rather than zoning designation. The Guidelines supplement the minimum development standards in the City's Zoning Code (RCMC Title 23). Where the existing zoning provisions do not allow the development type or design flexibility preferred by the City, staff will propose corresponding amendments to the Specific Plan to ensure the desired result. Volume I, Section 9.6.2, Specific Plan Amendment Procedures prescribes the procedures for such amendment.

The SCSP incorporates by reference the RC Design Guidelines. This chapter provides specific references to topics in the RC Design Guidelines where applicable throughout this chapter.

1.5 GUIDELINES FOR COMMON AREA AND GENERAL DEVELOPMENT

The following design guidelines apply throughout the Plan Area wherever the applicable conditions are found.

1.5.1. Neighborhood Connectivity and Circulation

The SCSP is designed to facilitate pedestrian and vehicle connectivity between neighborhoods, and between neighborhoods and commercial areas. Volume I: Chapter 4 Circulation describes a detailed plan for streets and pedestrian/bike ways that provide a high level of connectivity throughout the Plan Area. Also, refer to RC Design Guidelines Connectivity and Circulation, p. 2:8. Volume I Figure 3-2 Specific Plan Illustrative Plan shows the conceptual development plan for standard and minor residential streets. The final route and design of these streets will be determined in the Tentative Map approval process. The following measures guide the design of the neighborhood streets.

DS 1. The street system shall be designed to encourage low volume/low speed traffic within neighborhoods.

DS 2. The neighborhood street system shall be designed to provide multiple, direct and convenient traffic routes that make it easy to walk or bike to nearby homes, parks, schools and commercial areas.

DS 3. Single loaded streets shall be used where practical adjacent to Preserve areas to control surface run-off, and provide open space views from the built environment (shown in Volume I Figure 6-1 Location of Proposed Natural Resource Preservation Areas).

DS 4. The internal streets and pedestrian ways in each neighborhood shall be designed so that residents can easily walk or drive from one neighborhood to another. Each neighborhood shall provide at least one neighborhood street connection to each adjacent neighborhood unless constrained by a major road, wetland preserve or other significant feature.

Pedestrian Access to Arterial Street Sidewalks

In some communities, long stretches of arterial streets that do not have pedestrian connections, residential street intersections, or vehicular connections to the adjacent neighborhoods limit walkability. As illustrated in Volume I Figure 3-2, Specific Plan Illustrative Plan, the SCSP is generally designed to provide residential street intersections along major arterials and thereby provide pedestrian access to sidewalks along major streets.

DS 5. Access to the sidewalk along an arterial or local streets from the interior of neighborhoods will be provided at intervals of not more than one thousand (1000) feet and an average of eight hundred (800) feet.

DS 6. Pedestrian circulation will typically be provided along residential streets that intersect with the collectors. However, where the road system does not provide sufficient pedestrian connectivity along an arterial street, access will be provided by a pedestrian walkway connection (paseo) between an interior street and the arterial street sidewalk.

DS 7. Pedestrian access shall be provided from the interior of neighborhoods to the arterial street sidewalk within 400 feet of a transit stop.

Example of a pedestrian link between residential street and adjacent arterial street.

1.5.2. Traffic Calming Measures

When included in proposed subdivision plans traffic calming measures shall be developed at the discretion of the project applicant and City Engineer at the time of improvement plan approval. Such measures shall be consistent with the Neighborhood Traffic Management Plan (NTMP). Chapter 7 of the NTMP identifies approaches for traffic calming in new neighborhoods.

Also, refer to RC Design Guidelines Connectivity and Circulation, p.2:8, and Specific Plan Volume I Section 4.5.

1.5.3. Landscape Standards

These Landscape Standards describe minimum planting standards, appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. Refer also to RC Design Guidelines Landscaping p.2:42.

The SunCreek Plan Area is relatively dry grasslands with poor soils in the natural condition. Landscaping in the street corridors and common areas will add shade, color, and texture. The effects will include a cooling of streets, sidewalks, parking areas, and buildings. However, the landscapes adjacent to preserves must be compatible with the natural conditions that include hot, dry summers. Moreover, the landscape areas must avoid the potential to change the natural ecology of the Preserve Areas by inadvertently introducing invasive, competitive plants.

Informal naturalized landscape along open space edge.

Landscaped areas should appear to be an extension of the natural open space, although more attractive and diverse.

The landscape palette must emphasize drought tolerant, non-invasive species that will be visually compatible with the environmental setting of the Plan Area. Lush lawns and water demanding trees and shrubs are generally not appropriate but are not prohibited where they may provide a focal point or other landscape statement.

Street landscaping should include a primary tree planted in a regular cadence to establish the character and form of the street edge, but otherwise should convey a sense of natural informality. Secondary trees, shrubs and ground cover should be placed with consideration to water demand first, and then to form and color to create a memorable collage. Mass plantings of single species and plantings in a geometric grid are to be avoided.

DS 8. Landscapes shall be designed with consideration of the transition of the plant mix as trees and shrubs mature and change shape, color, water demand and shading characteristics over time.

DS 9. All trees installed in all street landscape corridors and common areas shall be consistent with the adopted City Tree List, and shall emphasize drought tolerant and native or native compatible species.

DS 10. Where feasible, require that underground utility lines near future tree planting areas must be designed and installed to minimize impacts to trees. Project applicants shall work with the utility provider(s) to coordinate the location and other potential impacts associated with the under grounding of the utilities.

DS 11. If provided by the City or other agency, home builders shall distribute leaflets and

planting guides at the time of first occupancy that promote the use of drought-tolerant native vegetation in home landscaping.

DS 12. Careful selection and placement of trees and shrubs shall be used to frame the view of open space adjacent to streets.

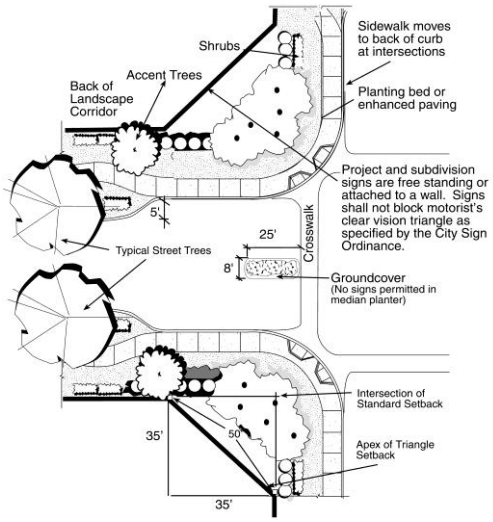
Gateways

Gateways occur in several locations throughout the plan at the entry to individual neighborhoods as well as the primary entries to the SunCreek community. Volume I Figure 5.2 Community Design Features identifies potential gateway locations; however, the specific location and character of the gateway features will be determined in the Tentative Map approval process.

DS 13. The neighborhood entry includes the landscape corridor plus an additional triangular setback area. The neighborhood entry shall provide an offset that may be used for project signage oriented toward the intersection.

Figure II.1-1 Conceptual Plan of Neighborhood Entry Gateway

DS 14. Landscaping in the neighborhood entry may include accent trees, colorful annual plants, signage and other special landscape elements such as enhanced paving and seating areas.



DS 15. Where provided at the rear of corner clips, fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall.

DS 16. Improvements and plantings within corner-clip areas shall allow adequate vehicular lines of sight at intersections.

1.5.4. Streetscape

Street furnishings (including benches, trash receptacles, bollards, planters, bus shelters, and other similar amenities) are permitted within landscape corridors provided placement does not interfere with clear-vision standards for street intersections, or pedestrian movement along the sidewalk. Refer also to RC Design Guidelines: Streetscape, p.2:46. The location and type of street furnishings shall be reviewed at the Tentative Map, design review, or improvement plan stage as appropriate for the type of approval required for the proposed development.

DS 17. The design of street furnishings should match or complement the design of surrounding elements including other furnishings, walls and fences, and building architecture.

DS 18. Street furnishings are to be low-maintenance.

DS 19. Metal components of street furnishings shall not be exposed such that they could burn someone in high ambient temperatures.

1.5.5. Parking

The RCMC Section 23.719 regulates parking and loading standards in all land use designations in the SCSP. Refer also to RC Design Guidelines: Parking, p.2:50.

These standards regulate the amount, location, and development of motor vehicle parking, bicycle parking, and on-site loading areas. The purpose of the standards is to provide for safe vehicular parking, circulation, and loading requirements supportive of a variety of uses in this pedestrian, bicycle-friendly, and transit-supportive plan.

1.5.6. Fences, Walls and Screening

The RCMC Section 23.731 regulates the height and location of fences, walls, and screening. Refer also to RC Design Guidelines: Screening and Service Areas, p. 2:54 and Streetscape, p.2:46.

Unless otherwise exempt in RCMC 23.731.040 (Exemptions), design review approval shall be required for fences and walls.

Masonry Walls

Two types of masonry walls will be used in the Plan Area. Simple masonry walls will be used between dissimilar land uses to provide security and privacy. Enhanced masonry walls are typically located where sound walls are necessary along arterial streets adjacent to low-density residential and medium-density residential parcels.

Simple Masonry Walls

DS 20. Masonry walls that are used primarily to demarcate property boundaries between disparate land uses and are less visible from public streets may be simple block walls.

Enhanced Masonry Walls (Sound walls)

Wherever sound walls are required to mitigate sound impacts adjacent to streets, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design utilizing greater setbacks, building design, mounding, or single-story structures with solid walls facing the street.

DS 21. Soundwalls shall be installed as required subject to acoustic analysis and shall be placed at the outside edge of the road ROW or landscape easement. The area between the road curb and the wall shall include a public sidewalk and landscaping, including canopy street trees consistent with the street cross sections defined in Volume I Chapter 4, Section 4.4.3.

DS 22. Landscaping should become the dominant element in the corridor, rather than a masonry wall. Therefore, the masonry walls along public corridors should be a simple design, of quality materials, that will eventually be a background element screened by, or visually recede beyond the landscape materials. The appropriate designs will include a simple, attractive surface pattern, detailing to articulate the wall cap, and columns or pilasters to mark the wall ends and changes in direction.

DS 23.

DS 24. Columns or pilasters may be embellished with textures, complementing materials, or articulation details (such as shadow lines). In addition, signature or logo elements that are cast or otherwise incorporated in the column or pilaster face may be included at end pilasters at road entries into projects.

DS 25. Masonry walls along the public streets shall not block views to the open space corridors, or obstruct service access to electric, telephone, cable, water or sewer services or equipment.

DS 26. Variations in wall designs within the Plan Area are acceptable at the following notable break points only: creek crossings, arterial intersections, and major changes in land use. Notwithstanding this, continuity in theme and materials shall be incorporated where variations occur.

Enhanced Wood Fences

Enhanced wood fences or masonry shall be constructed where lots abut a park or school.

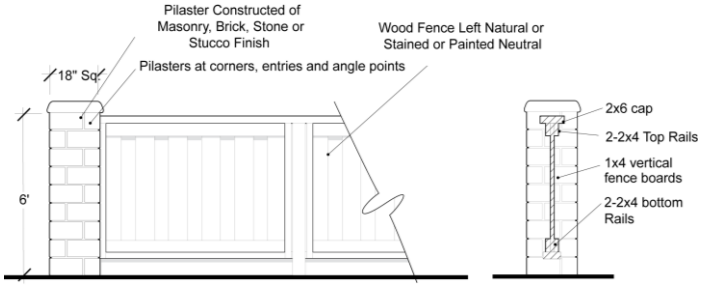
DS 27. Minimum solid-wood fence height is 6-feet. Enhanced wood fences may be placed on a berm not more than 24" above the elevation at the back of the adjacent sidewalk.

DS 28. Pilasters or columns shall be used in enhanced wood fences at each side of neighborhood vehicular entrances, at pedestrian walkway entrances, and at each angle point (change in direction).

DS 29. Pilasters and columns shall be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual subdivisions.

DS 30. Enhanced wood fences are to be of redwood or comparably durable materials construction, and if painted or stained, should be an earth tone color.

Figure II.1-2 Enhanced Wood Fence Example



Open Space and Trails Fencing

DS 31. Open decorative metal fences constructed of tubular steel or wrought iron shall be used adjacent to the open-space areas along the rear and side property line of residential parcels that abut open space areas. Open fences, or post and cable, may also be used adjacent to open space to define pedestrian pathways and to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles).

DS 32. Chain link fencing is generally not allowed.

DS 33. Open fencing shall not exceed 6-feet in height.

DS 34. Brick or other masonry pilasters or columns may be used as an optional detail with open style fences.

DS 35. Bollards may be placed to control vehicular traffic and pedestrian flow, and along pedestrian/bike paths leading to the school, park, or open-space sites. These bollards shall be removable steel post or approved replacement.

DS 36. Bollards may be constructed of metal, precast out of natural or integral-color concrete or of alternative materials approved by the City.

1.5.7. Sustainability: Energy Conserving Design

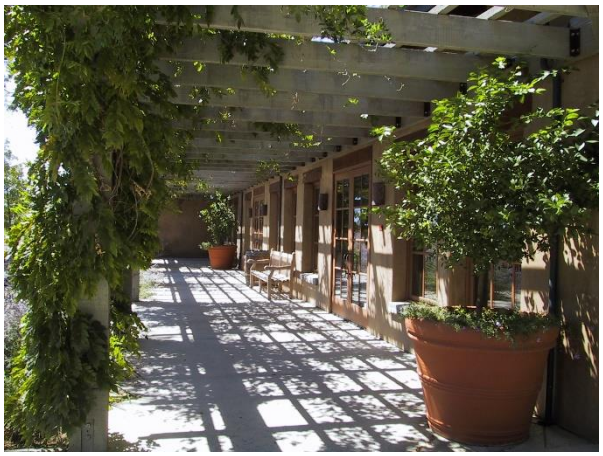
Energy conserving design not only reduces the on-going operating costs of buildings but also minimizes the demand for new energy sources. The design of energy conserving buildings responds to the climate of this region and thereby establishes a distinctive architectural style. Energy conservation can be implemented through the following measures. Refer also to RC Design Guidelines Sustainable Development: Solar Access, Energy Efficiency, and Green Buildings, p. 2-62.

DS 37. Solar access for individual dwellings should be considered where feasible in the design of the local street network. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

DS 38. Use of wind and thermal mass to heat and cool structures and public spaces should be considered in the design of all commercial buildings.

DS 39. Buildings adjoining public spaces, such as along a pedestrian path, should be designed to provide sun to walkways and primary gathering areas in the winter.

DS 40. Sun shade structures such as structural overhangs, verandas, trellises and porticoes may be incorporated at the primary entry and pedestrian approaches to all buildings.



Example of Shade Trellis on a Commercial Building

1.5.8. Sustainability: Urban Runoff and Natural Features in the Plan

Extensive open space is a major feature of the SCSP that includes both naturally occurring wetland areas and engineered water quality and storm water control basins. The development standards in this section address two primary concerns regarding these features, the interface with urban land use, and the aesthetics and amenity of the open spaces.

Interface between Urban and Protected Wetland Areas

Permits issued to individual landowners by the US Army Corps of Engineers under Section 404 of the Federal Clean Water Act establish the specific development standards that shall apply to areas adjacent to Preserve Areas identified in Volume I Figure 6-1 in the SCSP. These standards protect and manage those resources according to the principles and standards identified in Volume I Section 6.3.2 Strategy Principles and Standards, Watershed Management Design Standard. Public access to the Preserve Areas is strictly prohibited.

The naturally occurring areas are open grasslands that provide broad vistas from buffer areas along the perimeters. The edge areas provide a transition from the urban area to the protected wetlands. The plant materials in the edge areas

transition from non-invasive trees and groundcover near the urban edge to natural grassland and compatible species adjacent to the protected areas.

The USACE permit will regulate irrigation and fertilizing of plants in the buffer areas. All surface waters draining toward the protected area will be captured and treated in surface water quality swales prior to discharge to the natural drainage. Where a bike trail is included in the edge area, the trail will serve as a demarcation of the natural grasslands. No trees or exotic vegetation will be permitted between the bike trail and the protected area.

The Environmental Protection Agency (EPA) requirements for construction activities and new uses pursuant to the National Pollutant and Discharge Elimination System (NPDES) will include the use of Best Management Practices (BMP) to prevent pollutant run-off during a storm occurrence within the urban development areas.

Example of a view to urban land use adjacent to natural open space.

The BMPs available to decrease storm water discharge on project sites during construction activities include both non-structural and structural measures. The non-structural measures include grading controls and "housekeeping" techniques. Typical grading controls involve timing, staging, setbacks and buffers, and restrictions on activities within open areas. Housekeeping techniques involve limitations on material storage and disposal, soil stabilization of all roads and entrances, dust control, and mandatory site cleanup. Refer also to RC Design Guidelines Sustainable Development: Urban Runoff, p.2:60 and Sustainable Development: Natural Features of the Environment, p. 2:64.

DS 41. All commercial and multi-family development shall incorporate features to enhance on-site water quality such as grassy swales, multi-use detention basins, and integrated drainage systems.

DS 42. All development within the Plan Area shall apply best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

DS 43. The applicant shall install appropriate signage to deter the discharge of hazardous materials into storm drains. Such signage shall be approved by the City of Rancho Cordova.

DS 44. All Tentative Maps shall contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program. Such strategies may include participation in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Water Control Basins and Channels

The engineered basins and drainage channel along Grantline Road are designed to protect the area from storm water. The basins also treat the pollutants in surface water run-off through natural processes. These features primarily provide the storm water management and water quality treatment. These engineered features must also be aesthetically pleasing, blend visually with the nearby landscapes, and provide space for pedestrian and bicycle trails. The basins are not constrained by the federal regulations that apply to the natural protected areas and so the

landscaping palette can be more inclusive of trees, shrubs and groundcovers, but must also maintain the capacity of the basins and the channel.

Storm water management needs will determine the ultimate shape of the basins. The SCSP reserves locations (illustrated in Volume I Figure 8-4 Local Detention Basins) and adequate space to accommodate a worst-case scenario in which the maximum storm water storage capacity is required. In such cases a relatively uniform shape would be required, however, in all cases a buffer area is provided that would accommodate a landscape and path that will soften the edges of the basin.

The space reserved for each basin will allow for a wider naturalized edge in the event that the required storm water capacity is less than the maximum. In these cases, the edge and the bank of the basin will vary to provide a more natural appearance, and the buffer will allow more room for the bike and pedestrian trail.

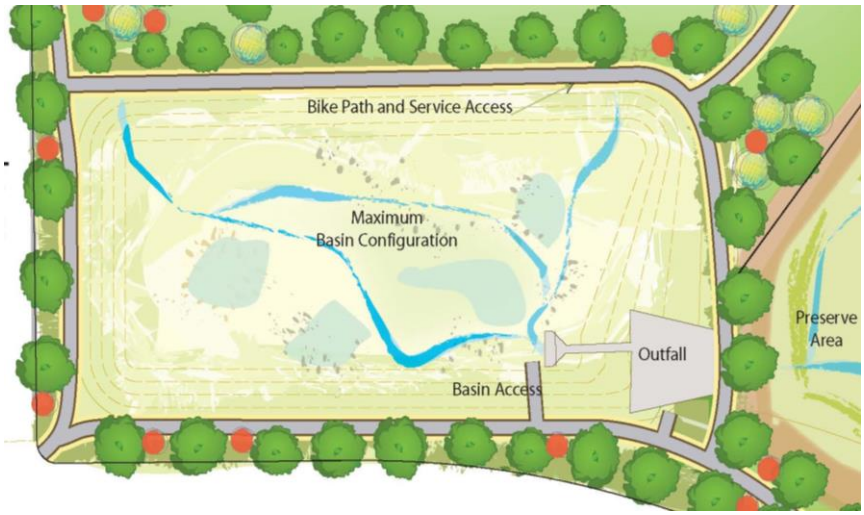
Where basins are adjacent to natural open space, they are a transitional feature from the urban land use. Trees along the basin edge near the urban use will transition to lower shrub, groundcover, and grasslands along the open space edge. The basins located at the edge of the community park will take on the character of the park and will be surrounded by trees and groundcover compatible with the adjacent park area.

The USACE permit regulates the use of the natural channels within the protected wetland areas and thus these are generally undisturbed.

Engineered channels are very limited in the plan and are generally associated with linking the basins to discharge areas. In these cases, the channels will be designed as an integral part of the basin and will take on the characteristics of the basin, including contouring and landscaping.

Example of naturalized drainage channel.

Figure II.1-3 Conceptual Basin



One significant exception is the channel that parallels Grantline Road on the east side of the plan and then enters a small detention basin on the south edge of the plan. This channel primarily serves to carry storm water from the north side of Chrysanthy Boulevard and discharge it to the natural Upper Laguna Creek drainage to the south. The channel is inherently linear and straight as it follows Grantline Road. The channel will provide clustering of trees along both sides that will allow views to signage and buildings in the future Regional Town Center land uses but will also provide an attractive edge along Grantline Road.

Conceptual view of channel adjacent to Grantline Road.

DS 45. Design of the drainage systems in the Plan Area will specifically consider the appropriateness of the following measures: storm water quality treatment, storm water detention structures, summer nuisance flow retention and percolation, and hydro-modification control structures. While each water quality wet basin has been sufficiently sized to meet the runoff demands from its respective drainage shed, each builder will have the option to incorporate LID design features within each of its development and downsize the size of the water quality basins accordingly.

DS 46. The project shall place erosion control and velocity dissipation devices at all detention structures and along the length of any outfall structure as necessary to limit erosion into and within water courses. Furthermore, the project will utilize Best Management Practices consistent with all local post construction storm water management requirements, policies, and guidelines.

DS 47. All basins shall be designed as visual amenities that are an extension of the landscape on the nearby streets. In most instances this will involve naturalized drought tolerant and low maintenance landscaping. The basins may have a semi-permanent pool serving water quality purposes.

DS 48. Basins shall have irregular contours to create a natural appearance. Side slopes of 5:1 should occur on not less than 10 percent of the basin edge to allow access to the basin.

DS 49. Fences should be avoided if possible. Where required, fences shall be open types with a black matte finish. (Refer to Section 1.5.6).

DS 50. Landscape improvements within and adjacent to basins shall use drought tolerant and low maintenance plant materials.

DS 51. Nearby pedestrian and bicycle trails shall be routed in or along the rim of basins.

1.5.9. Art in Public Places

Art in public places can include art as commonly described such as murals and sculpture. The SCSP intends to integrate art into the every-day infrastructure by simply selecting well-designed, attractive fixtures where practical. Manhole covers, tree grates, directional signage, bike racks, benches, lighting fixtures, water features, and other street furniture can all be art.

Refer to RC Design Guidelines Site Design: Art in Public Places, p.2:66 for a description of city-wide standards.

DS 52. Art should be located around the Plan Area rather than concentrated in a few locations.

DS 53. Art can be incorporated in landscape corridors and neighborhood gateways.

DS 54. Art in public places should typically be scaled to allow pedestrians to enjoy it.

1.5.10. Lighting

The RCMC Section 23.725 applies to all new and existing land uses, including permanent and temporary uses in all zoning districts. Refer also to RC Design Guidelines: Lighting, p.2:68.

The purpose is to regulate lighting to balance the safety and security needs for lighting with the City's desire to ensure that light trespass and glare have negligible impact on surrounding property (especially residential) and roadways.

DS 55. Street lighting will be low intensity and generally limited to locations required for traffic and pedestrian safety.

DS 56. Lighted features including but not limited to lighted bollards, lighted shelters, back-lighted planters, and accent-lighted wall surfaces and signs, are permitted provided light sources are low-level and screened from adjacent streets, walkways and homes.

DS 57. Planting shall be restricted within the zone of light for street lights in conformance with the City standards.

1.5.11. Signs

The Rancho Cordova Municipal Code (RCMC) Chapter 23.743 shall regulate all signs in the SunCreek Plan Area. Refer also to RC Design Guidelines: Signs, p. 2:72.

1.6 CENTER FORM BASED DISTRICT DEVELOPMENT STANDARDS

Development of the Center Form Based Districts (Center Districts) identified in Figure II. 1-4 shall be subject to regulations and standards defined in this section. As described in Volume I: Section 3.3, "form-based code" is a regulatory approach that describes the form and character of development. A form-based code incorporates many components of conventional zoning standards but organizes the application of these standards according to a vision of aggregated development patterns rather than individual land use categories. A form-based code goes beyond conventional zoning development standards by describing the physical outcome of the development in terms of street character, building relation to the street, and pedestrian friendliness and other factors.

This section adds specific standards and guidelines to supplement the conventional permitted uses and development regulations established in the Rancho Cordova Municipal Code (RCMC) Title 23. Applications for development projects must comply with the development regulations in RCMC Title 23, Article 5 and any applicable supplemental standard for the SCSP set forth in this chapter.

The key elements of the SunCreek Centers Form Based Districts regulations include:

- Permitted Land Uses
- Street Character and Configuration (Street Typology)
- Building Front Character and Configuration (Frontage Typology)
- Pedestrian Ways
- Common Spaces

1.6.1. Application

The SunCreek Center Form Based District regulations apply to three areas identified in Figure 1-4 and Volume I Figure 3-3 as Districts A, B, and C. District C is a Regional Town Center and Districts A, and B are planned as Village Centers as defined in RCMC Title 23 Article 5-Form Based Provisions. Each Center District has a different character and purpose that requires different standards and a different development approach.

The term "Center District" refers to the boundary of the area identified in Figure II. 1-4 and not to a specific zone district designation. The Center Districts encompass specific zone districts that regulate the specific land uses and development standards. Each Center District allows for a mix of commercial (VC or RTC) and residential uses (HDR or CMDR), which can be mixed and allocated according to a detailed plan. Each Center District includes a "Main Street" as described in the RC Design Guidelines Commercial and Commercial Mixed Use: Commercial, p.3:10.

Prior to any development within the three Center Districts, a detailed conceptual plan for the subject District must be approved by the City Council.

The requirements of RCMC Section 23.722 and the RC Design Guidelines shall apply whenever a non-residential, mixed-use, or multifamily residential project is subject to design review.

1.6.2. Permitted Uses

Article 3 the RCMC Title 23, specifically Table 23.307-1 (Agricultural), Table 23.310-1 (Residential), Table 23.313-1 (Mixed Use), and Table 23.319-1 (Public/Quasi-public) regulate the Permitted Uses in the SCSP, except that residential uses are not permitted in the Village Center Zone designation. Refer to SCSP Volume I, Section 3.2.3.

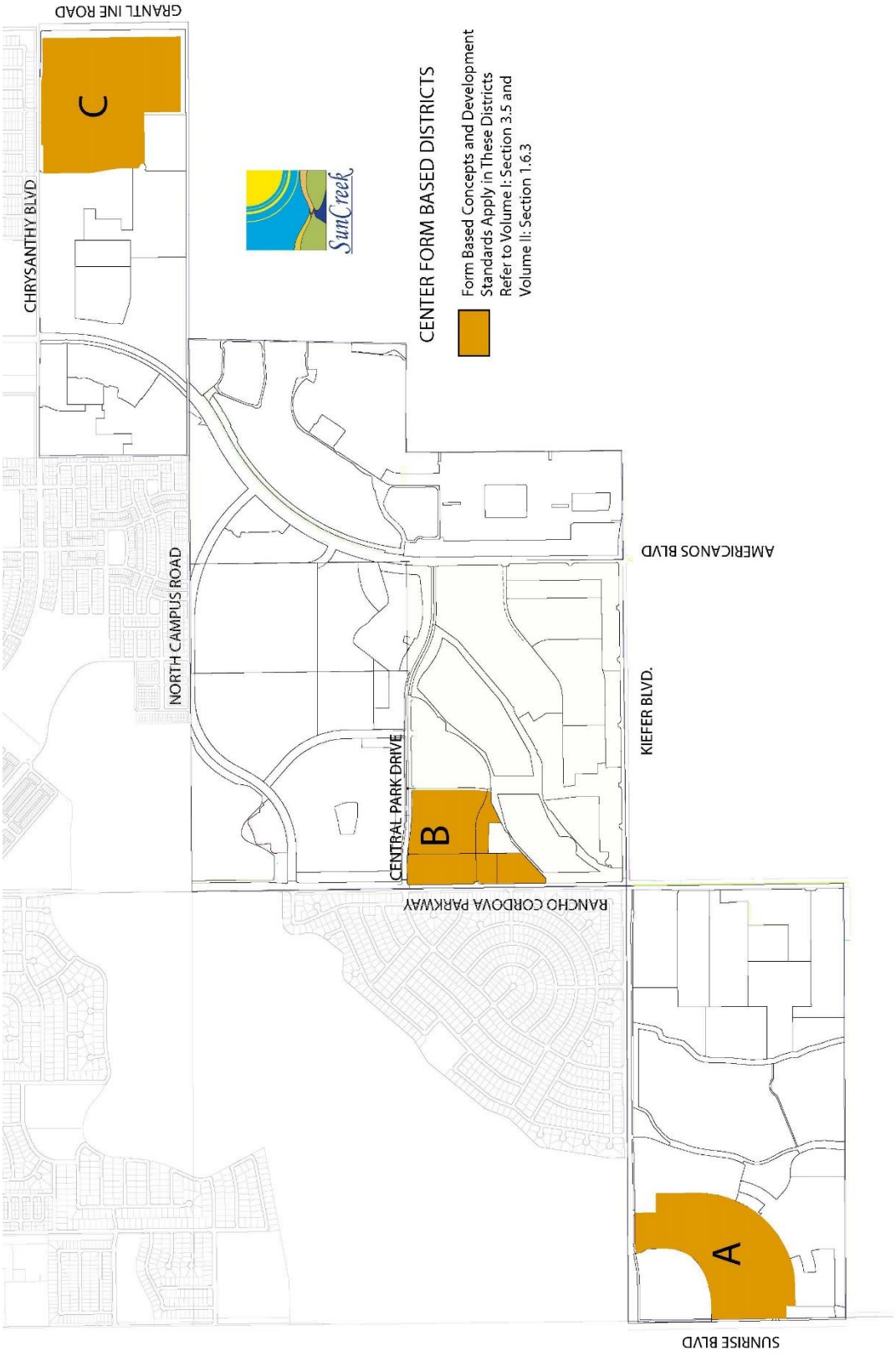


Figure II.1-4 Center Form Based Districts

1.6.3. Center District Development Standards

Form based development standards primarily address the relationship of building purpose and form to the adjacent streets and pedestrian areas. Conventional development standards apply to the basic organization of the development area, including standard rear and side setbacks. Height, site coverage, floor area ratio (the relationship of building height to site coverage), and presentation to the street expressed in terms of minimum building frontage are the primary metrics for building mass regulation within the Center Districts. Separate standards are established for the Districts "A" and "B" that include the Village Center (VC) zone designation, and for District "C" that includes the Regional Town Center (RTC) zone designation.

These development standards reflect the differences in scale, mix of uses represented in each of the Center Districts.

Table II.1-1 establishes these basic standards for the Center Districts in the SCSP.

Table II. 1-1 Center Form Based District Development Standards

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMDR 12.1 du/ac MDR 6.1 du/ac [1.]
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25[2.]	0.25 [2.]
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

Notes on Districts A and B:

1. The residential uses in Center Districts A and B will include MDR, CMDR and HDR housing at minimum density allowed in the applicable zone.

2. The City Council may reduce the minimum FAR to no less than 0.2 by Design Review approval, subject to the following criteria:

a. The planned uses and design of the commercial development are appropriate to serve the local area and are consistent with the City's development objectives which are described in the General Plan, in the City Design Guidelines and in this Chapter; and
b. Granting the FAR reduction will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the new development; and
c. The FAR reduction is the minimum required to support the site plan.

1.6.4. Street Typology

The street is a key component of development within Center Districts. In these Districts the street characteristics, including the width of the travel way, number of travel lanes, width of the sidewalks, setbacks, and the landscaping and streetscape (furniture, lighting and way-finding signs) contribute much to the identity and vitality of the adjacent commercial and residential uses. Except as noted in Chapter 1.4, front and side yard setbacks shall be measured from the back of sidewalk. The SunCreek Center Districts apply the "Main Street" concept identified in the RC Design Guidelines. *"The design of access and circulation on project sites should tie the development into the overall neighborhood, and the internal circulation may be a part of the City's circulation and street system, where buildings front onto and have pedestrian connections with the public right-of-way."*

The location and character of each of the "Main Street" features is discussed in Section 1.6.10 District Descriptions.

Volume I, Chapter I.4 Circulation defines the street cross sections in terms of number of lanes, lane width, landscape corridor, sidewalks, and bike/pedestrian trails. Volume I, Figure 4-3, Major Streets Master Plan identifies the basic configuration of the street network and the primary street type applied.

The SunCreek Center Districts use the Standard Collector Street (Volume I, Figure 4-7) as the Main Street.

Arterial

Arterial streets along the edge of the Center District designations include Kiefer Boulevard (District" A"), Rancho Cordova Parkway (District "B", and Chrysanthy Boulevard (District "C"). Refer to Volume I, Figure 4-4.

DS 58. The median in the center of the roadway shall be utilized to facilitate the safe passage of pedestrians across a minor arterial. Suggested treatments include landscaping and pedestrian refuges at crossings.

DS 59. The landscaping strip along the sides of the roadway shall be designed to create a separation between pedestrians and fast-moving vehicles. The strip should include a landscaped area between the edge of the curb and the sidewalk. Street trees and lighting should be provided and designed at a pedestrian scale.

DS 60. Where right-turn lanes are required, the width and design of sidewalks and landscape strips shall maintain the quality of the pedestrian environment.

DS 61. The facades of buildings located at the edge of right of way in Center Districts should include storefront, multi-family residential and office use frontage types. It is preferred that building frontages approach the sidewalk.

Collector Street

Collector streets (Main Streets) in the Center District include Crescent Drive in District "A", and the un-named crescent street in District "B", and the un-named north-south street in District "C". Refer to Volume I, Figure 4-7 and Figures II. 1-6, II. 1-7, and II. 1-8 for location of the Main Street in each Center District. Additional collector streets with medians may be located in District C when a specific development plan is prepared for this area.

Central Park Drive is a unique condition in District B that serves both as "Main Street" flanked by commercial and residential use, but also as a primary pedestrian corridor linking the Village Center to the Community Park and the High School. Volume I, Figure 4-10 Pedestrian Boulevard illustrates the special character of this street.

DS 62. The landscape strip areas shall be designed to provide pedestrians with secure passage along the roadway and motorists

with adequate views of the storefronts located along the street. Street trees and lights designed to the pedestrian scale shall be placed within continuous landscape strips to provide a barrier between the roadway and sidewalk. Larger canopy trees shall be used where possible to shade the sidewalk and the street.

DS 63. Intersections should be designed to provide pedestrians with safe passage. Features may include pedestrian bulb-outs, differentiated accent paving within the intersection, pedestrian refuge areas within the medians of arterials, and in-street crossing lights.

DS 64. Turning movements typically occur from within the main travel lanes; however, short (one- to two-car-length) turn pockets may be provided at some intersections in lieu of parking on one side of the street.

DS 65. Storefront, multi-family housing, porch, door yard/terrace or light court, and stoop frontage types are preferred.

Minimal Sidewalk Frontage Access

Exposure of the building or common area such as a plaza at the back of the sidewalk is used to facilitate access from a public right-of-way or an on-site sidewalk to a public space. Refer also to RC Design Guidelines Site Design, Building Placement, and Orientation, p. 3:18.

DS 66. For a public space located adjacent to one street, the area of the space within 15 feet of a public right-of-way or an on-site sidewalk along at least 50 percent of the space's street frontage shall be free of obstructions.

DS 67. For corner public spaces, the area within 15 feet of the intersection of two or more streets on which the space fronts shall be at the same elevation as the adjoining sidewalk. In addition, at least 50 percent of each of the space's frontages shall be free of obstructions.

DS 68. To be considered free of obstructions, public spaces shall include at least four feet of unobstructed area between obstructions when measured parallel to right-of-way or sidewalk.

DS 69. For obstructed portions of a space's frontage, no walls or other obstructions, except for fixed and moveable seating and tables, shall be higher than two feet above the curb level in front of the space.

DS 70. Trees planted flush to grade, light stanchions, public space signage, trash receptacles, railings for steps, and substantially open fencing around seating areas not exceeding 36 inches in height shall be considered permitted obstructions.

Kiefer Boulevard adjacent to the commercial use in District A is a special condition due to the Secondary (10') bike trail in the 35-foot-wide pedestrian corridor on the south side of Kiefer Boulevard. In this condition, the commercial use will be located at the edge of the "build to line" (edge of right of way) as illustrated in Volume I, Figure 4-21. In this condition, the space between the multi-use trail and the building front can be used for an outdoor dining area, rest stop, or landscaping.

1.6.5. Design Guidelines for the Center Districts

Each of the Center Districts will have a distinct character as described in Section 1.6.10 below. However, all of the development in the Center Districts, particularly commercial and office use will be guided by the following design principles. The intent is to create an overall sense of community with high quality, pedestrian oriented design. The following principles shall apply to all Form Based Districts.

- Center Districts should be visually appealing from all public areas, including adjacent streets and

sidewalks, and to pedestrians as well as persons in automobiles.

- Center Districts should be appropriate in scale and massing relative to adjacent land uses.
- Center Districts should provide for convenient, attractive pedestrian access from street fronts and from adjacent commercial, office, and residential land uses.
- Center Districts should provide for convenient, attractive pedestrian access within the center with dedicated pedestrian ways between all buildings and pedestrian spaces such as plazas, courtyards, and terraces at natural gathering areas within the site.
- Center Districts should minimize noise, light, vibration and odor impacts on the surrounding neighborhood.
- Center Districts should be functionally efficient in terms of resource requirements, traffic circulation, emergency access, and delivery and waste removal.

Architectural Style

The common characteristics established in these guidelines will create a sense of overall consistency and common identity throughout the Plan Area. The buildings need not emulate any historical style. Design continuity and appropriate style address building scale, pedestrian access, the proportion of wall to arcade, window placement and proportions, height of walls, building color, building materials, and response to the site conditions. The application of these guidelines will produce architecture that reflects the individual needs of the building owners, and the character of the SunCreek community.

DS 71. Architects may apply a design style that reflects the particular character of the uses within the building, such as a theme restaurant or specialty store. Such designs may be established by a chain that has standardized characteristics. However, buildings that are highly stylized, or that apply corporate “franchise” architecture shall compliment the overall style and character of neighboring buildings. .

Example of Acceptable Stylized Architecture

DS 72. Each Center District shall include a dominant landmark element such as a clock tower, fountain, or sculpture within a pedestrian oriented space. The element will serve as an identification of the District and should reflect the overall design theme of that District.

Exterior Finish Materials

DS 73. The appropriate exterior materials include masonry, plaster, stucco, stone, and decorative treatments in concrete. Wood siding is acceptable provided that it is used in locations protected from harsh sun or weather conditions, and is properly installed and treated to be durable.

Color

DS 74. Neutral colors are acceptable for the base color of a building and may be used without limitation. However, the architect is encouraged to apply other, bolder colors that

are derived from earth tones to add visual interest and distinctive character

DS 75. Large areas of bright, intense primary colors shall be avoided but may be applied to trim, windows, doors and architectural elements where they complement the building basic color scheme.

DS 76. Typically, the building basic color scheme should include not more than three colors, however, more than three complementary colors may be used to establish a special visual effect.

DS 77. Paint colors should complement the color of stone, masonry, tile, or any natural materials applied to the exterior of the building.

Building Massing and Form

DS 78. Buildings should have a hierarchy of elements so that the overall building is readable. Design elements that embellish and create variety should be subordinate to the overall volume. The building massing should create an interesting view from vantage points both within and from the exterior of the site, and allow "landmark" or anchor buildings to stand out above the other buildings and landscape.

DS 79. Buildings should be located forward to the street front rather than behind a parking area. This is particularly effective along the "Main Street" in each District where the intent is to establish a vibrant, pedestrian active environment.

DS 80. Large building masses should closely relate to smaller buildings and to pedestrians on the adjacent walkways by a variety of means including:

- The addition of arcades, trellises and smaller building elements;
- Roofs that are not monolithic;

Conceptual Image of building forward "Main Street"

- Windows that are varied for functional or symbolic reasons;
- Articulations that include offsets, recesses, projections and changes in wall direction to provide visual interest;
- Architectural detailing, color, and/or composition of facade elements; and
- Architectural elements such as terraces or balconies oriented to common areas such as courtyards, pedestrian ways, or plazas.

DS 81. Dormer windows, dormer vents, belvederes, chimneys, roof monitors and other features that add visual interest may be added to a roof provided that they are in character with the building style and in proportion to the roof and building mass.

Example of offsets, recesses, projections and changes in wall direction

DS 82. Storefront window walls shall be divided into bays defined by window spacing, raised pilasters, add-on awnings or trellises, or other architectural elements so the entire facade reads as a series of individual shops. Storefront windows should be contained within a bay defined by these elements. Doors and windows shall be consistent in design and located to present a unified appearance to the elevation, except where the variations are an integral and necessary part of the exterior design.

Windows, awnings, cornices and flags provide cadence.

DS 83. All walls, blank or storefront, shall be defined at the top by a cornice or other detail bold enough to visually terminate the wall. Even walls topped by a sloped roof that terminate at the wall line shall be defined by a cornice or eave detail. Exceptions include heavy timber roofs where the rafter tails are exposed and extend a minimum of eighteen inches from the wall.

Cornice Detail and Variety of Roof Types

DS 84. Two story walls shall be divided by a cornice, horizontal band or other architectural element that defines the ground floor from the second floor.

DS 85. Generally, walls should appear as thick and massive in proportion to the building scale, particularly on large-scale buildings. Windows, other than storefront should be recessed from the face of the wall by at least 3 inches.

DS 86. The exterior of ground floor walls that face streets shall include features that articulate the walls and ensure visual diversity and proper scale. Articulation may include windows, arcades, changes in materials or color, or other details. Architectural detailing of each wall at ground level shall relate to the landscape to ensure an appropriate transition of the building and the ground plane.

Arcade and Ground Plane Treatment

DS 87. Architectural elements that contribute to a building's character, aid in climate control and enhance pedestrian scale are encouraged. Examples include canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

DS 88. Building entryways shall be clearly defined and integrated with building and landscape design. The use of distinctive architectural elements and materials to denote prominent entrances is required.

Example of landmark feature integrated with main buildings.

Arcade establishes the primary Entry Feature

Landmark Feature

DS 89. Landmark structures, such as clock towers, enclosed arcades, and building elements that extend above the roofline of the primary building may be used to designate major entries, public spaces, or building corners. Such landmark structures may also be used in parking areas to identify pedestrian portals, provide orientation to drivers in the parking area, or provide visual interest.

Roofs

DS 90. Buildings may have either flat and/or sloped roofs. Sloped roofs shall have a minimum slope of 4 in 12.

DS 91. On the portion of the roof visible from the parking lot or street the following roof materials are acceptable:

- Standing seam metal in colors compatible with the building and trim colors.

- Composition, steel, concrete, or clay tiles with either a deep profile or flat. The colors shall be subdued warm tones.

DS 92. Passive solar design features are encouraged whenever possible. Design of buildings should consider energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Architectural Lighting

DS 93. Natural light and external night lighting should be used to enhance and articulate the buildings.

DS 94. Lighting sources should be thoughtfully located and shall have cut off lenses to avoid light spillage and glare on adjacent properties.

DS 95. Parking areas shall have a minimum illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Pole mounted lighting should be spaced for maximum energy efficiency and be no taller than 25 feet within 100 feet of residential areas.

DS 96. Pedestrian walks shall have a minimum illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface and lighting shall be placed to identify any level changes or changes in walking conditions.

DS 97. Pedestrian walk lighting should be of an appropriate scale and style such as bollard type lighting, step lighting and/or pole mounted lighting not exceeding 25 feet in height.

Ancillary Structures

DS 98. Service areas shall be located to minimize visual impacts from pedestrian corridors and adjacent streets. Exterior storage shall be confined to portions of the site least visible from public view.

DS 99. Auxiliary buildings such as kiosks, maintenance sheds, pump sheds visible to customers shall complement and integrate the design characteristics applicable to the larger buildings.

On-site parking in the Center Districts

Parking Standards and Building Placement Standards shall be determined in detailed planning process required for each use within each Center District area required in this chapter, Section 1.6.1 Application, and will be guided by RCMC Chapter 23.510 and Chapter 23.513.

1.6.6. Frontage Typology by District

"Frontage typology" describes the character of buildings and the public sidewalk as they relate to the street. The frontage types:

- create an attractive pedestrian activity space between the buildings and street,
- establish the visual boundary of the streetscape, and
- provide a proper transition from the public realm (the street and sidewalk) to the private realm (the home or commercial use).

This is achieved through building mass, scale, and articulation; the placement and scale of doors and windows; the width of the sidewalk; and the type and location of street trees, street furniture, lighting and ground level landscaping.

There are many ways to create an attractive, properly scaled pedestrian relationship between the building front and the street. This section introduces a limited number of common building frontages that may be applied along the streets that are typical of the Center Districts in the

SunCreek Plan Area. The architecture of street frontages is not limited to these examples, and the architects/designers/building owners are encouraged to apply other concepts in the spirit of the Center District vision.

The following sections describe the general applicability of the frontage types suggested here, but the types are not assigned to specific locations in the Center Districts. Rather, they are examples that can be applied in a variety of locations. The applicant shall identify the specific application of these examples, or alternatives that may be proposed, in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Door Yard/Terrace/Light Court

Generally, a door yard/terrace or light court frontage is a residential frontage type, but it can also be applied to a vertically integrated mixed-use building with residential over retail or office uses. Typically, the building presents a split-level that is characterized by a facade that is set back from the street property line by an elevated terrace or a sunken light court. This buffers residential uses from the sidewalk and removes the private yard from public encroachment. This frontage type is also suitable for café style outdoor dining and is appropriate where residential, professional office, and retail development is incorporated into a mixed-use setting. It is particularly well suited to live work residential configurations.

DS 100. The front facade of the building must be set back a minimum of five feet and a maximum of 15 feet behind an elevated terrace or sunken light court. The terrace and/or sunken light court must directly abut the front property line.

DS 101. Sub-basements accessed by a light court may not be more than six feet below the sidewalk.

DS 102. The stoop above the light court must be a minimum of three feet above grade and a minimum of three feet wide.

DS 103. Above-grade commercial building entrances at the stoop level must either be covered by an awning or canopy, or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Courtyard

A courtyard frontage may be created by recessing a central portion of the facade for a portion of the building frontage. A low fence or wall, with a pedestrian opening in all cases, may be provided along the setback line to define the space of the courtyard/forecourt. Courtyards are typically oriented to the street, but they may also be oriented to a public pedestrian-oriented space as defined in Section 1.6.7. A courtyard may be suitable for gardens, outdoor dining, and vehicle drop-offs and is appropriate where residential, office, retail, and institutional uses are incorporated into a center. Courtyards are particularly applicable for live/work residences and for "lock out" dwellings that provide a secondary unit accessible from the courtyard.

DS 104. The front facade of the building must be built to the front property line for at least 50 percent of the overall building frontage. The remaining 50 percent of building frontage may be used to create a recessed courtyard in the central portion of the facade.

DS 105. Courtyards must be set back from the build-to line/front building facade a minimum of 10 feet and a maximum of 30 feet.

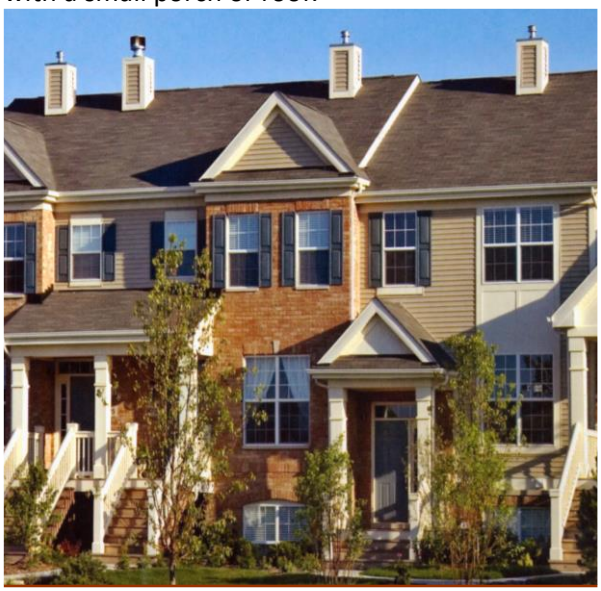
DS 106. Courtyards must span a minimum of 10 feet along the front facade and may comprise no more than 50 percent of the overall building frontage.

DS 107. The courtyard frontage may choose to incorporate other frontage types (typically storefront, stoop, gallery, or arcade), but is

not expressly required to do so.

Stoop/Portico

A stoop frontage is generally applied to Compact Medium Density Residential (CMDR) or High Density Residential (HDR) as defined in Volume I, Chapter 3, and is suitable for ground floor residential uses with short setbacks. A stoop is characterized by a facade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof.



DS 108. The front facade of the building must be set back behind an elevated stoop, which must be aligned with and directly abut the front property line.

DS 109. Stoops must conform with the following:

- Stoops must rise to a minimum of three feet above grade.
- Minimum four feet wide.

DS 110. Stoop frontages may be combined with a small roof or porch.

DS 111. Commercial building entrances at the stoop level must either be covered by an awning or canopy or be recessed behind the front building facade. If a recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Storefront

A storefront frontage is characterized by a facade that is aligned close to or directly on the right-of-way line with the building entrance at sidewalk

grade. Storefront frontages have substantial glazing on the ground floor and provide trellises, awnings, or canopies cantilevered over the sidewalk. Building entries may provide either a canopy or awning, or alternatively, may be recessed behind the front building facade.

DS 112. Awnings/canopies must be provided for a minimum of 50 percent of the overall building frontage and must comply with the following:

- Awnings/canopies must project a minimum of five feet over the sidewalk.
- Awnings/canopies must provide a minimum of eight feet and a maximum of 12 feet of vertical clearance over the sidewalk.

DS 113. Building entrances must either be covered by an awning or canopy, or be recessed behind the front building facade. If a

recessed entry is provided, it must be recessed behind the front facade a minimum of three feet and a maximum of five feet.

Gallery and Arcade

A gallery frontage is characterized by a façade that is aligned with the back of the sidewalk with the building entrance at sidewalk grade and with an attached colonnade that projects over the sidewalk.

An arcade frontage is nearly identical in character to the gallery frontage except that the upper stories of the building may project over the public sidewalk way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it.

DS 114. The front facade of the building must be set back a minimum of 12 feet behind a colonnade. The colonnade may be located no more than three feet behind the curb. The colonnade must not obstruct the walking path.

DS 115. Column dimensions must be in proportion to the building mass and must be spaced to provide a sense of openness and a view into and from the covered area.

DS 116. The gallery or arcade must provide a minimum of 12 feet of vertical clearance from the sidewalk.

DS 117. An arcade may include a covered area that spans between buildings.

1.6.7. Standards for Public Pedestrian-Oriented Spaces

The Center District designation includes locations that are suitable for public pedestrian-oriented spaces such as plazas, courtyards, and paseos. The SunCreek plan envisions the Center Districts to be active social centers for the surrounding community. The pedestrian-oriented spaces play a significant role in providing a setting for such social activity and the food services, entertainment, retail, and other businesses that favor such settings.

The RCMC Section 23.722.060 and Section 23.722.070 establish provisions for the design and construction of all pedestrian-oriented spaces, including on-site pedestrian pathways, common areas, and public spaces. RCMC Section 23.722.070 also establishes standards for specific public spaces including building entry spaces, employee break areas, paseos, and plazas.

These standards will provide pedestrian-oriented spaces that are safe, comfortable, and usable; provide aesthetic value to the project's site design; and fully comply with the requirements of the Americans with Disabilities Act and the city-adopted building code.

Small parks and open spaces adjacent to the Village Center sites in Center Districts A and B are envisioned as an "Urban Town Square"; an integral part of the commercial/institutional activity in the area where people will gather. Consequently, the design for these parks will be carefully coordinated with the design of the adjacent commercial and mixed-use sites and shall be addressed in the detailed conceptual plan for each Center District that must be approved by the City Council as described in Section 1.6.1, Application.

Center District Public Space Area Requirement

Each of the three Center Districts shall provide at least one significant area that allows public gatherings. These primary gathering places shall be scaled to the size of the District and shall provide amenities that support events/activities.

Additionally, every project shall include one or more outdoor gathering place(s). The size and scale of such areas shall be appropriate to the type and use of each particular development. Appropriate spaces may include, but are not limited to, building entries, employee break areas, courtyards, outdoor café seating, and pedestrian pathways.

Public space shall occupy at minimum five percent of the gross square footage of new development in all of the Center Districts. All public spaces, including the specific spaces listed in this chapter, arcades, sidewalks adjacent to an on-site main street, and paseos, may count toward meeting this requirement.

The following development standards for the SunCreek Center Districts supplement RCMC Section 23.722

DS 118. The public common area shall be located at a prominent location, such as a terminus or major crossing on a primary public walkway within the commercial use area.

DS 119. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development. Buildings should be clustered to form plazas or pedestrian malls and prevent long "barracks-like" rows of structures.

DS 120. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade system, trellis, or other open structure.

DS 121. Major building entries and storefronts

should be oriented to a pedestrian space where practical, rather than the parking lot,

and walkways should connect the commercial uses directly to the sidewalk along the street.

DS 122. Pedestrian spaces shall provide a linkage and transition space between residential and retail, entertainment or other more public activity uses.

DS 123. Each primary use area in the Center Districts illustrated in Figure II. 1-4 shall apply an overall design theme that ties together the various land use elements of the District in order to provide a sense of place, and identity. The design theme shall address paving materials, lighting, landscaping, trash receptacles and architectural style.

DS 124. As part of the Design Review application required in Section 1.6.1 Application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria in this chapter.

DS 125. Seating shall be an integral component of the pedestrian oriented spaces. In addition to the standards set forth in RCMC 23.722.050 seating shall be provided that is oriented to the adjacent open space in Center District A and to the small public park in Center District B. Seating and tables associated with food services shall be moveable.

DS 126. The small park in Center District B shall be configured to provide a small grass covered bowl oriented to a small platform that will provide an informal amphitheater adjacent to the commercial uses. The bowl and stage shall be oriented to enable patrons of the commercial area to overlook the bowl and view the stage, but shall consider late afternoon sun angles with regard to audience comfort. Shade structures of fabric, wood, or metal are permitted in the park area.

DS 127. Each Center District designation shall include a children's play area or areas. Such areas may involve a single location where equipment is clustered, or they may involve informal equipment integrated with the pedestrian space as small, individual play elements rather than a single "playground" facility where all play equipment is concentrated. The play equipment should be attractive and relate to the theme of the commercial area if feasible.

DS 128. Play equipment shall be designed and constructed to meet the United States Consumer Products Safety Commission standards and best practices, including the installation of protective surfaces and barriers. To allow for the supervision of children, barriers surrounding the play area shall be substantially transparent and not exceed three feet six inches in height. Seating for supervision shall be provided adjacent to the play area. The play area and seating shall be shaded in the afternoon.

DS 129. Directional/ directory maps and informational kiosks shall be located in the commercial areas.

DS 130. The commercial areas shall be configured to provide food services from restaurants, carts, and walk-up windows located in retail spaces adjacent to the pedestrian oriented space.

1.6.8. Standards for Pedestrian Pathways

RCMC Section 23.722.070 provides specific standards for enhanced pedestrian pathways that

shall apply to all Center Districts. Refer also to RC Design Guidelines: Public Spaces and Pedestrian Amenities, p.3:14.

On-site pedestrian connectivity is essential to the function of the mixed-use character of the Center Districts. All development in the Center Districts shall comply with RCMC Section 23.722.06 that provides the standards for on-site pedestrian pathways. It requires that the pedestrian paths system shall be designed to provide the pedestrian safe passage throughout a District. The key provisions that apply to the Center Districts include:

DS 131. A clear and continuous path that connects the main pedestrian access point to the site with the main entrance(s) of the primary use structure(s) on-site.

DS 132. Pedestrian pathways from primary buildings to adjacent streets at a ratio of one pedestrian dedicated path for each vehicle entrance on-site.

DS 133. Drive aisles leading to main entrances with a walking path on at least one side.

DS 134. RCMC 23.722.06 also requires that pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. The key provisions that apply to Center DDistricts include:

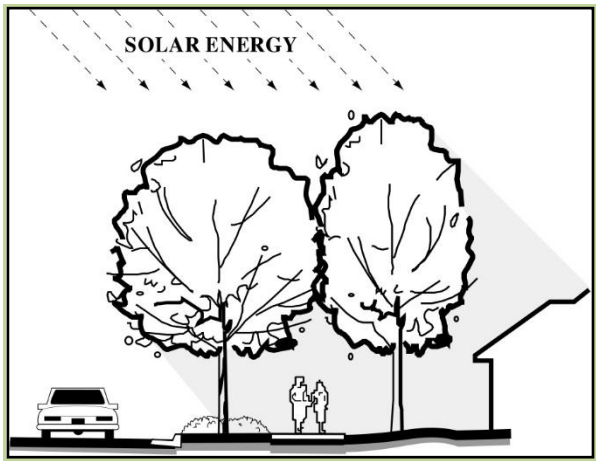
- A clear and continuous path along all adjacent streets that connects to the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

DS 135. Center District developments adjacent to a public transit route shall provide a paved, direct pathway from the primary facade of the major building to the pedestrian path along the street edge leading to a transit stop. Where multiple buildings are included in the development, each building over 50,000 square feet gross floor area shall provide a connecting path that permits occupants to easily walk to the nearest transit stop.

DS 136. A shelter and waiting area that would support future public transit shall be located on the future transit route with pedestrian access to each Center District. Center District B is adjacent to the planned Signature Transit Route along Rancho Cordova Parkway. A clearly defined, convenient and well lighted pedestrian space shall be provided linking the storefronts to the sidewalk nearest the transit stop. Such pedestrian space shall also link to any pedestrian space within the District.

DS 137. To provide shade in the summer, deciduous shade trees shall be planted approximately 25 feet on center along the length of any required pedestrian path. These trees shall be placed at least 15 feet away from the face of any building wall. Equivalent shading may be provided by shade structures or buildings.

Figure II.1-5 Shading along Pedestrian Path



Hours of Access

All public spaces that provide a primary route for pedestrian connectivity through a Center District shall be accessible to the public at all times. Examples include the pedestrian way that connects the pedestrian walk adjacent to the open space in Center District A to Crescent Drive, and the pedestrian way that connects to the small park to the intersection of Central Park Drive and Rancho Cordova Parkway through Center District B, and any designated pedestrian pathway through Center District C. Landowners and property managers of small pedestrian spaces within residential areas or plazas directly associated with individual businesses, such as a dining patio adjacent to a restaurant, shall have the authority to limit hours of public access to such seating or use area. The City may authorize a nighttime closing contingent upon the following provisions:

- A new space may be granted nighttime closing if potentially significant safety issues are documented and submitted as part of an application to authorize the closing.
- An existing space may be granted nighttime closing if the space has been open for at least one year and significant operational and safety issues have been documented.
- Nighttime closing of the space is necessary for public safety and/or maintenance within the space.
- Any approved design element that limits nighttime public access shall not impede public circulation, police access, and visual or physical access within the space or between the space and public areas during hours of public operation.

Defensible Space

Defensible space includes designs that incorporate specific consideration for public safety in common areas, such as walkways and plazas. This includes such items as maintaining views from adjacent buildings and the street, adequate lighting, and location of shrubs and other screens. Refer also to RC Design Guidelines Safescape, p.2:58.

DS 138. Defensible space concepts and techniques shall be incorporated in Center Districts. Heavy landscaping near structures and on the periphery of parking areas shall be restricted in order to maintain view corridors. Retail shops and offices fewer than 10,000 square feet per tenant shall include a minimum of window front adjacent to walkways along the ground floor wall consistent with the RC Design Guidelines. These windows shall not be covered inside the building and shall allow direct line of sight to the outside.

DS 139. Potential crime risk uses, such as walk-up ATM machines, shall be located in highly visible and well-lighted areas.

1.6.9. Residential Use Site Design in Center District Designations

Residential is a key component of the mixed-use Center Districts. Each District includes a component of High Density Residential (HDR) and Compact Medium Density Residential (CMDR) as well as commercial uses. The intent is to provide interaction among these uses that encourages a lively street life yet allows for the quiet and privacy required by most residents. The Rancho Cordova Municipal Code, Title 23 specifies design regulations for setbacks, street orientation, and other site and development considerations.

In addition to the RCMC regulatory standards, residential development in the SunCreek Center Districts is concerned with the orientation to the street, and the relationship of residential uses to non-residential uses in a mixed-use environment,

particularly where the uses are mixed horizontally rather than vertically.

The residential interface along the Main Street area in each District includes both HDR and CMDR dwellings. Each of these designations is envisioned as primarily, but not exclusively, alley loaded housing that has a limited depth front yard and is oriented to the street edge. Sections 1.6.4 and 1.6.5 address guidelines for the street environment.

Housing integrated with non-residential use on the same block or parcel areas will require guidelines to protect the quiet and privacy of the residents.

DS 140. Multi-family residential uses in a Center District site shall be an integral part of the mixed use complex and not a separated by walls or parking areas except required for privacy and security in the residential use.

DS 141. Multi-family residential uses in the Center Districts may be integrated with the non-residential uses vertically, (apartments located above retail or office uses), or horizontally, (adjacent to the retail or office uses).

DS 142. Mixed use buildings shall provide separate entries for each use, but shall provide a residential entry oriented to a courtyard, plaza, and other common area that provides a transition from the public areas to private area.

DS 143. Multi-family residential uses in the Center Districts shall have access from the public walkways that serve the commercial uses, but shall also have a separate entry.

DS 144. Multi-family residential uses in the Center Districts shall have separate, dedicated parking areas, but shall share driveway entries from the street, where feasible.

DS 145. Multi-family residential uses in the Center Districts shall have private open space in the form of a patio or terrace separated from the commercial common areas. Such patios or terraces may overlook common public areas associated with commercial use.

1.6.10. Center District Descriptions

The SunCreek Form Based Code applies to three areas identified in Figure II.1-4 and Volume I Figure 3-3. Each District has a different character and purpose that requires different standards and a different development approach.

Center District A

District A is located in the southeast corner of the intersection of Sunrise Boulevard and Kiefer Road. Crescent Drive transects the district and provides the "Main Street". District A is adjacent to a medium and low-density residential neighborhood to the south and east. Permanent open space is located to the west and north.

District A includes a mix of Village Center (VC), High Density Residential (HDR) and Medium Density Residential (MDR) zoning. The anticipated mix of uses in this District includes local serving retail and services such as a grocery, drug store, a variety of small retail shops and personal services, business offices and professional service, entertainment, restaurants, including both sit-down and outdoor dining, private recreation, and multi-family housing in apartment, row house, or other similar configurations.

With its interface of medium to high-density residential and integrated commercial development, Crescent Drive presents a special opportunity for a lively urban setting. Shops and residential uses along this tree lined local collector street should include pedestrian amenities and small to medium sized public spaces. The retail and higher density residential form-based frontage types described in this section are particularly suited to this street.

District A also presents the opportunity to mix residential, commercial and employment uses overlooking a substantial open space area. The south edge of the crescent shaped open space creates an opportunity for a pedestrian trail promenade between the open space and the adjacent residential and commercial uses.

Restaurants and shops should be oriented to both the Crescent Drive urban setting and the promenade along the open space preserve. Second floor office space and/or multi-family residential can be located to take advantage of this open space view and to provide eyes on the public trail system and the public spaces that will be included in the urban mixed-use portions of the area. Food services and shops should also be oriented to the bike trail along Kiefer Boulevard to provide a rest and gathering area.

Center Districts emphasize pedestrian activity and public spaces. District A would include such spaces within the commercial portions as activity centers and gathering places, but the pedestrian ways and public spaces can also serve as transition areas between the public activity and the more private and quiet residential areas.

A major trail segment extends through the VC designation to Crescent Drive and beyond to the neighborhood park and major open space area. This trail segment is likely to be adjacent to high-density residential use and the trail design and location must provide for the security and privacy of the adjacent residents. Again, the upper story residential uses will provide eyes on the trail.

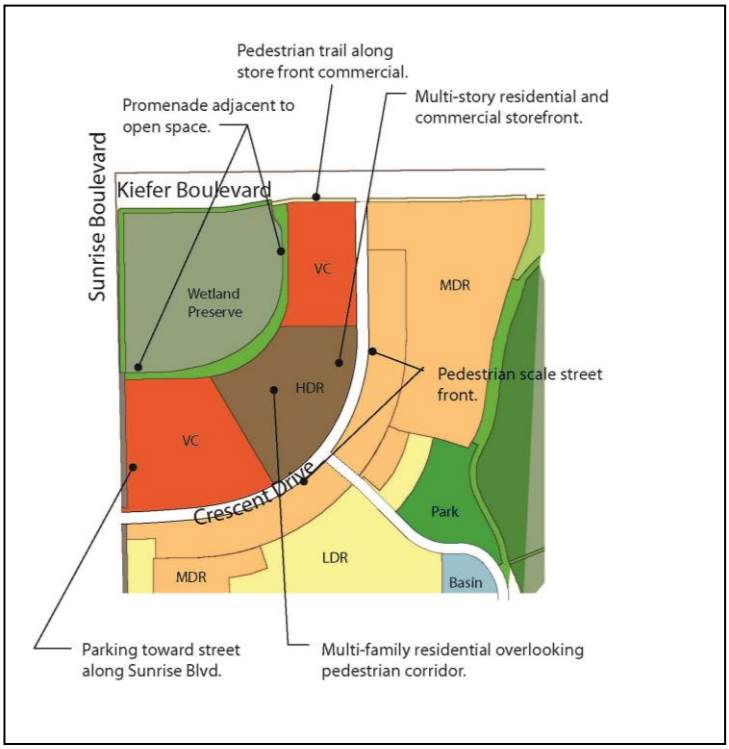


Figure II.1-6 Center District A Notation

District A includes commercial areas along both Kiefer Boulevard and Sunrise Boulevard. The Kiefer Boulevard frontage is unusual because it includes a link in the major bike and pedestrian network. Volume I Figure 4-21 illustrates the condition where the primary trail passes by the commercial use. A mini plaza with paved area, shade structures, low landscaping, lighting, and informal seating would fill the space between the trail and the building. This location would serve well for a small food service, shops, or services catering primarily to people using the adjacent trail.

The commercial development adjacent to Sunrise Boulevard will face the challenge of relatively high-speed traffic and road noise. This frontage includes a pedestrian walk, but the pedestrian traffic will be less significant than found on Kiefer Boulevard. Along this edge, the pedestrian-oriented storefront will be less viable, and buildings may orient a side or rear face to Sunrise Blvd. Access to the interior of the site will occur at

Crescent Drive and at the bike trail along the adjacent open space.

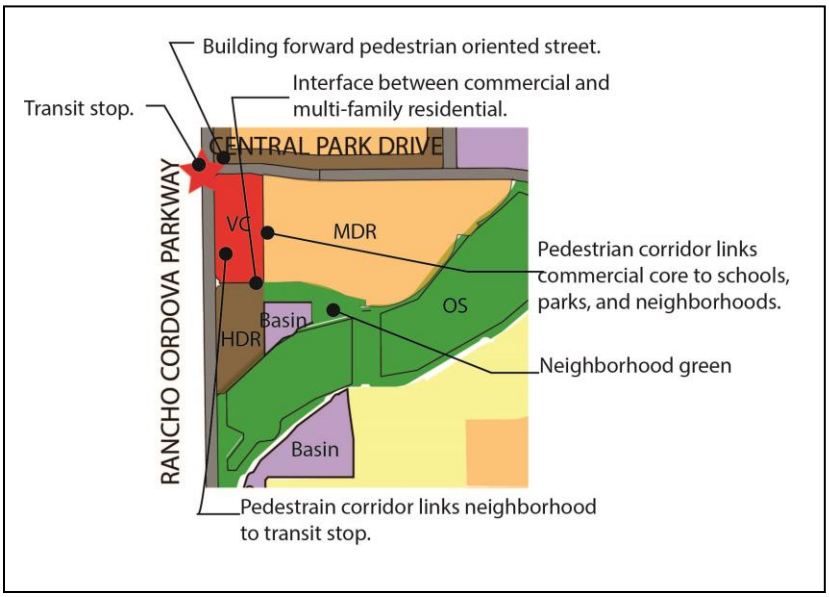
Center District B

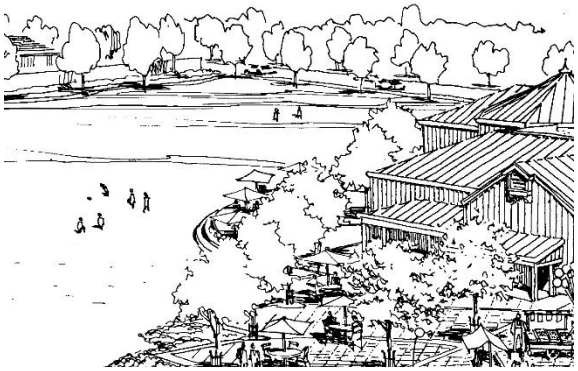
Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 "Standards for Public Pedestrian-Oriented Spaces" in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the primary SunCreek bike trail along the open space corridor.

Figure II.1-7 Center District B Notation





Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian-oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

Center District C

District C includes a planned major employment and retail center along Grant Line Road and Chrysanthy Boulevard. The zoning designation includes Regional Town Center (RTC) and High Density Residential (HDR). The district could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale "village" that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.

There are multiple alternative approaches that may be applied to this site. Future land use mixes of the District, and the scale will require an in-depth planning process to determine the specific application of the form-based features described in this chapter.

Figure II.1-8 suggests a pattern of internal streets that connect to the adjacent residential neighborhood. This would facilitate a "Main Street" development style that would include small buildings brought forward to the street edge. A small-town square or Neighborhood Green feature will be included that serves as the focal point for this design theme. The transition to the adjacent neighborhood would be addressed by scaling the buildings in the commercial area to be compatible with the adjacent residential at the edges of the commercial area.

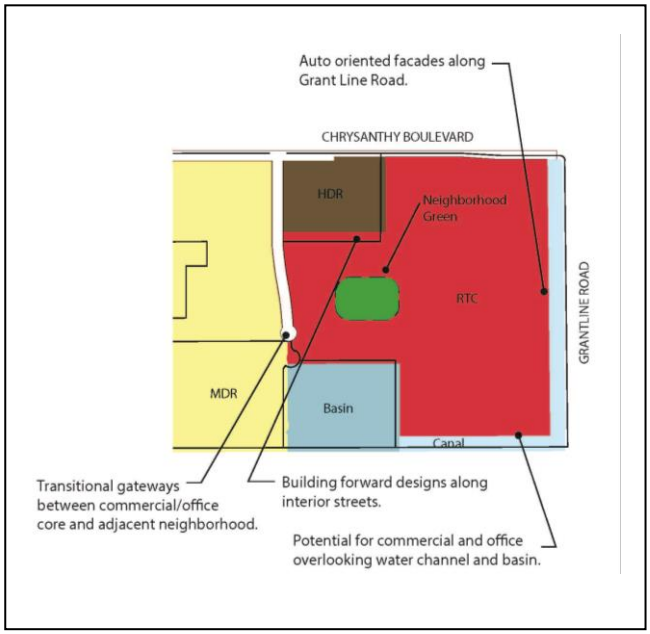
A significantly different approach would be to incorporate the entire 53.9-acre site into a pedestrian friendly campus in which the core of the center is designed primarily for pedestrians and cyclists and the automobile is left to designated areas on the perimeter.

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of the planned uses. For example, the footprint of the intersection or interchange of Chrysanthy Boulevard and Grantline Road is not yet established. It is possible that the intersection of Chrysanthy and Grantline will ultimately be a grade separated interchange if the Southeast Connector is developed to an expressway standard.

This would require a substantial land area to accommodate the interchange and connecting ramps that would affect this site and reduce the available area for development. In addition, any direct access from Grantline Road would be prohibited, and the access from Chrysanthy Boulevard to the site would be not less than one-quarter mile west of Grantline. The effect of these two factors would significantly affect the design of the site by focusing the primary traffic entry to a single location.

Further planning will be required prior to development, including more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration.

Figure II.1-8 Center District C Notation



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CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A TENTATIVE SUBDIVISION MAP WITH ATTACHED CONDITIONS OF APPROVAL AND AN AMENDMENT TO THE AFFORDABLE HOUSING PLAN AGREEMENT FOR TREVOR GILMARTIN, LOCATED WITHIN THE SUNCREEK SPECIFIC PLAN AREA PROJECT NO. PLND-0322-0032

WHEREAS, Investek Properties, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Tentative Subdivision Map for Trevor Gilmartin, located within the Suncreek Specific Plan area. Parcel Number: 067-0010-017, 025, 026; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached Tentative Subdivision Map meets the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below, and the City Council has conducted a properly noticed public hearing for the approval of the Tentative Subdivision Map attached hereto in accordance with the Subdivision Map Act requirements; and

WHEREAS, the City of Rancho Cordova and the Applicant entered into an Affordable Housing Plan Agreement which was approved by the City Council on November 18, 2013, which outlines the affordable housing requirements for the project area based upon the dedication of land to the City; and

WHEREAS, to maintain consistency between the proposed tentative subdivision map and the approved Affordable Housing Plan Agreement, an amendment to Exhibit 2 of the Affordable Housing Plan Agreement is required; and

WHEREAS, the attached Affordable Housing Plan Agreement Amendment is consistent with the General Plan, Suncreek Specific Plan, and is consistent with Government Code Section 65588(a); and

WHEREAS, on December 19, 2022, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Trevor Gilmartin tentative subdivision map and related Affordable Housing Plan Agreement Amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW THEREFORE, the City Council of the City of Rancho Cordova 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 OF THE CITY OF RANCHO CORDOVA authorizes approval of the Trevor Gilmartin Tentative Subdivision Map (Exhibit A), subject to the following findings, and attached Conditions of Approval (Exhibit B):

A. The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Trevor Gilmartin project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map does not exceed the development intensities analyzed in the EIR. The proposed project would also include minor changes to the internal layout of the streets; however, the size and capacity of the streets would not change from that analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required

Section 2. TENTATIVE SUBDIVISION MAP WITH ATTACHED CONDITIONS OF APPROVAL

A. In accordance with Government Code section 66473.5, the proposed Tentative Subdivision Map with attached Conditions of Approval ("Tentative Map") attached hereto is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451*.

   Evidence: The proposed Tentative Subdivision Map re-arranges land uses and reduces the number of proposed housing units for the Trevor Gilmartin area. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and the Suncreek Specific Plan.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The design and layout of the subdivision is consistent with the vision of the Suncreek Specific Plan. The proposed tentative map rearranges residential land uses and reduces the number of proposed housing units for the Trevor Gilmartin area. The project includes pedestrian access and bike lanes consistent with the Circulation section of the Specific Plan and also the open space areas and commercial area location as shown in the Suncreek Specific Plan.

3. *Finding: That the site is not physically suitable for the type of development.*

   Evidence: The site is physically suitable for the proposed type of developments. The plan area is approximately 240 acres and will be subdivided into lots suitable for single family units, high density units, open space areas, and commercial areas. The resulting lots will be of sufficient size for future development of the subdivision.

4. *Finding: That the site is not physically suitable for the proposed density of development.*

   Evidence: The Tentative Subdivision Map is suitable for the proposed densities. The project proposes low, medium, and high-density residential areas throughout. The project does not exceed development densities established in the Suncreek Specific Plan which has gone through proper environmental review and has taken into account these proposed densities.

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

   Evidence: An Environmental Impact Report (EIR) was prepared for Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The Draft EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

6. *Finding: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems*.

   Evidence: The proposed design of the subdivision or type of improvements are not likely to cause serious public health problems. The project provides 950 dwelling units throughout the site, a future school, water quality basins, a 10-acre park, neighborhood green and landscape corridors, and a village commercial center. The project also provides adequate bike and pedestrian access

throughout the site and between adjacent properties. The project will also be consistent with development standards of the Suncreek Specific Plan which require street trees and landscaping that provides shade and encourages pedestrian walking and biking.

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

   Evidence: The proposed improvements on the Tentative Subdivision Map and included within the project are consistent with the approved Suncreek Specific Plan, the proposed amendments, the City of Rancho Cordova Ordinances and Standards and do not conflict with public easements and related necessary access through the project.

B. Approval.

The City Council approves the attached Tentative Subdivision Map (Exhibit A) for Trevor Gilmartin with attached Conditions of Approval (Exhibit B).

Section 4. AFFORDABLE HOUSING PLAN AGREEMENT AMENDMENT

A. In 2013, the Rancho Cordova City Council approved the Affordable Housing Plan Agreement for the Trevor Gilmartin property, which outlines the affordable housing requirements for the project area based upon the dedication of land to the City. To maintain consistency between the proposed tentative subdivision map and the approved Affordable Housing Plan Agreement, an amendment to the Affordable Housing Plan Agreement is required. The amendment does not change the affordable housing requirements for the project area but changes the location of the two parcels as shown in Exhibit C. The amendment is consistent with the General Plan, the Suncreek Specific Plan, and Government Code Section 65588(a) because it appropriately addresses the housing goals, objectives, and policies of the City to meet the community's needs.

B. **Approval.**
The City Council approves the Affordable Housing Plan Agreement for the Trevor Gilmartin project area as provided in Exhibit C.

Section 3. EFFECTIVE DATE.

This Resolution shall become effective upon the effective date of City Council Ordinance No. *-2022 adopting the Amendments to the Suncreek Specific Plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

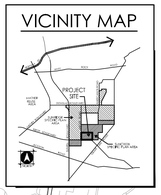
SMALL LOT TENTATIVE SUBDIVISION MAP

TREVOR GILMARTIN PROPERTY

CITY OF RANCHO CORDOVA, CALIFORNIA

OCTOBER 31, 2022

VICINITY MAP



PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST &
JAMES H TREVOR 2003 IRREVOCABLE TRUST
48 PARK ROAD
BURLINGAME, CA 94010

APPLICANT/ SUBDIVIDER
SHATTUCK PLANNING & MANAGEMENT
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PLANNER/ENGINEER
WOOD RODGERS INC
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN METTE/ JEFFREY CARPENTER PE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0100-017, -025, -026.

AREA
240.4 ± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

EXISTING ZONING
RD-5, RD-7, RD-10, RD-15, RD-20, HDR, VC, POS & CS

PROPOSED ZONING
RD-7, RD-10, RD-15, HDR, VC, POS & CS

EXISTING SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

PROPOSED SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

NUMBER OF PROPOSED PARCELS
878 PARCELS

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-7711

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000
&
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

FIRE TRUCK TURN RADIUS

PROPOSED TRAFFIC SIGNAL LOCATION

NOTES:

1) *SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.*
2) *OWNER SHALL DEDICATE ALL EASEMENTS AND L.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.*
3) *THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.*
4) *THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.*
5) *THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS IN 2021.*
6) *P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.*
7) *TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED JANUARY 29, 2021.*
8) *LOT K SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD).*
9) *LOT L TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA.*
10) *PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.*
11) *BASED UPON THE REVIEW OF FUTURE TRAFFIC ANALYSIS PERFORMED PRIOR TO APPROVAL OF IMPROVEMENT PLANS, THE CITY WILL DETERMINE REQUIRED TRAFFIC CONTROL AT THE INTERSECTION AT CENTRAL PARK DRIVE AND COLLECTOR 1. BASED UPON FINAL CITY DIRECTION, THE DEVELOPER SHALL CONSTRUCT EITHER A FULL SIGNALIZED INTERSECTION, ALL-WAY STOP CONTROL INTERSECTION, OR PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING.*

LAND USE SUMMARY

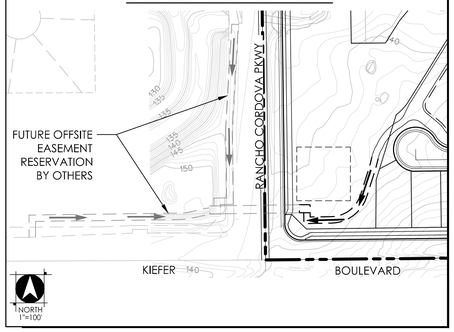
UNIT / LOT DESIGNATION	LAND USE	LOT SIZE (TYP.)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (G)	AREA (N)	DWELLING UNITS	DENSITY (N)
1	SINGLE FAMILY RES.	30' X 76.5'	MDR	MDR (6.1-12.0 DU/AC)	RD-15	6.7	4.8	57	11.9
2	SINGLE FAMILY RES.	30' X 76.5'	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	11.9	8.7	118	13.6
3	SINGLE FAMILY RES.	41' X 68'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	15.9	13.5	138	10.2
4	SINGLE FAMILY RES.	45' X 65'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	5.1	3.6	42	11.7
5	SINGLE FAMILY RES.	45' X 80'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	17.0	12.4	99	8.0
6	SINGLE FAMILY RES.	40' X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	13.7	13.0	90	6.9
7	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	16.0	10.6	69	6.5
8	SINGLE FAMILY RES.	50' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	7.5	6.7	40	6.0
9	SINGLE FAMILY RES.	50' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	22.5	20.0	107	5.4
10	SINGLE FAMILY RES.	55' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	10.3	8.3	50	6.0
SUBTOTAL						120.0	101.6	810	
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	4.0	3.7	96	26.0
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	2.1	1.7	44	26.0
SUBTOTAL						6.1	5.4	140	
C	SCHOOL	-	MDR	PUBLIC/ QUASI-PUBLIC	RD-7	11.5	11.0		
D	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	2.3	2.3		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	7.5	7.5		
F-H	WETLAND	-	POS,NR	PARKS & OPEN SPACE	POS	39.0	39.0		
I-J,Z,II	WETLAND BUFFER	-	POS,NR	PARKS & OPEN SPACE	POS	24.2	22.0		
K	PARK	-	POS	PARKS & OPEN SPACE	POS	11.2	10.4		
L	NEIGHBORHOOD GREEN	-	POS	PARKS & OPEN SPACE	POS	2.7	2.0		
M	VILLAGE CENTER	-	VC	VILLAGE CENTER	VC	7.0	6.2		
N-T, V-U,U	LANDSCAPE LOTS	-	VARIOUS	VARIOUS	VARIOUS	-	6.0		
VV-AAA	PRIVATE DRIVES	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	2.1		
BBB-HHH	PRIVATE DRIVES	-	MDR	MDR (6.1-12.0 DU/AC)	RD-10	-	0.7		
III-NNN	GUEST PARKING (PRIVATE)	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	0.6		
	PUBLIC INTERIOR STREETS						14.7		
RANCHO CORDOVA PKWY, KIEFER BLVD, & AMERICANOS BLVD						8.9	8.9		
SUBTOTAL						114.3	133.4		
TOTAL						240.4 AC.	240.4 AC.	950	DU

***NOTE* - *GROSS ACREAGE & DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, & AMERICANOS BOULEVARD. NET DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, AMERICANOS BOULEVARD, CENTRAL PARK DRIVE, INTERNAL COLLECTOR STREETS, PRIVATE DRIVES, & GUEST PARKING LOTS. LOT W AND LOT XX OMITTED FROM LIST.**

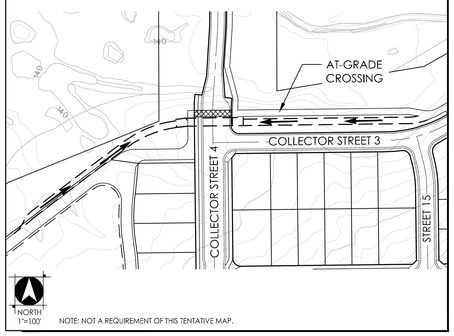
UNITS 1 & 2 PARKING SUMMARY

LOT NUMBER	ACRES	SPACES
III	0.1 AC. (N)	6
JJJ	0.1 AC. (N)	6
KKK	0.1 AC. (N)	6
LLL	0.1 AC. (N)	6
MMM	0.1 AC. (N)	6
NNN	0.1 AC. (N)	6
ON-SITE GARAGE PARKING (2/DU)		350
TOTAL PARKING PROVIDED		386

DETAIL A: FUTURE OVERCROSSING

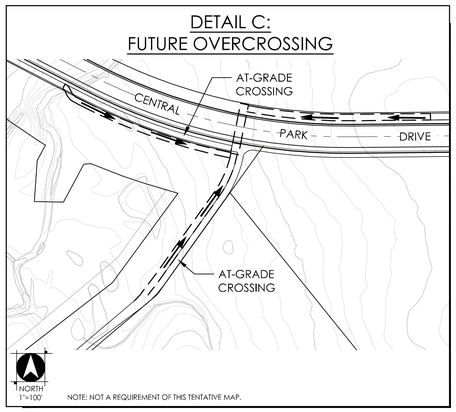


DETAIL B: POSSIBLE FUTURE OVERCROSSING



NOTE: NOT A REQUIREMENT OF THIS TENTATIVE MAP.

DETAIL C: FUTURE OVERCROSSING



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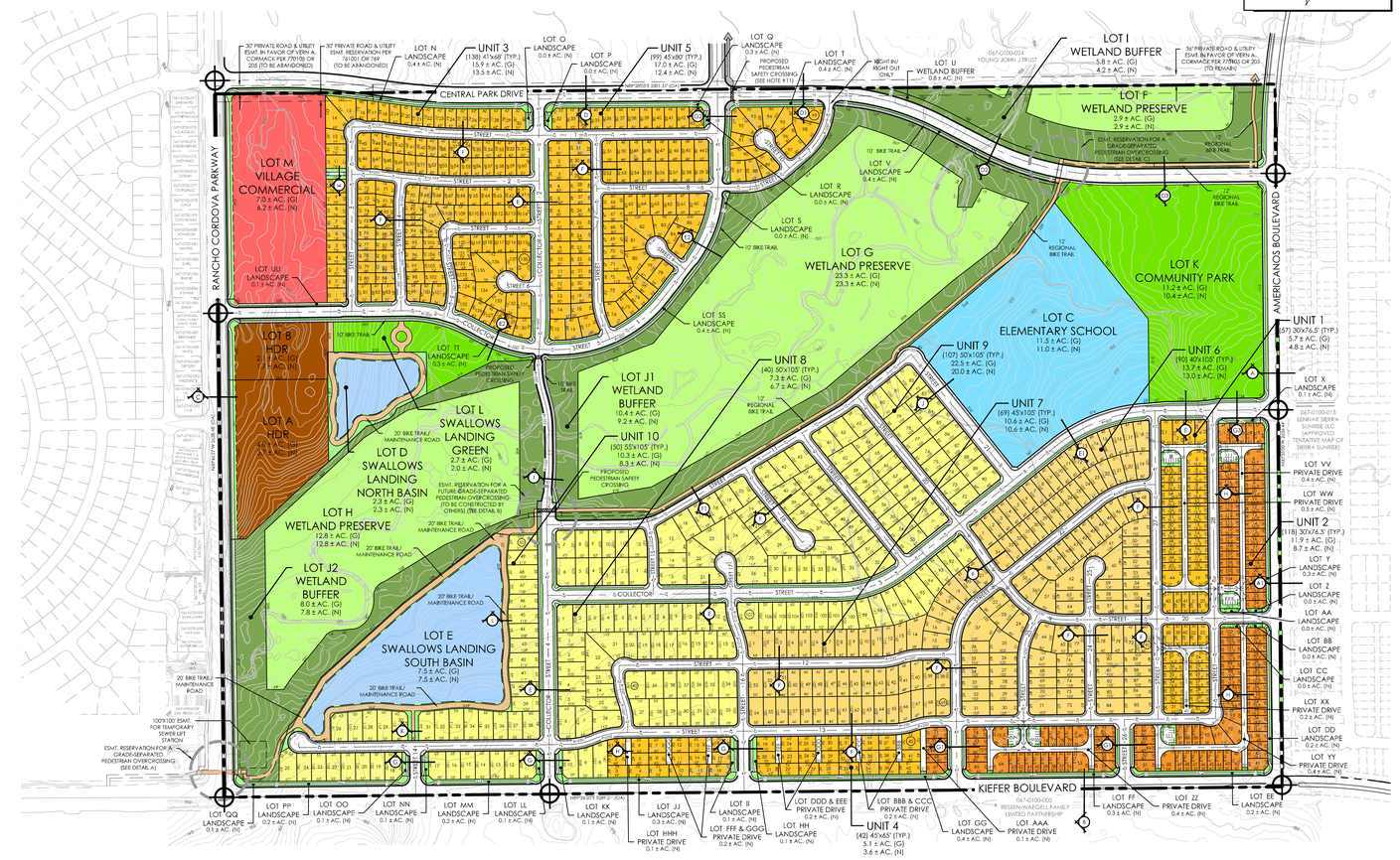
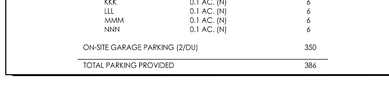
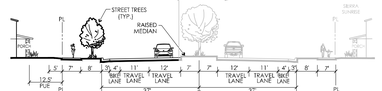
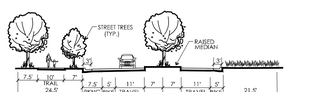
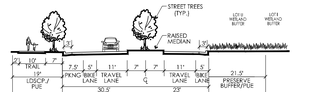
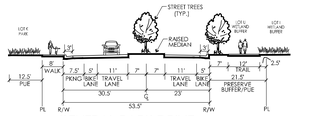


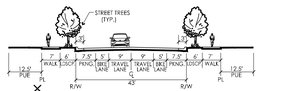


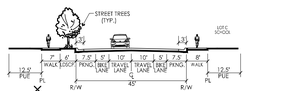


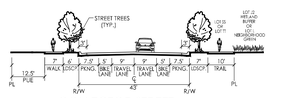


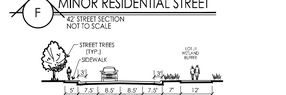


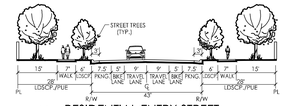


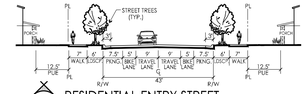


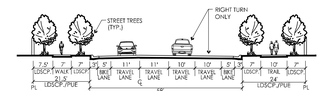


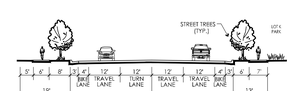


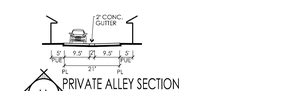


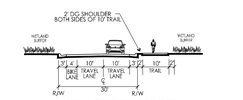


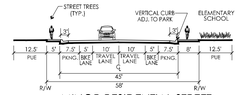


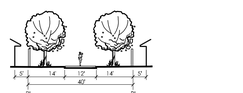


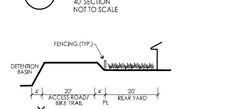


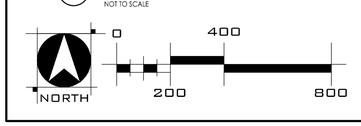












WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SMALL LOT TENTATIVE SUBDIVISION MAP
TREVOR GILMARTIN PROPERTY
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 31, 2022

PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST &
JAMES H TREVOR 2003 IRREVOCABLE TRUST
48 PARK ROAD
BURLINGAME, CA 94010

APPLICANT/ SUBDIVIDER
SHATTUCK PLANNING & MANAGEMENT
CONTACT: BOB SHATTUCK
OFFICE PHONE: (916) 773-9025
CELL PHONE: (916) 296-5319
EMAIL: BOB@SHATTUCKPLANNING.COM

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN METTE/ JEFFREY CARPENTER PE
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0100-017, -025, 026.

AREA
240.4 ± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

EXISTING ZONING
RD-5, RD-7, RD-10, RD-15, RD-20, HDR, VC, POS & CS

PROPOSED ZONING
RD-7, RD-10, RD-15, HDR, VC, POS & CS

EXISTING SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

PROPOSED SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

NUMBER OF PROPOSED PARCELS
878 PARCELS

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-7711

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000
&
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

FIRE TRUCK TURN RADIUS

PROPOSED TRAFFIC SIGNAL LOCATION

NOTES:

1) *SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.*
2) *OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.*
3) *THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.*
4) *THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.*
5) *THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS IN 2021.*
6) *P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.*
7) *TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED JANUARY 29, 2021.*
8) *LOT K SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD).*
9) *LOT L TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA.*
10) *PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.*
11) *BASED UPON THE REVIEW OF FUTURE TRAFFIC ANALYSIS PERFORMED PRIOR TO APPROVAL OF IMPROVEMENT PLANS, THE CITY WILL DETERMINE REQUIRED TRAFFIC CONTROL AT THE INTERSECTION AT CENTRAL PARK DRIVE AND COLLECTOR 1. BASED UPON FINAL CITY DIRECTION, THE DEVELOPER SHALL CONSTRUCT EITHER A FULL SIGNALIZED INTERSECTION, ALL-WAY STOP CONTROL INTERSECTION, OR PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING.*

LAND USE SUMMARY

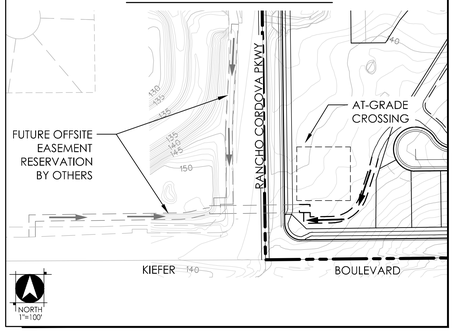
UNIT/ LOT DESIGNATION	LAND USE	LOT SIZE (TYP.)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (G)	AREA (N)	DWELLING UNITS	DENSITY (N)
1	SINGLE FAMILY RES.	30' X 76.5'	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	5.7	4.8	57	11.9
2	SINGLE FAMILY RES.	30' X 76.5'	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	11.9	8.7	118	13.6
3	SINGLE FAMILY RES.	41' X 98'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	15.9	13.5	138	10.2
4	SINGLE FAMILY RES.	45' X 65'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	5.1	3.6	42	11.7
5	SINGLE FAMILY RES.	45' X 80'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	17.0	12.4	99	8.0
6	SINGLE FAMILY RES.	40' X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	13.7	13.0	90	6.9
7	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	10.6	10.6	69	6.5
8	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	10.6	10.6	69	6.5
9	SINGLE FAMILY RES.	50' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	7.3	6.7	40	6.0
10	SINGLE FAMILY RES.	55' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	22.5	20.0	107	5.4
SUBTOTAL						**120.0**	**101.4**	**810**	
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	4.0	3.7	96	26.0
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	2.1	1.7	44	26.0
SUBTOTAL						**6.1**	**5.4**	**140**	
C	SCHOOL	-	MDR	PUBLIC/ GI/ASI-PUBLIC	RD-7	11.5	11.0		
D	WATER QUALITY BASIN	-	P/QP	PUBLIC/ GI/ASI-PUBLIC	POS	2.3	2.3		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ GI/ASI-PUBLIC	POS	7.5	7.5		
F-H	WETLAND	-	POS/NR	PARKS & OPEN SPACE	POS	39.0	39.0		
I-J,Z, U	WETLAND BUFFER	-	POS/NR	PARKS & OPEN SPACE	POS	24.2	22.0		
K	PARK	-	POS	PARKS & OPEN SPACE	POS	11.2	10.4		
L	NEIGHBORHOOD GREEN	-	POS	PARKS & OPEN SPACE	POS	2.7	2.0		
M	VILLAGE CENTER	-	VC	VILLAGE CENTER	VC	7.0	6.2		
N-T, V-UU	LANDSCAPE LOTS	-	VARIOUS	VARIOUS	VARIOUS	-	6.0		
VV-AAA	PRIVATE DRIVES	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	2.1		
BBB-HHH	PRIVATE DRIVES	-	MDR	MDR (6.1-12.0 DU/AC)	RD-10	-	0.7		
III-NNN	QUIET PARKING (PRIVATE)	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	0.6		
	PUBLIC INTERIOR STREETS						14.7		
RANCHO CORDOVA PKWY, KIEFER BLVD, & AMERICANOS BLVD						8.9	8.9		
SUBTOTAL						**114.3**	**133.4**		
TOTAL						**240.4 AC.**	**240.4 AC.**	**950**	**DU**

***NOTE:** GROSS ACREAGE & DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, & AMERICANOS BOULEVARD. NET DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, AMERICANOS BOULEVARD, CENTRAL PARK DRIVE, INTERNAL COLLECTOR STREETS, PRIVATE DRIVES, & GUEST PARKING LOTS.*
LOT W AND LOT RR OMITTED FROM LIST.

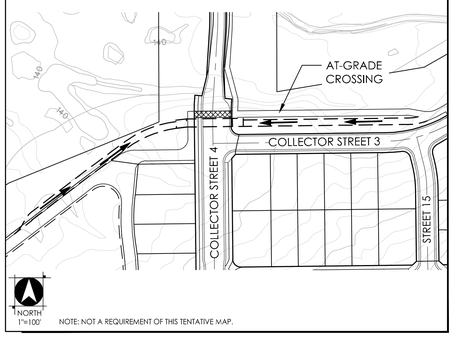
UNITS 1 & 2 PARKING SUMMARY

LOT NUMBER	ACRES	SPACES
III	0.1 AC. (N)	6
JJJ	0.1 AC. (N)	6
KKK	0.1 AC. (N)	6
LLL	0.1 AC. (N)	6
MMM	0.1 AC. (N)	6
NNN	0.1 AC. (N)	6
ON-SITE GARAGE PARKING (2/DU)		350
TOTAL PARKING PROVIDED		386

DETAIL A: FUTURE OVERCROSSING

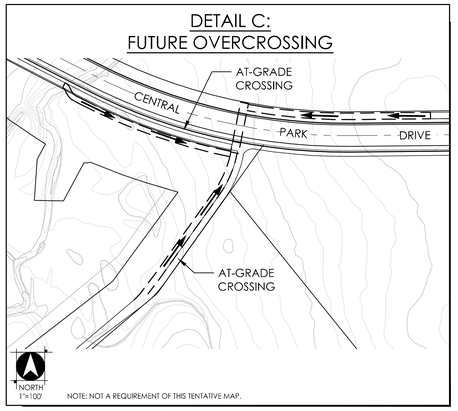


DETAIL B: POSSIBLE FUTURE OVERCROSSING



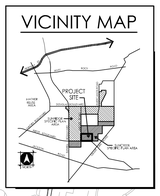
NOTE: NOT A REQUIREMENT OF THIS TENTATIVE MAP.

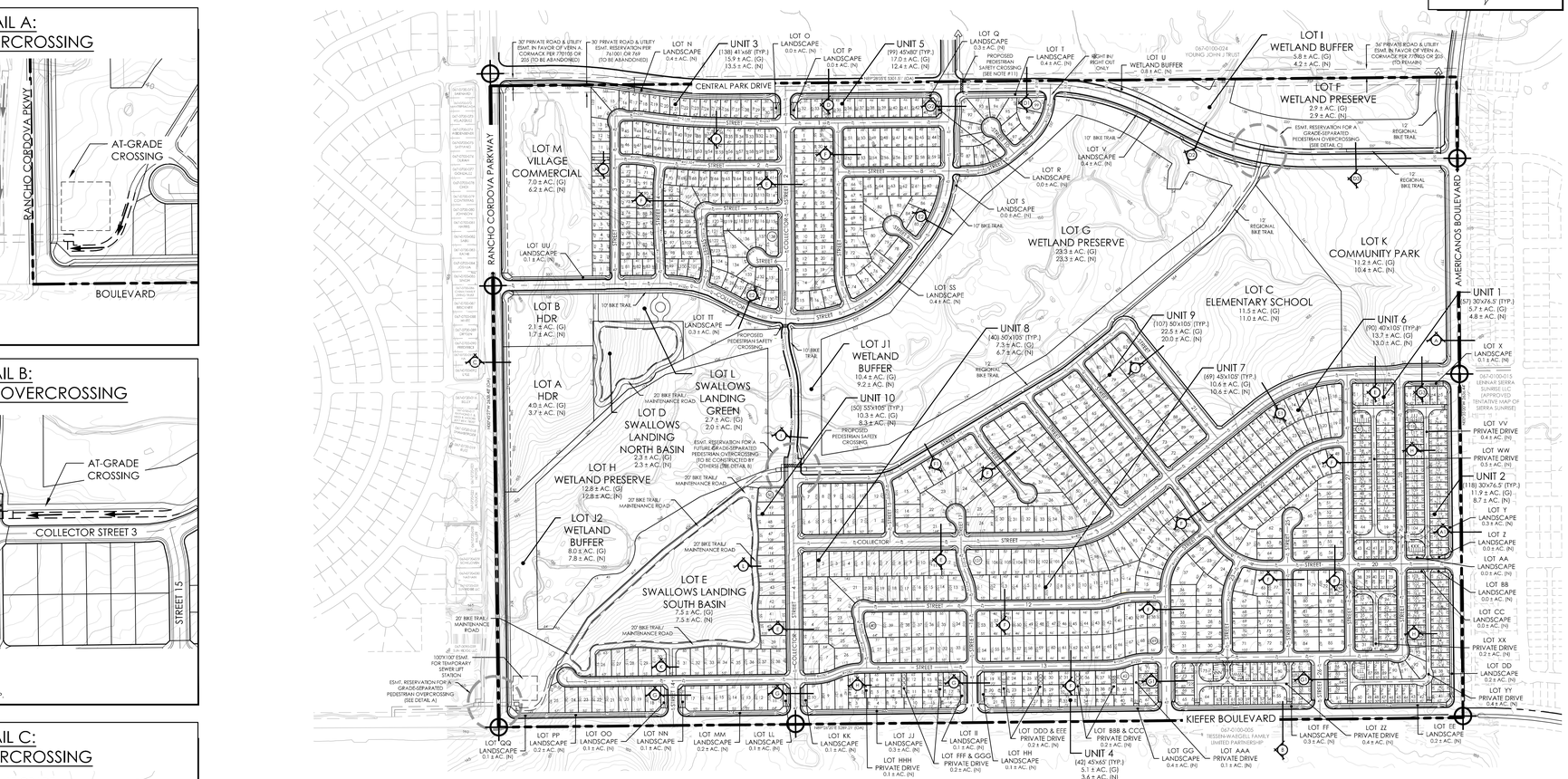
DETAIL C: FUTURE OVERCROSSING

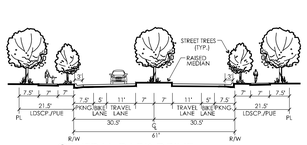


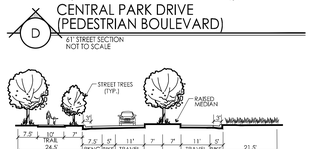
NOTE: NOT A REQUIREMENT OF THIS TENTATIVE MAP.

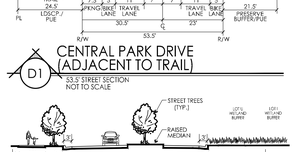
VICINITY MAP

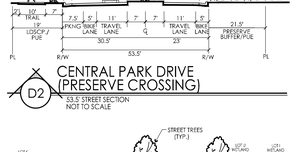


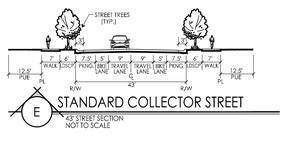


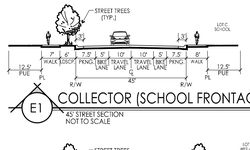


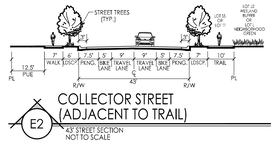


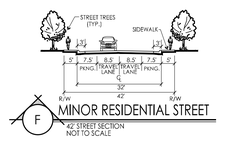


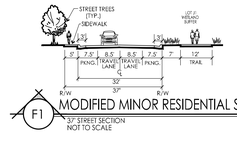


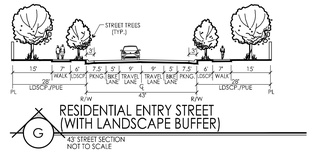


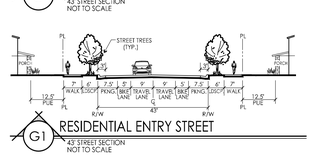


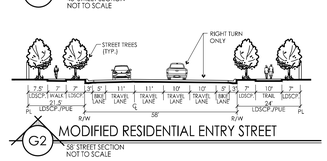


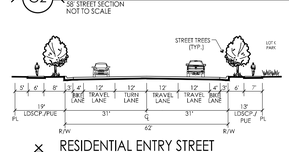


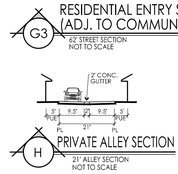


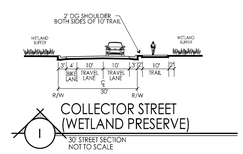


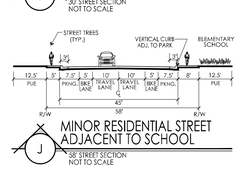


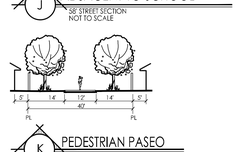


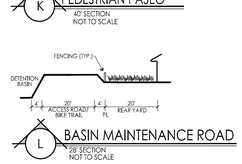


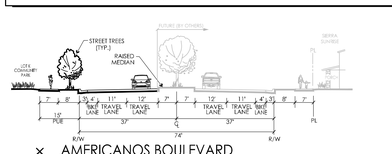


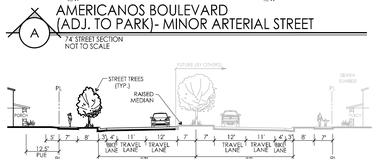


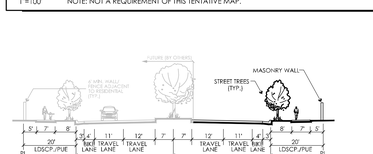


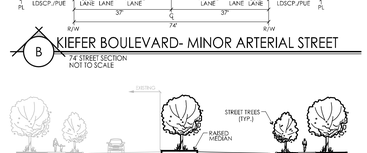


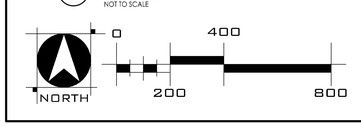












WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

S:\1000-s\1077_GilmartIn - Trevor\GilmartIn - Trevor - GIA\Planning\Exhibits\Exh-TSD-SLTSM.dwg 10/31/2022 11:10 AM Abby Mammolitas

INFRASTRUCTURE PHASING
TREVOR GILMARTIN PROPERTY
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 31, 2022

PHASE 1 INFRASTRUCTURE IMP'S

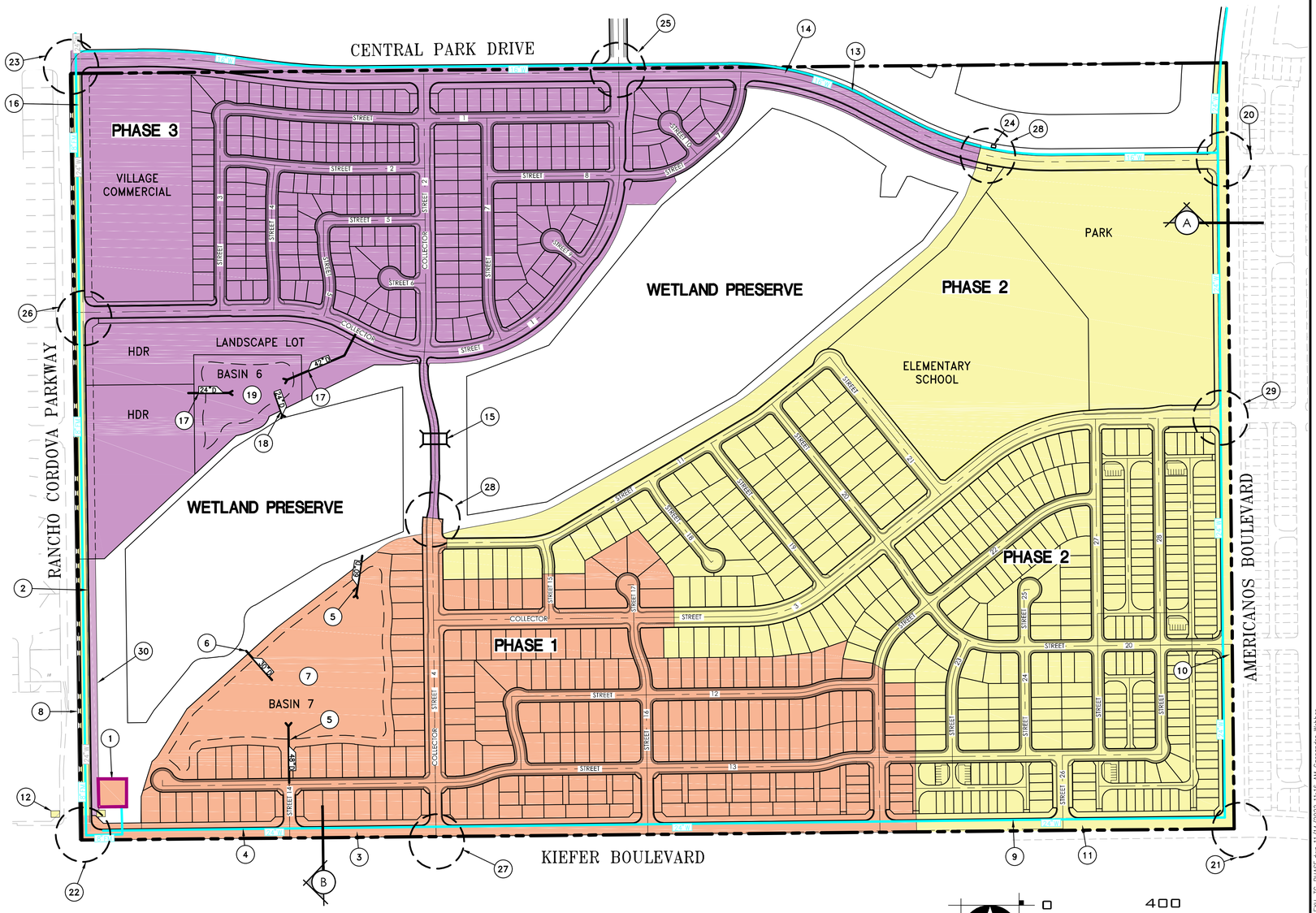
1. CONSTRUCT A SEWER LIFT STATION
2. 8" SEWER FORCE MAIN TO THE EXISTING CHRYSANTHY SEWER LIFT STATION (APPROX. 9,100 LF NORTH OF KIEFER BOULEVARD). DISTURBED ASPHALT SHALL RECEIVE 1.5" GRIND AND PAVE TO ADJACENT LANE LINES.
3. KIEFER BOULEVARD STREET IMPROVEMENTS FROM INTERSECTION OF KIEFER BOULEVARD AND RANCHO CORDOVA BOULEVARD EAST FOR 2900 LF TOWARD AMERICANOS BOULEVARD, THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. THE FIRST PHASE WILL INCLUDE A MINIMUM OF TWO LANES AND A SIX-FOOT TEMPORARY SHOULDER. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMNTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
4. 24" WATER MAIN CONNECTING TO SYSTEM AT RANCHO CODOVA PARKWAY FOR 3000 LF EAST TOWARDS AMERICANOS BOULEVARD ALONG KIEFER BOUELVARD.
5. DRAINAGE IMPROVEMENTS FROM SOUTHERN PROJECT BOUNDARY THROUGH KIEFER BOULEVARD TO DETENTION BASIN 7.
6. DRAINAGE IMPROVEMENTS FROM DETENTION BASIN 7 TO WETLAND PRESERVE
7. DETENTION BASIN 7 IMPROVEMENTS NECESSARY TO SERVE PHASE 1 CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER 15, 2017

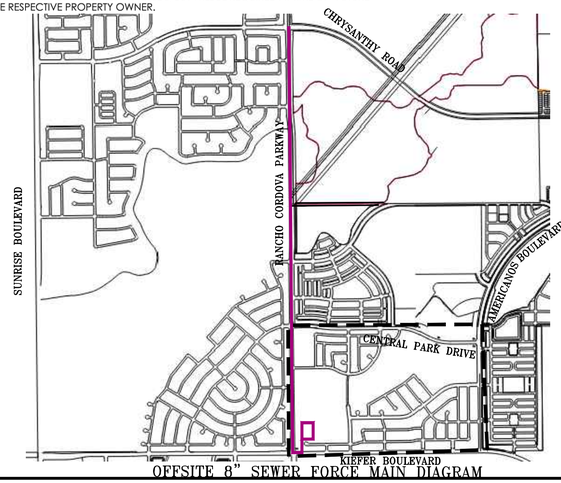
PHASE 2 INFRASTRUCTURE IMP'S

8. RANCHO CORDOVA PARKWAY STREET IMPROVEMENTS FROM THE INTERSECTION OF KIEFER BOULEVARD AND RANCHO CORDOVA NORTH TO CENTRAL PARK DRIVE. IMPROVEMENTS INCLUDE FULL FRONTAGE IMPROVEMENTS TO TOP BACK CURB. AS WELL AS THE CONSTRUCTION OF A LANDSCAPED MEDIAN.
9. 24" WATER MAIN CONNECTING TO THE EXISTING SYSTEM CONSTRUCTED WITH SIERRA SUNRISE AT EASTERN PROJECT BOUNDARY AT THE INTERSECTION OF KIEFER BOULEVARD AND AMERICANOS BOULEVARD TO PHASE 1 IMPROVEMENTS ALONG KIEFER BOULEVARD (APPROX 1100 LF).
10. AMERICANOS BOULEVARD FRONTAGE (WESTERLY) STREET IMPROVEMENTS FROM THE INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD 2650 LF NORTH ALONG AMERICANOS BOUELVARD. THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. THIS PHASE WILL INCLUDE A MINIMUM OF TWO LANES AND A SIX-FOOT TEMPORARY SHOULDER. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMNTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
11. KIEFER BOULEVARD STREET IMPROVEMENTS FROM THE INTERSECTION OF KIEFER BOULEVARD AND AMERICANOS BOULEVARD WEST TO PHASE 1 IMPROVEMENTS (APPROX 1100 LF), THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMNTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
12. CONSTRUCT A PEDESTRIAN OVER-CROSSING AT THE NORTHERN SIDE OF THE INTERSECTION OF RANCHO CORDOVA PARKWAY AND KIEFER BOULEVARD. FINAL CONFIGURATION, SIZE AND CONNECTIVITY SHALL BE APPROVED BY THE CITY OF RANCHO CORDOVA PRIOR TO CONSTRUCTION.

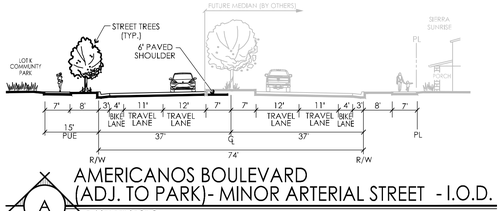
PHASE 3 INFRASTRUCTURE IMP'S

13. 16" WATER T-MAIN CONNECTING FROM INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE RUNNING WEST TO INTERSECTION OF RANCHO CORDOVA BOULEVARD AND CENTRAL PARK DRIVE.
14. CENTRAL PARK DRIVE STREET IMPROVEMENTS FROM INTERSECTION OF RANCHO CORDOVA PARKWAY AND CENTRAL PARK DRIVE RUNNING EAST TO INTERSECTION OF CENTRAL PARK DRIVE AND AMERICANOS BOULEVARD.
15. KITE CREEK CULVERT CROSSSING. FINAL SIZE AND CONFIGURATION TO BE DETERMINED AT IMPROVEMENT PLAN DESIGN.
16. RANCHO CORDOVA PARKWAY FULL (EASTERLY) STREET IMPROVEMENTS FOR THE NORTHERLY 1,700 LF.
17. DRAINAGE IMPROVEMENTS FROM WESTERN PROJECT BOUNDARY THROUGH RANCHO CORDOVA PARKWAY TO DETENTION BASIN 6.
18. DRAINAGE IMPROVEMENTS FROM DETENTION BASIN 6 TO WETLAND PRESERVE
19. DETENTION BASIN 6 IMPROVEMENTS NECESSARY TO SERVE PHASE 3 CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER 15, 2017.
20. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE.
21. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD.
22. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF RANCHO CORDOVA PARKWAY AND KIEFER BOULEVARD.
23. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF RANCHO CORDOVA PARKWAY AND CENTRAL PARK DRIVE.
24. POSSIBLE FUTURE PEDESTRIAN OVER-CROSSING APPROX. 900 LF WEST OF THE INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE. FINAL CONFIGURATION, SIZE AND CONNECTIVITY SHALL BE APPROVED BY THE CITY OF RANCHO CORDOVA PRIOR TO CONSTRUCTION.
25. BASED UPON THE REVIEW OF THE FUTURE TRAFFIC ANALYSIS PERFORMED PRIOR TO APPROVAL OF IMPROVEMENT PLANS, THE CITY WILL DETERMINE REQUIRED TRAFFIC CONTROL AT THE INTERSECTION OF CENTRAL PARK DRIVE AND COLLECTOR 1. BASED UPON FINAL CITY DIRECTION, THE DEVELOPER SHALL CONSTRUCT EITHER A FULLY SIGNALIZED INTERSECTION, ALL-WAY STOP CONTROL INTERSECTION, OR PEDESTRAIN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING.
26. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF RANCHO CORDOVA PARKWAY AND COLLECTOR STREET 1.
27. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF KIEFER BOULEVARD AND COLLECTOR STREET 4.
28. CONSTRUCT A PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING AT THE INTERSECTION OF THE 12' REGIONAL TRAIL AND COLLECTOR STREET 4, AND CENTRAL PARK DRIVE.
29. PROVIDE TRAFFIC SIGNALIZATION AT THE INTERSECTION OF AMERICANOS BOULEVARD AND STREET 3.
30. EXTEND SIDEWALK IMPROVEMENTS ON THE EAST SIDE OF RANCHO CORDOVA PARKWAY (RCP) FROM THE INTERSECTION OF RCP AND KIEFER BLVD NORTH TO CENTRAL PARK DRIVE. INSTALL LANDSCAPE IMPROVEMENTS ADJACENT THE "PRESERVE" AREA ONLY. LANDSCAPING WILL NOT BE INSTALLED ADJACENT THE HDR OR COMMERCIAL PROPERTIES IN PHASE 3, BUT WILL BE REQUIRED AT TIME OF "FUTURE" LOT DEVELOPMENT BY THE RESPECTIVE PROPERTY OWNER.

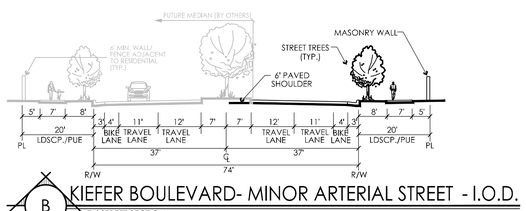




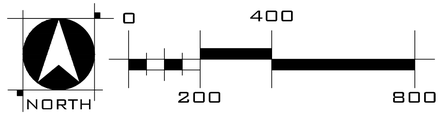
OFFSITE 8" SEWER FORCE MAIN DIAGRAM



A AMERICANOS BOULEVARD (ADJ. TO PARK)- MINOR ARTERIAL STREET - I.O.D.
74' STREET SECTION
NOT TO SCALE



B KIEFER BOULEVARD- MINOR ARTERIAL STREET - I.O.D.
74' STREET SECTION
NOT TO SCALE



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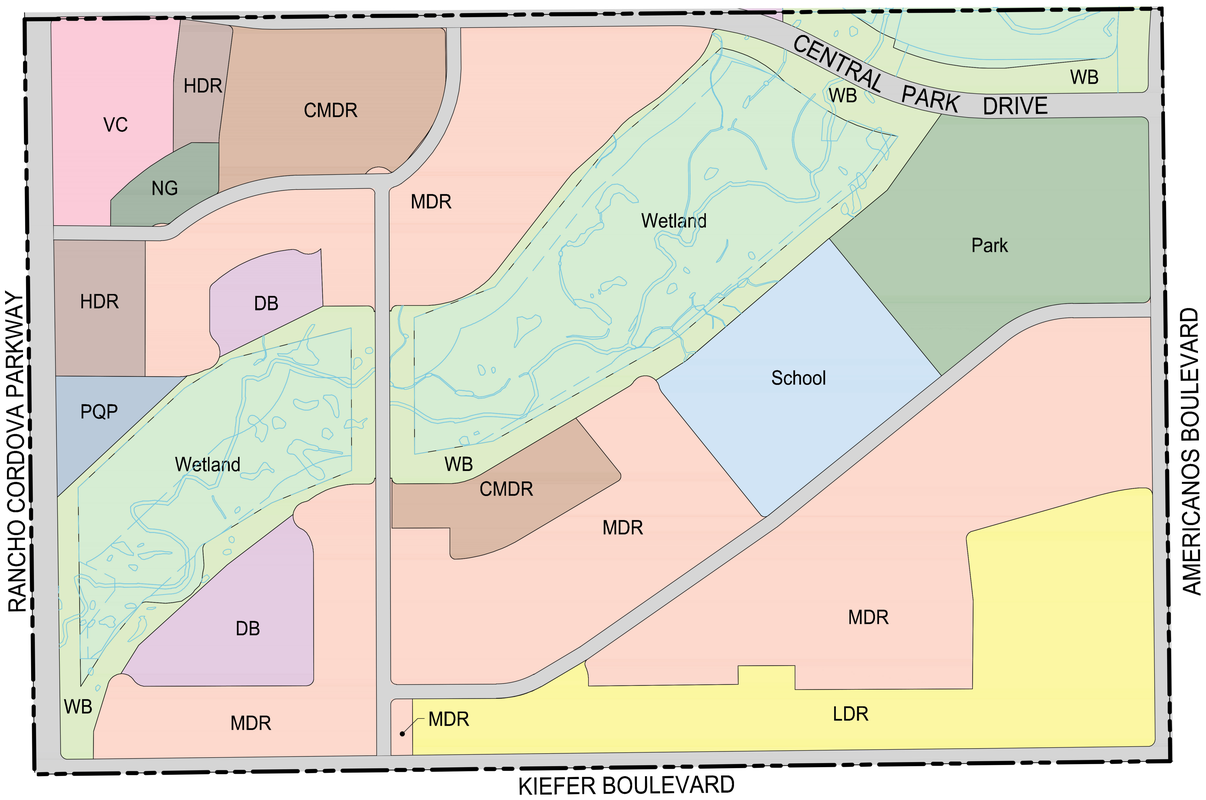
SPECIFIC PLAN AMENDMENT

SUNCREEK - TREVOR GILMARTIN PROPERTY

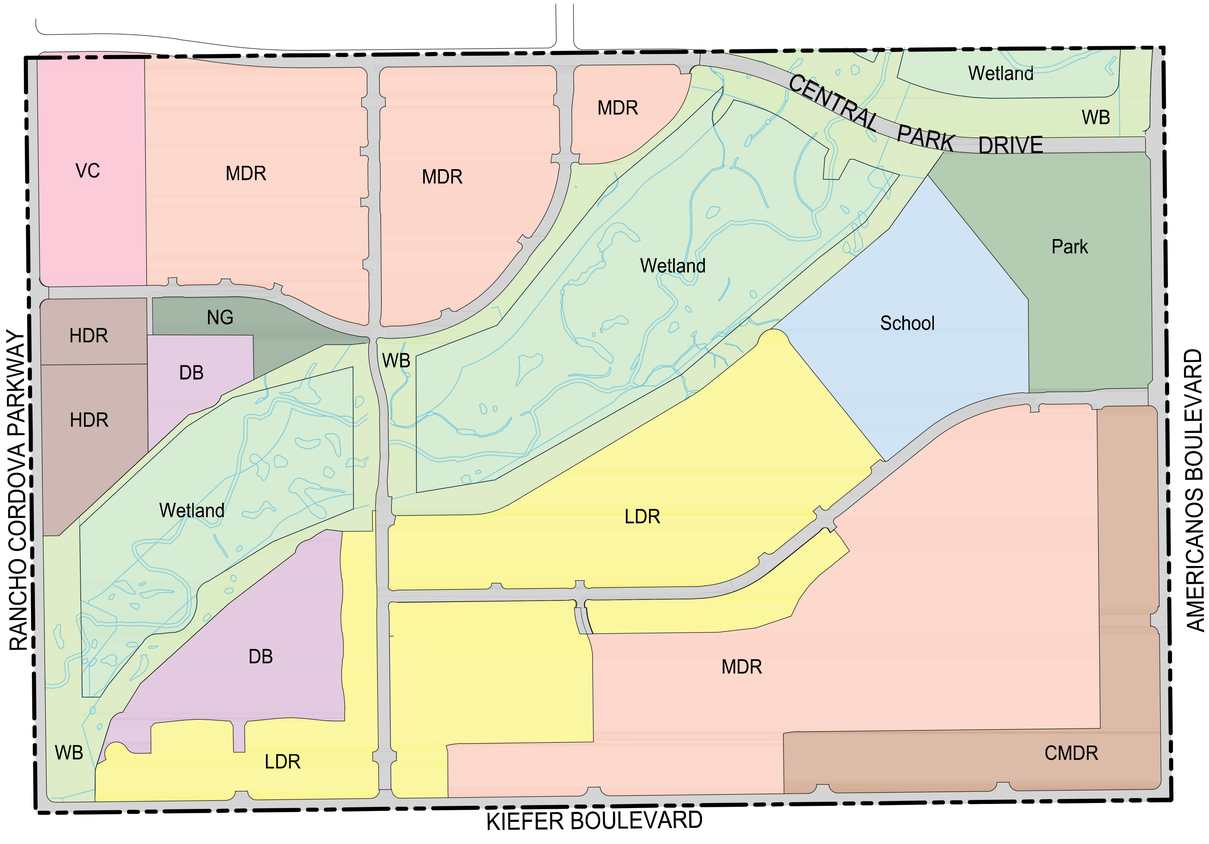
CITY OF RANCHO CORDOVA, CALIFORNIA

NOVEMBER 28, 2022

EXISTING SPECIFIC PLAN DESIGNATIONS



PROPOSED SPECIFIC PLAN DESIGNATIONS

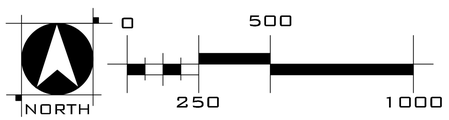


SUMMARY TABLE

	DESIGNATION	LAND USE	EXISTING AC.	PROPOSED AC.	DIFF.
	LDR (SCSP)	SINGLE FAMILY RESIDENTIAL (2.1-6.0 DU/AC)	20.1	35.8	15.7
	MDR (SCSP)	SINGLE FAMILY RESIDENTIAL (6.1-12 DU/AC)	77.8	61.7	-16.1
	CMDR (SCSP)	SINGLE FAMILY RESIDENTIAL (12.1-18 DU/AC)	13.0	11.8	-1.2
	HDR (SCSP)	HIGH DENSITY RESIDENTIAL	5.4	5.9	0.5
	CS (SCSP)	COMMUNITY SERVICES (SCHOOL)	11.1	11.0	-0.1
	PQP (SCSP)	PUBLIC/QUASI-PUBLIC	4.7	0.0	-4.7
	PQP (SCSP)	DETENTION BASIN	8.0	9.8	1.8
	POS (SCSP)	PARKS	15.7	10.4	-5.3
	POS (SCSP)	NEIGHBORHOOD GREEN	1.8	2.3	0.5
	POS (SCSP)	NATURAL RESOURCES	39.0	39.0	0.0
	POS (SCSP)	OPEN SPACE/WETLAND BUFFER	19.3	22.3	3.0
	VC (SCSP)	VILLAGE CENTER	6.3	6.8	0.5
	-	MAJOR ROADS	18.2	23.6	5.4
	TOTAL		**240.4**	**240.4**	**0.0**

LEGEND

LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
CMDR	COMPACT MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
DB	DETENTION BASIN
NG	NEIGHBORHOOD GREEN
WB	WETLAND BUFFER
VC	VILLAGE COMMERCIAL



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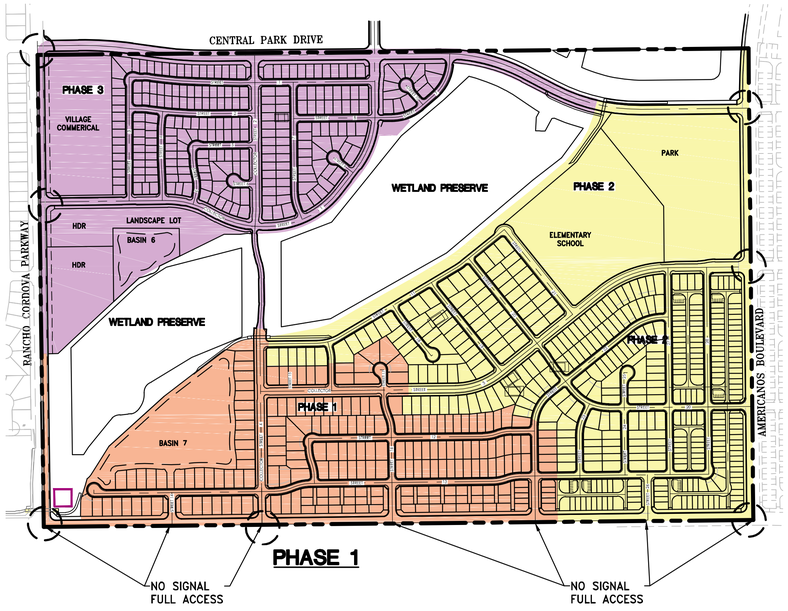
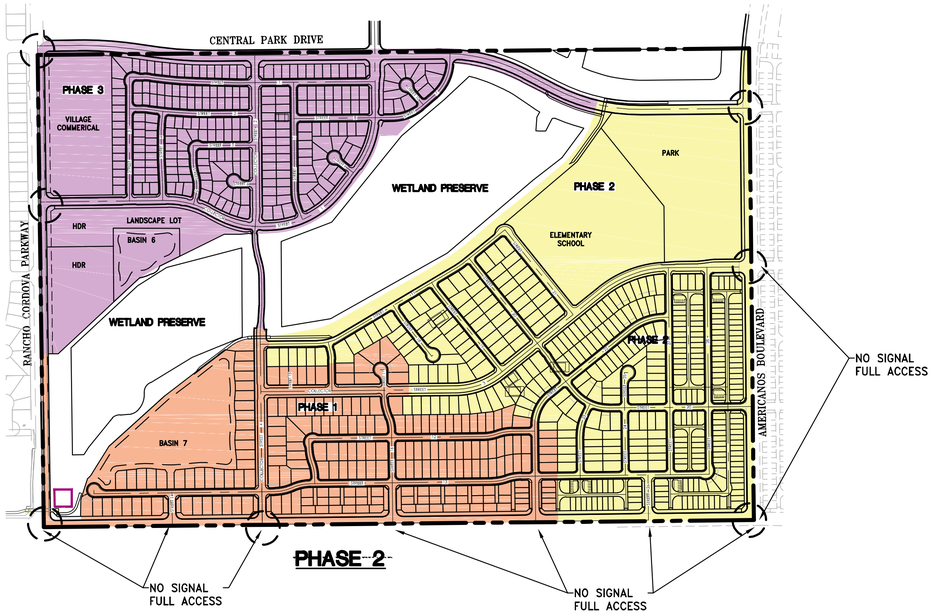
ACCESS CONTROL PLAN
TREVOR GILMARTIN PROPERTY
CITY OF RANCHO CORDOVA, CALIFORNIA
OCTOBER 31, 2022



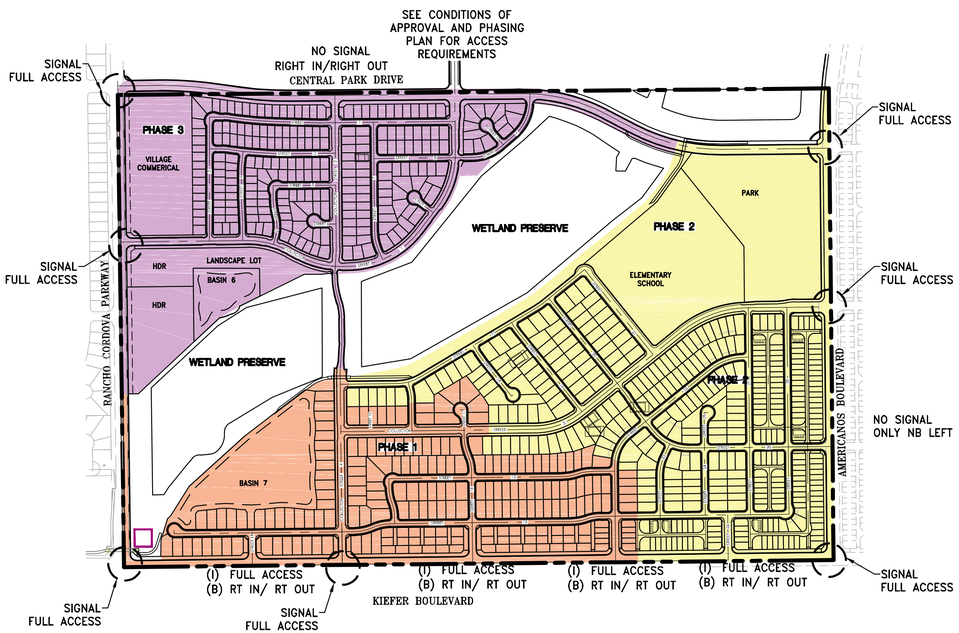
PHASE 1



PHASE 2

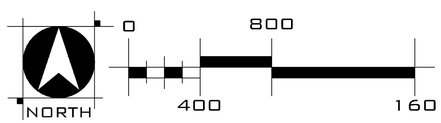
LEGEND

ULTIMATE SIGNAL LOCATION



PHASE 3

(I) INTERIM
(B) BUILDOUT



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CONCEPTUAL SIGNAGE
GILMARTIN NEIGHBORHOOD GREENS
RANCHO CORDOVA, CALIFORNIA
NOVEMBER 10, 2022

A *SWALLOWS LANDING GREEN*
1/2"=1'
PLAN/ELEVATION

B *SWALLOWS LANDING SOUTH BASIN*
1/2"=1'
PLAN/ELEVATION

NOTE:
- Concept only. Prior to plan approval:
  - Final font, textures, materials and colors to be determined to satisfaction of City.
  - Incorporate silhouette of swallow/plants/other to satisfaction of City.
  - Balance of sign mass to be revised to satisfaction of City.
  - Final design of City seal to be revised to satisfaction of City.

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
1.	The approved entitlement is for the Trevor Gilmartin Tentative Subdivision Map, Specific Plan Amendment, and Affordable Housing Agreement Amendment within the Suncreek Specific Plan area (APN: 067-0010-017, 025, 026) as described in the City Council staff report dated December 19, 2022 and subject to the conditions of approval herein, for project number PLND-0322-0032 ("Project")	On-Going	Planning	
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	On-Going	Planning	
3.	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 e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	On-Going	Planning	
4.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), extended by the terms of a Development Agreement.	Three (3) years, commencing with the date of approval	Planning/Public Works	
5.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	On-Going	Code Enforcement/Police	
6.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any	On-Going	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	damage as soon as possible.			
7.	The project shall comply with the Suncreek Specific Plan Mitigation Monitoring Plan.	On-Going	Planning	
8.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the Suncreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistent with the SSHCP Conservation Strategy. Through the review process of the SSHCP permit application, if the proposed project is found to be inconsistent and/or in conflict with the SSHCP, then the applicant must redesign the project and amend the SSHCP application. The City has performed a preliminary review of the Tentative Map and found the land use plan to be in compliance with the SSHCP.	Prior to ground disturbance	Planning	
9.	Water supply will be provided by the Sacramento County Water Agency.	On-Going	SCWA	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
10.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	On-Going	SCWA	
11.	SMUD has existing overhead 12kV facilities along north side of Kiefer Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
12.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained	On-Going	SMUD	
13.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	On-Going	SMUD	
14.	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.	On-Going	SMUD	
15.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with	On-Going	SMUD	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	those needs.			
16.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	On-Going	SMUD	
17.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	On-Going	SMUD	
18.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	On-Going	SMUD	
19.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	On-Going	SMUD	
20.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	On-Going	SMUD	
21.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	On-Going	SMUD	
22.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	On-Going	SMUD	
23.	Development phases submitted for new service should include all lots fronting street.	On-Going	SMUD	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
Prior to Recordation of the Final Map or Small Lot Map				
24.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Prior to Improvement Plan approval or Final Map approval	SCWA	
25.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	Prior to recordation of Small Lot Subdivision Map	Planning	
26.	Based on an anticipated overall population of 2,461 residents, the Trevor Gilmartin Tentative Subdivision Map in the Suncreek Specific Plan area is required to provide Quimby Park Land as follows: • 10.4 acres Community Park land • In-lieu fees of 2.28 acres Dedicate land through an irrevocable deed of dedication and pay in-lieu fees for park purposes, as described above and in accordance with the Development Agreement between the City and the Developer and the Park Development Agreement between the Park District and the Developer.	Prior to recordation of the Final Small Lot Subdivision Map that contains the park parcel or, if the community park large lot will not be included within a final Small Lot map, then prior to recordation of the Small Lot map immediately adjacent to the park parcel.	Planning/CRPD	
27.	The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All costs to prepare the Park DA shall be borne by the developer. The Park DA may include, but not be limited to, all of the following: A. The developer's obligation to dedicate land or the	Prior to recordation of the first Final Large Lot Map	Public Works/CRPD	

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Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
payment of in-lieu fees or both for park purposes; B. The developer's obligation to construct all necessary street frontage improvements abutting the dedicated park site(s) including, but not limited to, vertical curb, gutter, sidewalk, street paving, utilities (water, sewer, electrical, storm drain, phone, gas) and street lights; C. All property to be transferred to the District shall be free and clear of any past or future taxes or assessments, any liens or encumbrances. Any structures, walls, fences, wells, or storage tanks must be removed in accordance with all applicable laws and regulations prior to acceptance of any grant deeds or easements; D. The design and improvement of all parks within the project. All plans and specifications shall be prepared by a licensed landscape architect with all subconsultants found to be mutually acceptable to the District and the developer. E. The timing of construction of all parks; F. The credits and reimbursement to which the landowner/applicant is entitled in connection with the construction of such park improvements; G. A funding mechanism for the on-going maintenance of park landscaping and associated facilities. All costs of forming the maintenance mechanism or annexation into an existing maintenance mechanism shall be borne by the developer; H. A landscape architect of record shall be retained by the developer, at the developer's expense, throughout the construction process to review the construction as it occurs and attend construction meetings on a weekly basis; I. The landscape architect of record shall be required to authorize all changes to the approved improvement plans in coordination with the District. J. The landscape architect of record and all appropriate			

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	subconsultants shall provide as-constructed plans and certify that the project has been constructed per the approved plans, as amended.			
28.	Developer shall work with the District to annex the real property within the Project to Cordova Recreation & Park District's Community Facilities District No. 2018-01 ("CFD") formed under the provisions of the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.) for the purpose of funding developments' fair share of the cost of maintaining the neighborhood parks, adjacent street frontage improvements, and the Community Parks utilized by the project residents. All costs associated with annexation into the CFD shall be borne by the Property Owner /Applicant.	Prior to recordation of the first Final Large Lot Map	Public Works/CRPD	
29.	The District shall provide, and the developer shall deliver to Rancho Cordova Public Works a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Prior to recordation of any phase of any Final Map	Public Works/CRPD	
30.	All real property to be transferred to the Cordova Recreation and Park District for park purposes, shall be appropriately zoned for parks.	Prior to recordation of the Final Small Lot Map that contains the park parcel.	Planning/CRPD	
31.	The developer shall record a Covenant for Active Park Uses notifying all future property owners that a future public park(s) is located within the proposed subdivision, and that the public park may include facilities (basketball courts, a baseball filed, softball fields, soccer fields, and playground equipment) that may generate vehicular and pedestrian traffic and noise impacts during various times, including but not limited to evening and nighttime hours and that the public park may include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.	Prior to recordation of any Final Large Lot Map	Public Works/CRPD	
32.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's	The annexation shall occur prior to	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of **$7,000** per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	the recordation of any small lot final map. The annual fee commences when a building permit is issued.		
33.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, streetlights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works	
34.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of **$5,000** per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	when a building permit is issued.		
35.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-2 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works	
36.	Property Owner/Applicant shall participate in or provide a funding mechanism for police services for all residential land use categories, including multi-family units. This may be accomplished through annexation to the City's Community Facilities District No. 2013-2 (Police Services), or other financial mechanism as may be proposed and provided by the Property	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences	Finance	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	Owner for the same purpose of providing a financial mechanism for police services. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Michelle Mingay at (916) 851-8738 with regard to the process to satisfy this condition of approval.	when a building permit is issued.		
37.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Prior to recordation of the applicable small lot final map	Public Works	
38.	Provide easement for placement of mail delivery units.	Prior to recordation of final map	Public Works	
39.	The final Map shall show an irrevocable offer of Dedication (IOD) as indicated on the large lot Tentative Map	Prior to recordation of final map	Public Works	
40.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Prior to recordation of final map	Public Works	
41.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code	Prior to recordation of final map	Public Works	
42.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Prior to recordation of the final map	Public Works	
43.	Provide a drainage easement to satisfaction of the Public Works Department for the trunk drainage pipes crossing the wetland preserve buffer area.	Prior to recordation of the final map	Public Works	
44.	All private drives and lots KKK, LLL, MMM and NNN shall be privately owned and maintained. Applicant shall implement applicable measures to ensure long term maintenance (HOA or other to the satisfaction of the City).	Prior to recordation of the final map	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
45.	Provide list of approved street names.	Prior to recordation of the final map	Public Works	
Prior to Approval of Improvement Plans				
46.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Prior to submittal of improvement plans	SCWA	
47.	The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.	Prior to submittal of improvement plans	SASD	
48.	The park site(s) shall be rough graded to a uniform elevation so there are no resulting excessive amounts of fill or depressions in accordance with the latest edition of the Park Site Criteria of the *Cordova Recreation and Park District Design and Construction Standards Manual* and pursuant to the improvement plans and specifications approved by the District. Rough grade to provide a uniformly graded site with no more than two-foot grade change adjacent to the edges of the site. At no time subsequent to the rough grading will the developer use the site for a staging area, a disposal site during construction, or ANY soil stockpiling without the written approval of CRPD.	Prior to approval of grading plans	Public Works/CRPD	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
49.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park site. The District and the City shall jointly review and approve the drainage plans for the street frontages and utilities adjacent to the park site.	Prior to approval of the improvement plans.	Public Works/CRPD	
50.	All subdivision utilities (i.e. Water, Sewer, Storm Drain, Public Utilities, etc.) shall be brought into the park site by the developer at a location coordinated with the District and approved by the District's General Manager. The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities adjacent to the park site. The Park District shall give written approval for all locations of utility service points of connection on all land to be dedicated or maintained by the District prior to the approval of infrastructure construction documents.	Prior to approval of the improvement plans.	Public Works/CRPD	
51.	When the park site abuts a land use other than a public street frontage or a school, the developer shall construct a 6-foot high masonry wall or other approved fencing material along the common property line. The wall/fence shall be 6-feet high as measured above the grade of the abutting land use and shall not be constructed on the park site, but on the adjoining property. To enhance visual access and safety, this condition shall not apply to the boundary line between Lot K Park and Lot J1 Wetland Buffer; however, post and cable or tubular steel fence delineating the property boundary may be required.	Prior to approval of Improvement Plans.	Public Works/CRPD	
52.	The developer shall install signage on all park sites notifying the surrounding residential units of future park construction and identifying the park size, type, potential amenities and anticipated construction schedule. Signage details shall be included on the subdivision improvement plans. The District will have final approval of the sign design. The sign shall be maintained in good condition until the park construction is complete.	Prior to approval of Improvement Plans.	Public Works/CRPD	
53.	Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project	Prior to approval of improvement plans	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed in coordination with the SunCreek Drainage Masterplan.			
54.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Prior to approval of improvement plans	Public Works	
55.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Prior to approval of improvement plans	Public Works	
56.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes	Prior to approval of improvement plans	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	shall be 3:1 max. Irrigation valves shall be available to separate topside landscape from basin sideslope and base landscape.			
57.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Prior to approval of improvement plans.	Public Works	
58.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Prior to improvement plans	Public Works	
59.	**Fees:** Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova’s Public Works Department.	Prior to approval of improvement plans	Public Works	
60.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement for future roadway build out.	Prior to approval of improvement plans	Public Works	
61.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities’ locations • Soil media specifications (LID features)	Prior to approval of improvement plans	Public Works	
62.	Streets crossing end of dead-end alleys shall include signage indicating no-parking near the alley on trash pickup days. Wording and limits of no-parking zone to be determined at time of plan review and to satisfaction of City.	Prior to approval of improvement plans	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
63.	Based upon the review of future traffic analysis performed prior to approval of improvement plans, the city will determine required traffic control at the intersection at Central Park Drive and Collector 1. Based upon final city direction, the developer shall construct either a fully signalized intersection, all-way stop control intersection, or pedestrian/bike at-grade signalized safety crossing. Configuration shall be to satisfaction and final decision of the City. Construction shall be by the developer at time of construction of Central Park Drive.	Prior to approval of improvement plans	Public Works	
64.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Prior to approval of improvement plans	Public Works	
65.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and design standards.	Prior to approval of improvement plans	Public Works and Planning	
66.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Prior to approval of improvement plans	SASD	
67.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Prior to approval of improvement plans	SASD	
68.	Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous	Prior to approval of improvement plans	SASD	

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Conditions of Approval		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.			
69.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Prior to approval of improvement plans	SASD	
Prior to Issuance of Building Permit				
70.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Prior to issuance of a building permit	SASD	
71.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Prior to issuance of a building permit	SCWA	
72.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Prior to issuance of a building permit	SCWA	
73.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Prior to issuance of a building permit	SCWA	
74.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Prior to issuance of a building permit	SCWA	
75.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new	Prior to issuance of final building permit	Metro Fire	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	one- and two-family dwellings in accordance with the California Residential Code.			
76.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one- and two-family dwellings built on a private fire access road.	Prior to issuance of final building permit	Metro Fire	
77.	Provide a local traffic analysis/study to determine the lane configuration and storage lengths of all proposed signals and turn pockets.	Prior to approval of improvement plans	Public Works	
78.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83 and NAVD-88.	Prior to issuance of Building Permits	Public Works	
79.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to first occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.	Prior to issuance of the first building permit within a TM phase.	Public Works	
80.	Provide traffic calming to satisfaction of the Public Works Department on streets 1, 2, 3 and 4 (collector streets). Examples of traffic calming include bulb outs, traffic circles,	Prior to Improvement Plans	Public Works	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	raised crosswalks or other traffic calming measures, excluding roundabouts. The crossing to the neighborhood green shall include rectangular rapid flashing beacons or similar to satisfaction of the Public Works Department.			
81.	With the exception of existing or future 69kV transmission lines, all existing overhead utilities in the area of the improvement shall be undergrounded including, but not limited to, those utilities generally parallel to Kiefer Road.	Prior to issuance of the first building permit	Public Works	
82.	This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance.	Prior to issuance of the first building permit	Public Works	
83.	Applicant shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer. The following specifications shall be applied to trails in the project: • Trails must be located above the 10-year flood plain. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way	Prior to the issuance of improvement plans or final map for the phase in which the improvement(s) are located, whichever comes first.	Public Works	
Prior to Final Inspection				
84.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall	Prior to granting final occupancy	Metro Fire	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	also contrast with their background.			
85.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Prior to granting final occupancy	Metro Fire	
86.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape *complies with the approved plans*. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Prior to final building inspection of the first unit	Public Works	
87.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape *complies with all city water conserving landscape requirements*. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Prior to final building inspection	Public Works	
88.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Prior to final building inspection	Public Works	
89.	Vertical tubular steel fencing materials should be used for all fences between private lots and open space, neighborhood greens, right of ways or other public access land. This is to	Prior to final building inspection	Planning/RCPD	

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal and mischievous purposes.			
Advisory				
90.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the minimum requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Advisory	Metro Fire	

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SECOND AMENDMENT OF

AFFORDABLE HOUSING PLAN AGREEMENT FOR THE SUNCREEK SPECIFIC PLAN BY AND BETWEEN THE CITY OF RANCHO CORDOVA AND ROBERT A. GILMARTIN, BARBARA A. GILMARTIN, ROBERT A. GILMARTIN and BARBARA A. GILMARTIN, AS TRUSTEES OF THE HEATHER C. GILMARTIN 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, ROBERT A. GILMARTIN AND BARBARA A. GILMARTIN, AS TRUSTEES OF THE SHANNON K. GILMARTIN 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE JAMES HENRY TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR and NATHALIE TREVOR, AS TRUSTEES OF THE MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE AMY IRENA TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, AND WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE WILLIAM RANDOLPH TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003

This Second Amendment of the Affordable Housing Plan Agreement ("Second Amendment") is entered into as of this 19th day of December, 2022, by and between the CITY OF RANCHO

CORDOVA, a municipal corporation ("City"), and Robert A. Gilmartin, Barbara A. Gilmartin, Robert A. Gilmartin, as Trustees of The Heather C. Gilmartin 2003 Irrevocable Trust under agreement dated June 12, 2003, Robert A. Gilmartin and Barbara A. Gilmartin, as Trustees of The Shannon K. Gilmartin 2003 Irrevocable Trust under agreement dated June 12, 2003, William H. Trevor and Nathalie Trevor, as Trustees of the James Henry Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003, William H. Trevor and Nathalie Trevor, as Trustees of The Michael Gregory Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003, William H. Trevor and Nathalie Trevor, as Trustees of The Amy Irene Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003, and William H. Trevor and Nathalie Trevor, as Trustees of the William Randolph Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003("Developer") pursuant to Government Code section 65580 et. seq., relating to Housing Elements. City and Developer are hereinafter collectively referred to as the "Parties," and singularly as "Party."

RECITALS

A. City and Developer entered into an Affordable Housing Plan Agreement (the "AHP") which was approved by the City Council on November 18, 2013, and recorded on January 21, 2014, in the Official Records of Sacramento County as Book 20140401 Page 0588. Except as otherwise defined, all capitalized terms used shall have the meanings ascribed thereto in the AHP.

B. City and Developer entered into the AHP relative to that certain 240.2-acre portion of the SunCreek Specific Plan Area as more precisely defined in Exhibits "1-A" and "1-B" of the AHP (the "Property").

C. City and Developer entered into a First Amendment to the AHP on May 16, 2022, and recorded on August 26, 2022, in the Official Records of Sacramento County as Document Number 202208260347, which revised the methodology in calculating the annual adjustment to the SunCreek Affordable Housing In-Lieu Fee.

D. This Second Amendment affects the entire Property as more precisely defined in Exhibits "1-A" and "1-B" of the AHP. This First Amendment is authorized by section VII. C. of the AHP and pursuant to Government Code section 65588(b) and shall run with the Property.

E. This Second Amendment is entered into in order to revise Exhibit 2 to the AHP, which describes an updated Map of Developer's Affordable Housing Performance Requirements based upon the dedication of a parcel of land to the City.

F. On December 19, 2022, the City Council held a public hearing and introduced City Council Resolution ___-2022 approving this Second Amendment. City adopted City Council Resolution __- 2022 on December 19, 2022. On December 19, 2022, by Resolution No. __-2022, the City Council found the adoption of this Second Amendment exempt from CEQA under Public Resources Code Section 21166 as the impacts of the Project have already been analyzed, and no substantial changes result from this Second Amendment.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. Amendment of the AHP. Exhibit 2 to the AHP is replaced in its entirety with a new Exhibit 2 attached hereto.

2. **Consistency with Government Code section 65588(a).** The City Council has found and determined in Resolution No. ____ that this Second Amendment is consistent with Government Code section 65588(a) because it appropriately addresses the housing goals, objectives, and policies of the City to meet the community's needs.

3. **Consistency with General Plan.** The City Council has found and determined in Resolution No. ___that this Second Amendment is consistent with the General Plan and the SunCreek Specific Plan.

4. **Amendment Applicable to Property.** This Second Amendment applies to the Property more particularly described in **Exhibit 1-A** and **Exhibit 1-B.**

5. **Amendment.** This Second Amendment amends, but does not replace or supersede, the AHP or the First Amendment to the AHP except as specified herein. As amended hereby with respect to the Property, all other sections of the AHP and the First Amendment to the AHP remain in full force and effect.

6. **Incorporation of Recitals.** The Preamble, Recitals, and all exhibits attached hereto are incorporated into this Second Amendment as if set forth herein in full.

7. **Effective Date and Term of the Second Amendment.** The Effective Date of this Second Amendment is December 19, 2022 which is the effective date of City Resolution No. ___-2022, adopting this Second Amendment.

8. **City Manager Authorization.** City, a municipal corporation, has authorized this Second Amendment to be executed in two (2) duplicate originals, each of which is deemed to be an original, by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____-2022, adopted by the City Council on the 19th day of December, 2022, and has caused this Second Amendment to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: Cyrus Abhar

Its: City Manager

Date: _____

"DEVELOPER"

ROBERT A. GILMARTIN, BARBARA A. GILMARTIN, ROBERT A. GILMARTIN and BARBARA A. GILMARTIN, AS TRUSTEES OF THE HEATHER C. GILMARTIN 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, ROBERT A. GILMARTIN AND BARBARA A. GILMARTIN, AS TRUSTEES OF THE SHANNON K. GILMARTIN 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE JAMES HENRY TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR and NATHALIE TREVOR, AS TRUSTEES OF THE MICHAEL GREGORY TREVOR 2003 IRREVOCABLE

TRUST UNDER AGREEMENT DATED JUNE 12, 2003, WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE AMY IRENA TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003, AND WILLIAM H. TREVOR AND NATHALIE TREVOR, AS TRUSTEES OF THE WILLIAM RANDOLPH TREVOR 2003 IRREVOCABLE TRUST UNDER AGREEMENT DATED JUNE 12, 2003

By: _____
Name: Robert A. Gilmartin

By: _____

Name: Barbara A. Gilmartin

By: _____

Name: Robert A. Gilmartin, as Trustee of the Heather C. Gilmartin 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Barbara A. Gilmartin, as Trustee of the Heather C. Gilmartin 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Robert A. Gilmartin, as Trustee of the Shannon K. Gilmartin 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: William H. Trevor, as Trustee of the James Henry Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Nathalie Trevor, as Trustee of the James Henry Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: William H. Trevor, as Trustee of the Michael Gregory Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Nathalie Trevor, as Trustee of the Michael Gregory Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: William H. Trevor, as Trustee of the Amy Irene Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Nathalie Trevor, as Trustee of the Amy Irene Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: William H. Trevor, as Trustee of the William Randolph Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

By: _____

Name: Nathalie Trevor, as Trustee of the William Randolph Trevor 2003 Irrevocable Trust under agreement dated June 12, 2003

ATTEST:

_____
City Clerk

5098713.1

EXHIBIT 2

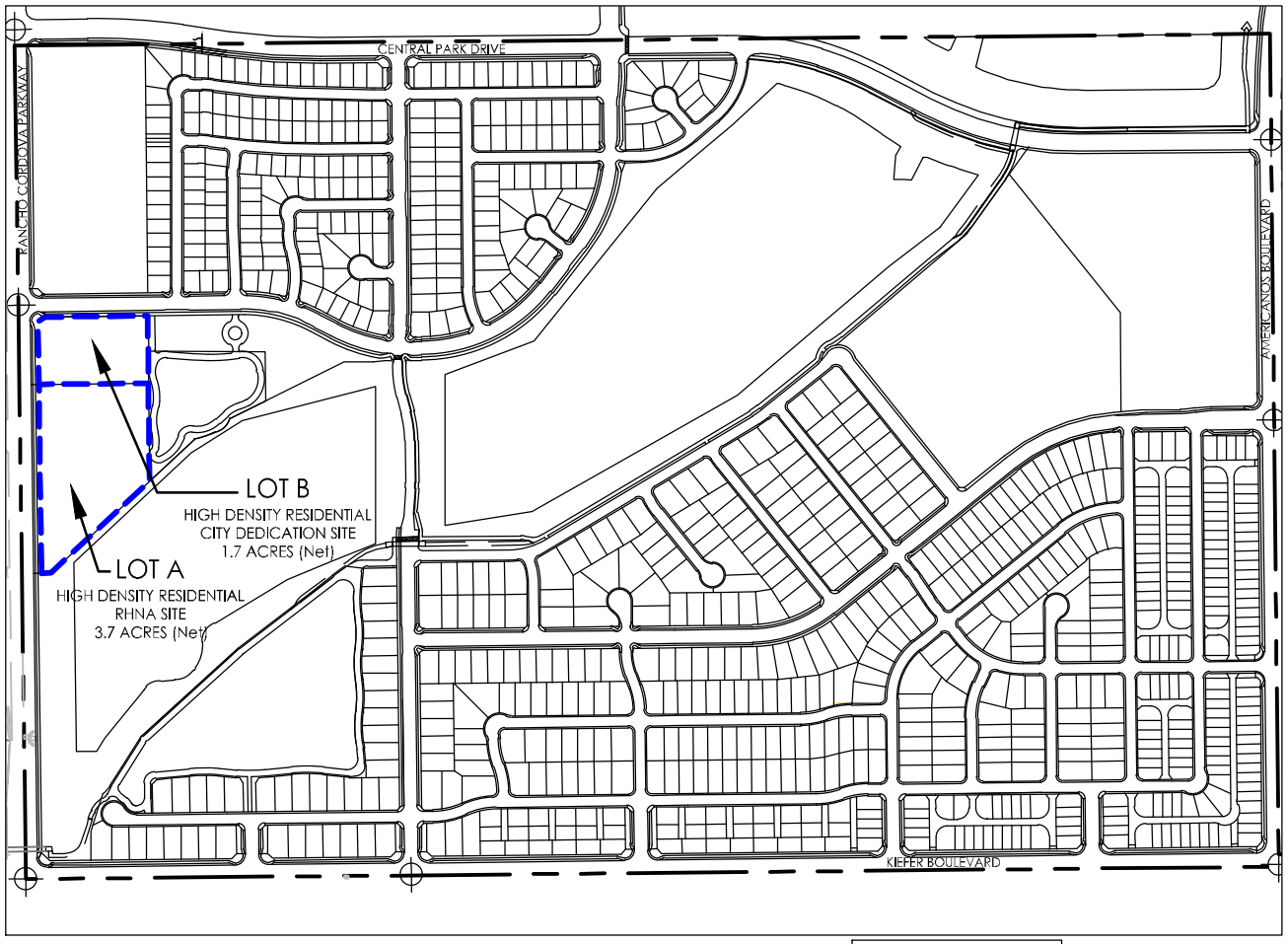
5232925.2

AFFORDABLE HOUSING AGREEMENT MAP

TREVOR GILMARTIN PROPERTY

CITY OF RANCHO CORDOVA, CALIFORNIA

OCTOBER 28, 2022



PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST &
JAMES WILLIAM DOW 2003 IRREVOCABLE TRUST
40 TIMBER ROAD
MARYSVILLE, CA 95901

APPLICANT/ SUBDIVIDER
SMARTE CARLSON & MANAGEMENT
CONTACT: BOB SCHNEIDER
CHRIS P. KIRK, (916) 753-0226
CELL PHONE: (916) 595-8319
EMAIL:
BOB@WOODRODGERS.COM

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN MARTIN
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
(to be determined)

AREA
GROSS: ± 10.4 ACRES GROSS

EXISTING USE
VACANT

EXISTING GENERAL PLAN DESIGNATION
MDR, MIXED USE, PQP, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
MDR, MIXED USE, PQP, POS & P/QP

EXISTING ZONING
RD-5, RD-7, RD-10, RD-15, RD-20, MU, SPA, VC, POS & OS

PROPOSED ZONING
SPA, RD-7, RD-10, RD-15, VC, POS & OS

EXISTING SPECIFIC PLAN
SPA, MIXED USE, PQP, POS & P/QP, VC, NR

PROPOSED SPECIFIC PLAN
SPA, VC, OS, MIXED USE, POS, P/QP, VC, NR

NUMBER OF PROPOSED PARCELS
TOTAL OF 5 PARCELS

PROPOSED USE
SEE LAND USES SUMMARY

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #220
RANCHO CORDOVA, CA 95670
(916) 642-5300

SEWER
SACRAMENTO COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 876-6000

SACRAMENTO AREA SEWER DISTRICT
10590 GOLD CENTER DRIVE, #2-300
RANCHO CORDOVA, CA 95827
(916) 876-6100

STORM DRAINAGE
CITY OF RANCHO CORDOVA
DRAINAGE DEPT.
2729 PROSPECT PARK DR #220
RANCHO CORDOVA, CA 95670
(916) 852-5300

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S ST.
SACRAMENTO, CA 95817
(916) 732-5183

GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5430

FIRE PROTECTION
SACRAMENTO COUNTY FIRE DISTRICT
10545 ARMSTRONG AVE. 2ND
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 E. STOCKTON BLVD.
ELK GROVE, CA 95624

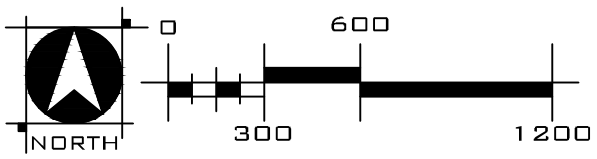
NOTES:
1) SUBDIVIDER(S), RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) OWNER SHALL DEDICATE ALL RIGHT-OF-WAY AND EASEMENTS NECESSARY TO PROVIDE ALL STREETS.
3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
5) FIRE APPARATUS ACCESS SHALL BE AS SHOWN ON THIS MAP AND SHALL BE APPROVED BY WOOD RODGERS INC. 2022.
6) ALL EASEMENTS PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
7) TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF SACRAMENTO AND DATED JANUARY 29, 2021.
8) LOT C SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD).
9) LOT J TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA.
10) PRIOR TO ANY IMPROVEMENT PLAN APPROVAL, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.

PROPOSED TRAFFIC SIGNAL LOCATION

LAND USE SUMMARY

UNIT/ LOT DESIGNATION	LAND USE	LOT SIZE (TYP)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (G)	AREA (N)	DWELLING UNITS	DENSITY (N)
1	SINGLE FAMILY RES.	30'X 76.5'	MDR	MDR (6.1-12.0 DU/AC)	RD-15	5.7	4.8	57	11.9
2	SINGLE FAMILY RES.	30'X 76.5'	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	11.9	8.7	118	13.6
3	SINGLE FAMILY RES.	41'X 68'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	15.9	13.5	138	10.2
4	SINGLE FAMILY RES.	45'X 65'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	5.1	3.6	42	11.7
5	SINGLE FAMILY RES.	45'X 80'	MDR	MDR (6.1-12.0 DU/AC)	RD-10	17.0	12.4	99	8.0
6	SINGLE FAMILY RES.	40'X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	13.7	13.0	90	6.9
7	SINGLE FAMILY RES.	45'X 105'	MDR	MDR (6.1-12.0 DU/AC)	RD-7	10.6	10.6	69	6.5
8	SINGLE FAMILY RES.	50'X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	7.3	6.7	40	6.0
9	SINGLE FAMILY RES.	50'X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	22.5	20.0	107	5.4
10	SINGLE FAMILY RES.	55'X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-7	10.3	8.3	50	6.0
SUBTOTAL						120.0	101.6	810	
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	4.0	3.7	96	26.0
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	2.1	1.7	44	26.0
SUBTOTAL						6.1	5.4	140	
C	SCHOOL	-	MDR	PUBLIC/ QUASI-PUBLIC	RD-7	11.5	11.0		
D	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	2.3	2.3		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	7.5	7.5		
F-H	WETLAND	-	POS,NR	PARKS & OPEN SPACE	POS	39.0	39.0		
I-N2, U	WETLAND BUFFER	-	POS,NR	PARKS & OPEN SPACE	POS	24.2	22.0		
K	PARK	-	POS	PARKS & OPEN SPACE	POS	11.2	10.4		
L	NEIGHBORHOOD GREEN	-	POS	PARKS & OPEN SPACE	POS	2.7	2.0		
M	VILLAGE CENTER	-	VC	VILLAGE CENTER	VC	7.0	4.2		
N-T, V-UU	LANDSCAPE LOTS	-	VARIOUS	VARIOUS	VARIOUS	-	6.0		
VV-AAA	PRIVATE DRIVES	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	2.1		
BBB-HHH	PRIVATE DRIVES	-	MDR	MDR (6.1-12.0 DU/AC)	RD-10	-	0.7		
III-NNN	GUEST PARKING (PRIVATE)	-	MDR	CMDR (12.1-18.0 DU/AC)	RD-15	-	0.6		
-	PUBLIC INTERIOR STREETS	-				-	14.7		
RANCHO CORDOVA PKWY, KIEFER BLVD, & AMERICANOS BLVD						8.9	8.9		
SUBTOTAL						114.8	138.4		
TOTAL						240.4	240.4 AC	950 DU	

NOTE: GROSS ACREAGE & DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, & AMERICANOS BOULEVA
NET DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, AMERICANOS BOULEVARD, CENTRAL PA
INTERNAL COLLECTOR STREETS, PRIVATE DRIVES, & GUEST PARKING LOTS.
LOT W AND LOT RR OMITTED FROM LIST.



VICINITY MAP

LEGEND

PROPERTY BOUNDARY

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\1000-s\1277_Gilmartin-Trevor\Gilmartin-Trevor-OA\Planning\Exhibits\EXH-TG-SLTSM.dwg 10/28/2022 3:30 PM Andrew Mancini

MEMORANDUM

ITEM 15.2.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Associate Planner

SUBJECT: **THE RANCH FOUR SEASONS SPECIAL PLANNING AREA AMENDMENT AND MAJOR DESIGN REVIEW – PROJECT NO. PLND-0722-0045**

PROPERTY OWNER: K. Hovnanian at Jaeger Ranch LLC 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661	**APPLICANT/DEVELOPER:** K. Hovnanian at Jaeger Ranch LLC 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661

PROJECT:	The Applicant is requesting a Major Design Review for a 560-unit single-family Active Adult Community with three product lines (Spring, Summer, and Autumn) ranging from 1,670 SF to 2,925 SF. The project includes a total of (11) single story floor plans with (1) two story floor plan each with (3) architectural elevations. The Applicant is also proposing to increase the typical lot sizes from 43'x105' to 44'x105' which requires updated language to The Ranch Special Planning Area Handbook.
FILE:	PLND-0722-0045
LOCATION:	Located south of Douglas Road and east of Rancho Cordova Parkway within the Ranch Special Planning Area.
ZONING:	The Ranch Special Planning Area (Medium/Low Density Residential) MDR & LDR
APN:	067-2420-010-0000
PLANNER:	Nicholas Sosa, Associate Planner

RECOMMENDATION

Determine the project is Exempt per CEQA Guidelines Section 15182, "Residential Projects Pursuant to a Specific Plan", waive first reading and introduce the Ordinance for the Ranch Four Seasons Special Planning Area Handbook Amendment and adopt the Resolution for the Major Design Review.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Special Planning Area Amendment to modify the typical lot sizes from 43' x 105' to 44' x 105 lots to accommodate increased setbacks. Approval would also allow the applicant to pursue necessary building permits for new construction of the 12 proposed floor plans for the Active Adult Community.

BACKGROUND

Approved in February 2020, The Ranch Special Planning Area (SPA) includes mixed use development on approximately 530 acres east of Rancho Cordova Parkway and south of Douglas Boulevard **Figure 1: The Ranch SPA Location**.

Figure 1: The Ranch SPA Location

Small Lot Subdivision Map

- The small lot subdivision plan includes a market rate (yellow) neighborhood and an Active Adult Community (purple). **Figure 2: Market Rate Subdivision Location.**

Figure 2: Market Rate Subdivision Location

SPECIAL PLANNING AREA AMENDMENT:

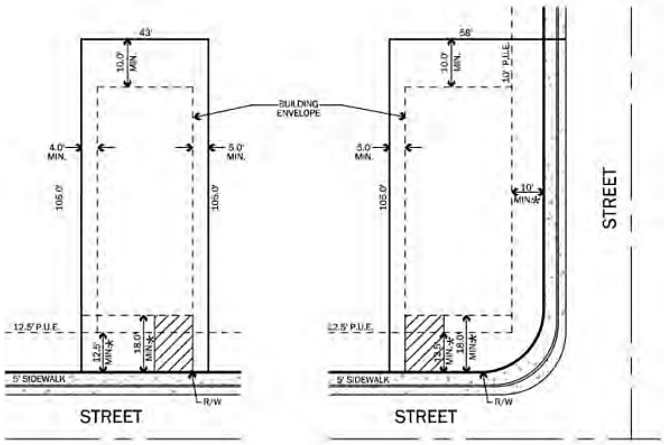
The Ranch Special Planning Area (RSPA) Handbook currently provides development standards for the following conventional lots:

- 60’ x 105’ Conventional Lots
- 50’ x 105’ Conventional Lots
- 45’ x 105’ Conventional Lots
- 43’ x 105’ Conventional Lots
- 45’ x 85’ Conventional Lots
- 35’ x 78’ Conventional Lots
- 30’ x 78.5’ Conventional Lots
- 55’ x 70 Conventional and I-Court Lots

Current development standards for the 43’ x 105’ Conventional Lots requires a minimum interior side yard of 4 feet and a minimum garage side yard setback of 5 feet (See highlighted **Figure 3** below)

Figure 3: Current 43’ x 105’ Conventional Lot Standards

Exhibit 14: 43’ x 105’ Conventional Lots
Typical Development Standards



43' X 105' (TYP.) LOT
Development Standards Table

Lot Requirements	
minimum lot size	4,200 square feet
minimum interior lot width	40'
minimum elbow lot width	29'
minimum corner lot width	58'
minimum lot depth	95'

Setback Requirements	
front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
minimum rear yard	10'**
lot type	conventional
max. coverage	75%
max. building height	37'

horizontal garage dominant elevation is permitted with garage door design elements

notes:
* = measured from back of walk
** allowing 5' encroachment for cover patio

The Applicant will not modify the existing required standards, but will only be increasing the width of the 43’ x 105’ Conventional Lots from 43 feet wide to 44 feet wide to better accommodate the proposed project’s 35- foot wide housing product. This increase in width will reflect a modification to the previously approved Tentative Subdivision Map that falls under substantial compliance and will be completed through the recording of the Final Map.

Because all 43-foot wide lots will be changed to 44-foot wide lots, the diagram in the Ranch Special Planning Area Handbook as shown in Figure 3 must be updated to indicate the new lot size. Therefore, the Applicant is proposing to update the language in the handbook, as shown in Attachment 2: Proposed RSPA Handbook Amendments, to ensure consistency and applicability of the adopted development standards.

MAJOR DESIGN REVIEW:

The applicant, K Hovnanian Homes, is proposing a Major Design Review for The Ranch Four Seasons, Active Adult Community for 12 floor plans, each with 3 architectural styles. The product lines are listed below.

- **Autumn**: Villages 12, 13
- **Summer**: Villages 14, 15, 17
- **Spring**: Villages 16, 18, 19, 21

Figures 4, 5, and 6 below, provide a table of each product line's characteristics as well as a typical street scene showing examples of front elevations. Only one architectural style of each plan is shown within the street scene. All other proposed architectural styles and color schemes can be found within Attachment 4: Project Plans.

Figure 4: Autumn Product Characteristics

Autumn Product (60' x 105' Lots)		
Plan/Home Square footage and floor type	**Architectural Style**	**Additional Options**
Plan 1: 2,264 SF (1-story)	Mediterranean, Farmhouse, Contemporary (4 color schemes for each style)	Multi-Slide Rear Door
Plan 2: 2,446 SF (1-story)	Mediterranean, Farmhouse, Contemporary (4 color schemes for each style)	Multi-Slide Rear Door
Plan 3: 2,729 SF (1-story)	Mediterranean, Farmhouse, Contemporary (4 color schemes for each style)	Multi-Slide Rear Door
Plan 4: 2,916 SF (1-story)	Mediterranean, Farmhouse, Contemporary (4 color schemes for each style)	Multi-Slide Rear Door Garage Storage ILO of Cart Parking

BELL ESP
PLAN 3 - #6630
FORM VB - MEDITERRANEAN
2,729 SQ. FT. :: 48'-11" x 76'-11"

CARVER
PLAN 2 - #6627
FORM WB - FARMHOUSE
2,415 SQ. FT. :: 48'-11" x 73'-11"

CARVER
PLAN 2 - #6627
FORM ZB - CONTEMPORARY
2,415 SQ. FT. :: 48'-11" x 74'-4 1/2"

MORSE
PLAN 1 - #6624
FORM VB - MEDITERRANEAN
2,264 SQ. FT. :: 48'-11" x 63'-11"

FRANKLIN
PLAN 4 - #6603
FORM WB - FARMHOUSE
2,916 SQ. FT. :: 48'-11" x 78'-11"

Figure 5: Summer Product Characteristics

Summer Product (50' x 105' Lots)		
Plan/Home Square footage and floor type	**Architectural Style**	**Additional Options**
Plan 1: 1,761 SF (1-story)	Spanish Modern, Farmhouse, Craftsman (4 color schemes for each style)	Multi-Slide Rear Door
Plan 2: 1,889 SF (1-story)	Spanish Modern, Farmhouse, Craftsman (4 color schemes for each style)	Multi-Slide Rear Door
Plan 3: 2,069 SF (1-story)	Spanish Modern, Farmhouse, Craftsman (4 color schemes for each style)	Multi-Slide Rear Door
Plan 4: 1,969 SF (2-story)	Spanish Modern, Farmhouse, Craftsman (4 color schemes for each style)	Multi-Slide Rear Door

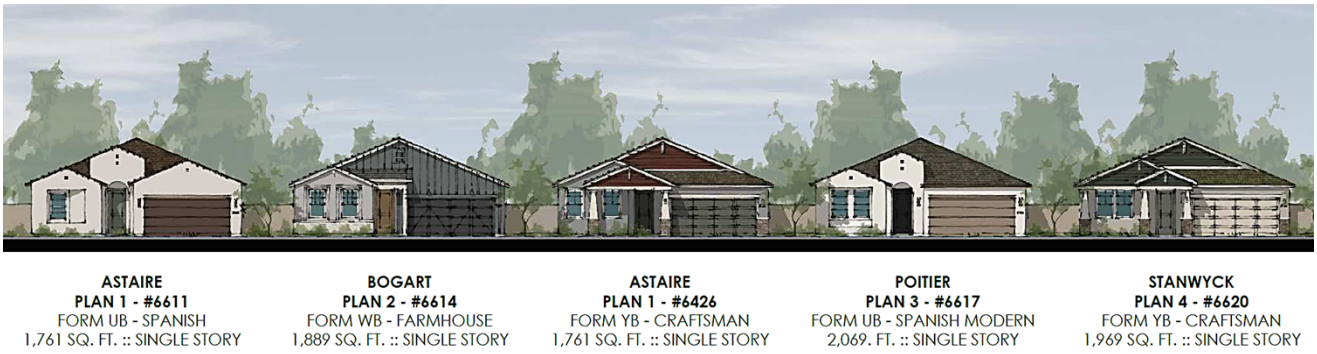


Figure 6: Spring Product Characteristics

Spring Product (44' x 105' Lots)		
Plan/Home Square footage and floor type	**Architectural Style**	**Additional Options**
Plan 1: 1,670 SF (1-story)	Spanish Modern, Farmhouse, Hacienda (4 color schemes for each style)	
Plan 2: 1,758 SF (1-story)	Spanish Modern, Farmhouse, Hacienda (4 color schemes for each style)	Muti-Slide Rear Door
Plan 3: 1,978 SF (1-story)	Spanish Modern, Farmhouse, Hacienda (4 color schemes for each style)	Multi-Slide Rear Door
Plan 4: 2,828 SF (2-story)	Spanish Modern, Farmhouse, Hacienda (4 color schemes for each style)	Multi-Slide Rear Door

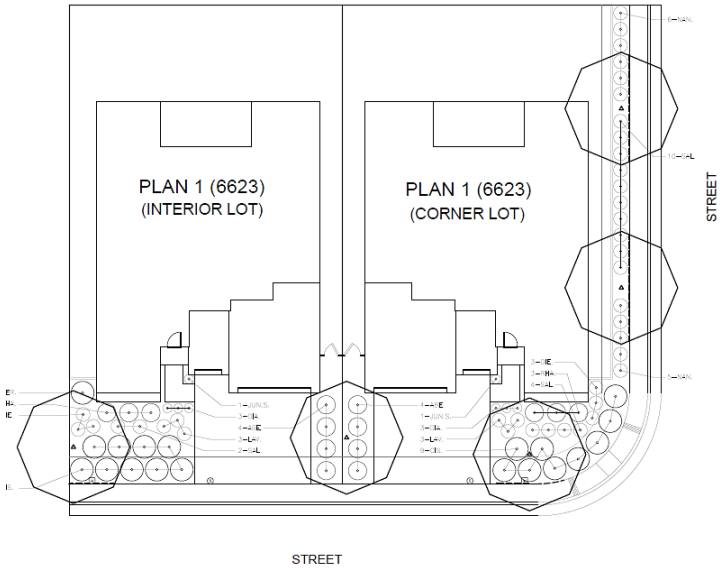
BERNSTEIN	DAVIS	JENKINS	SIMONE	SIMONE
PLAN 1 - #6584	PLAN 2 - #6632	PLAN 3 - #6590	PLAN 4 - #6593	PLAN 4 - #6593
FORM WB - FARMHOUSE	FORM XB - HACIENDA	FORM UB - SPANISH MODERN	FORM WB - FARMHOUSE	FORM XB - HACIENDA
1,670 SQ. FT. :: 34'-11" x 66'-11"	1,758 SQ. FT. :: 33'-11" x 74'-11"	1,978 SQ. FT. :: 34'-11" x 75'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"

Landscape Design

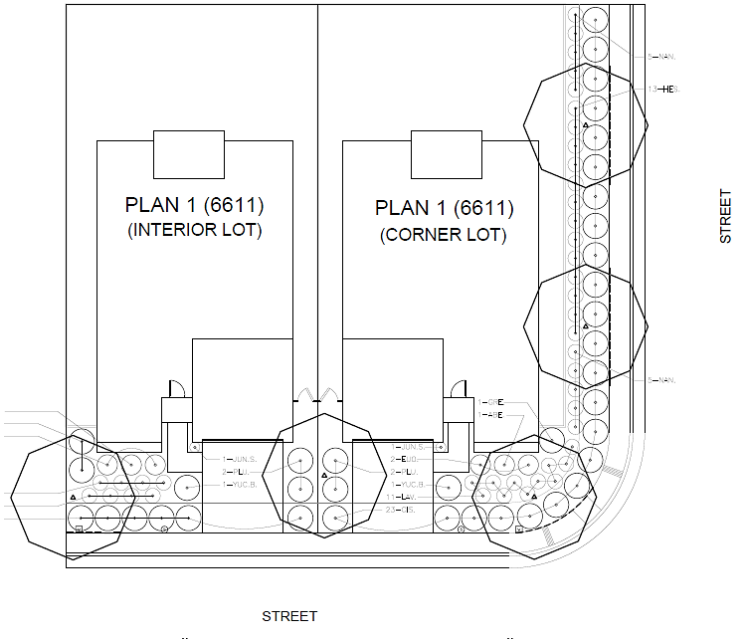
The Applicant submitted typical landscape plans that depict a variation of landscape materials including trees, shrubs, and groundcover. Due to the large variation of floor plans, only the landscape for each product line's Plan 1 floor plan has been shown in **Figure 7**. All other landscape plans for each product line and can be found in Attachment 4: Project Plans along with in-depth detail of plant species and size. In addition to groundcover, a condition of approval has also been included requiring the installation of weed barrier throughout the front yard of each home. Landscape plans have been reviewed by the City Arborist and landscape staff.

Figure 7: Typical Landscape Plans for all Plan 1's

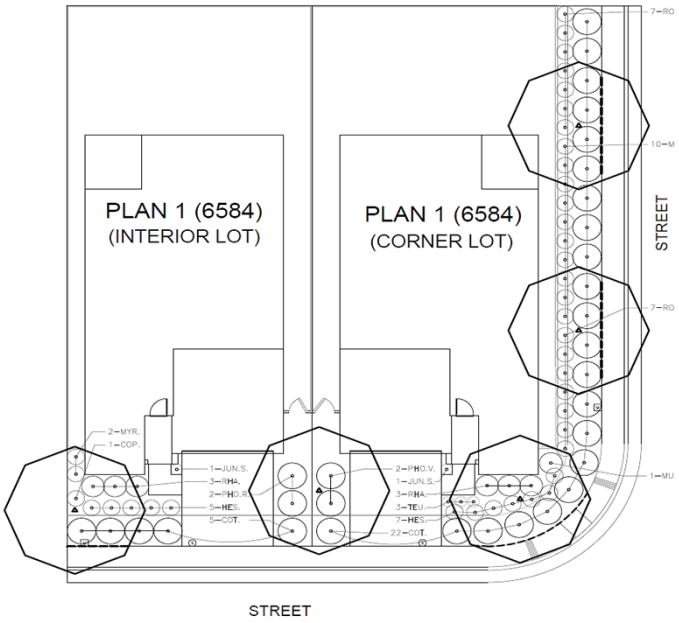
Autumn: Plan 1 (60' x 105' Lots)



Summer: Plan 1 (50’ x 105’ lots)



Spring: Plan 1 (44’ x 105’ lots)



ANALYSIS

The requested Ranch Special Planning Area Amendment and Major Design Review has been reviewed for consistency with the following documents.

GENERAL PLAN:

The Ranch Four Seasons is located within the Ranch Special Planning Area and contains both a Low-Density Residential (LDR) Designation (2.1-6.0 du/ac) and a Medium-Density Residential (MDR) designation (6.1–18.0 du/ac). The proposed amendments to the Special Planning Area Handbook will increase the size of lots within the Medium Density Area, however, the number of units is proposed to remain the same and therefore, will remain consistent with the assigned designation. The proposed designs of the homes will not affect the density or use of the area.

ZONING ORDINANCE:

The project is located within the Ranch Special Planning Area, which refers to the Ranch Special Planning Area Handbook. The Ranch SPA Handbook provides development standards for single-family residential that were utilized for review of this project. The project is proposing to modify the SPA Handbook to update the conventional lot sizes from 43' x 105' to 44' x 105' to meet required setbacks for the proposed project. With the updated text, the project will be consistent with the development standards of the SPA Handbook as well as all other requirements applicable to single-family homes including height, lot coverage, and applicable design guidelines.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Ranch Special Planning Area Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Special Planning Area EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

FISCAL IMPACT ANALYSIS

Approval of the Special Planning Area Amendment and Major Design Review would allow for the construction of the master home plans within the Ranch Special Planning Area. This would benefit the City by providing direct contributions to fund needed public infrastructure as well as an increase in property tax for this project as well as for the overall community south of Douglas Road.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

RECOMMENDED MOTION

Staff recommends that the City Council:

- Find the proposed project in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to Section 15182, Residential Projects Pursuant to a Specific Plan.
- Adopt Ordinance No. XX-2022 approving the Special Planning Area Amendment for The Ranch Special Planning Area, subject to the findings in Exhibit A to the Ordinance-Proposed RSPA Handbook Amendments.
- Adopt Resolution No. XX-2022 approving the Major Design Review for The Ranch Four Seasons PLND-0722-0045, subject to the findings in Exhibit A to the Resolution -Project Plans and Exhibit B to the Resolution - Conditions of Approval.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance – Proposed RSPA Handbook Amendments
3. Resolution
4. Exhibit A to the Resolution – Project Plans
5. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA FOR AN AMENDMENT TO THE RANCH SPECIAL PLANNING AREA

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

WHEREAS, The Ranch Special Planning Area is a plan for a mixed-use development with a broad range of residential uses, commercial, parks/open space, natural resources, and associated infrastructure and roads on an approximately 530-acre site in the City and was originally approved on January 21, 2020; and

WHEREAS, The Applicant is requesting a minor modification to the Special Planning Area Handbook to update the language of the typical conventional lot sizes from 43' x 105' to 44' x 105' as well as update all associated images, standards, and exhibits to reflect that modification; and

WHEREAS, The Ranch Special Planning Area Amendment adopted by this Ordinance (attached hereto as Exhibit A) complies with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, in accordance with Government Code section 65454, the proposed Ranch Special Planning Area Amendment has been determined to be consistent with the City's General Plan; and

WHEREAS, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding The Ranch Special Planning Area Amendment; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code section 65090 and 65091.

NOW THERFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The foregoing recitals are true and correct and made a part of this Ordinance

Section 2: Special Planning Area Amendment Findings

A. Finding: The proposed special planning area amendment is consistent with the goals, policies, and objectives of the General Plan.

Evidence: The proposed amendment is to modify specific language within the Special Planning Area Handbook to increase the 43' x 105' conventional lot size to a 44' x 105' conventional lot size. This modification will not affect the residential use of the area and the area will continue to meet the density requirements and standards of the Medium

Density Residential (MDR) and Low Density Residential (LDR) designation of the General Plan.

B. Finding: The proposed special planning area amendment meets the requirements set forth in Zoning Ordinance chapter 23.149.

Evidence: The proposed Ranch Special Planning Area Amendment includes minor modifications to the handbook that increases the 43-foot wide lot sizes to 44-foot wide lot sizes. The Amendment is within the requirements set forth in the Rancho Cordova Municipal Code Chapter 23.149 and continues to uphold all requirements as stated in the Zoning Code chapter 23.149.120 General provisions.

C. Finding: The special planning area amendment is needed because the project is not possible under the existing requirements.

Evidence: The Applicant is proposing to amend the language that references 43-foot wide lots within the Active Adult Community known as Four Seasons. The Applicant will be increasing the lot sizes through the Final Recording of the Tentative Subdivision Map and therefore the language in the Special Planning Area Handbook must be updated to accommodate the revised lot sizes. Without this amendment, there would be no applicable standards for the new 44' x 105' conventional lot sizes.

Section 4: Adoption of The Ranch Special Planning Area Amendment.

The City Council hereby adopts The Ranch Special Planning Area Amendment, attached as Exhibit A.

Section 5: Severability.

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance that can be given effect without the invalid provision and, to this end, the provisions of this Ordinance are severable. This City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the Ordinance enforced.

Section 6: Publication and Effective Date.

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 19th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

ATTEST:

_____
Stacey Leitner, CMC
City Clerk

THE RANCH

Special Planning Area Handbook

November 2022

K Hovnanian

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1 Introduction

1.1 OVERVIEW

The City of Rancho Cordova, since its incorporation in 2003, has defined an aggressive vision—to "Build a City". Its implementing themes are equally important: Place Making, Catalyst for Change, Great Ideas, Land Use Change, and Services for Quality of Life.

Since the City of Rancho Cordova is not a traditional City nor built around a historic downtown, the long-term strategy is to create a unique urban form. The City has elected to pursue an urban form composed of multiple centers, each designed to contribute to the City as a whole. Such an approach to an urban form relies on a hierarchy of activity centers that respond to the diverse civic, residential, commercial, employment, and recreational needs of this growing community. The Ranch, due to its central location in the eastern part of the City, is envisioned as an integral part of the City—providing a dynamic program of types and styles of homes, connected to a commercial village center and a range of recreational uses by a series of on- and off-street trails.

In preparation for creating this handbook, the Applicant and Development Team have worked closely with City Staff and Elected Officials to understand the needs and wishes of the City and community at large. In addition, the Applicant and Development Team have reviewed and analyzed relevant policy and regulatory documents as context for this SPA document:

- City of Rancho Cordova General Plan
- City of Rancho Cordova Zoning Code
- Sunrise Douglas Community Plan
- South Sacramento Habitat Conservation Plan
- City of Rancho Cordova Pedestrian & Bicycle Master Plan
- Citywide Design Guidelines
- Cordova Recreation & Park District Master Plan for Incorporated Areas 2014
- Cordova Recreation & Park District Preliminary District-wide Facilities Distribution Plan, June 2017

Exhibit 1: Regional Location Map

1.2 PURPOSE

The purpose of The Ranch Special Planning Area Handbook is to guide future development(s) within The Ranch SPA project and allow for a more creative implementation of the General Plan. Special Planning Areas are more conducive to the use of imaginative planning standards that would not be allowed through the application of a standard zoning district.

The Ranch is envisioned to be a focal community that exemplifies the City's "building blocks" as described in the General Plan. Every city has several basic elements—neighborhoods, villages, and districts distributed throughout the community. Each of these elements contribute to a successful city. The Ranch will use these "building blocks" to create a city on a small scale—one that ensures a walkable, livable and sustainable development by:

- Providing a mix of residential and nonresidential uses,
- Creating neighborhood retail development,
- Implementing compact design to preserve sensitive wetlands,
- Providing market-rate neighborhoods with a variety of densities; and
- Create the City's first active-adult neighborhood to provide housing choices to an underserved segment of the City of Rancho Cordova's population catering to their specific needs and lifestyle.

The community is cohesively designed with a unique street scene, prominent monumentation to mark arrival, and a quality architectural palette to create continuity across varied and diverse housing types.

Through the creation, and eventual adoption, of a SPA Handbook, unique development standards and allowed uses will be established that will permit The Ranch to become this unique urban area. It is for these reasons that The Ranch Special Planning Area Handbook has been created and why this community will be a model community in the City of Rancho Cordova and in the greater Sacramento region.

1.3 CONTEXT & SETTING

The Ranch Special Planning Area (TRSPA) lies within the Sunrise Douglas Community Plan area. However, the TRSPA was not included in the approved Sunridge Specific Plan (approved June 2003) nor was it included in the adjacent Suncreek Specific Plan (approved October 2012). In the City's General Plan, this area is called the "Suncreek Preserve Planning Area", and is slated for:

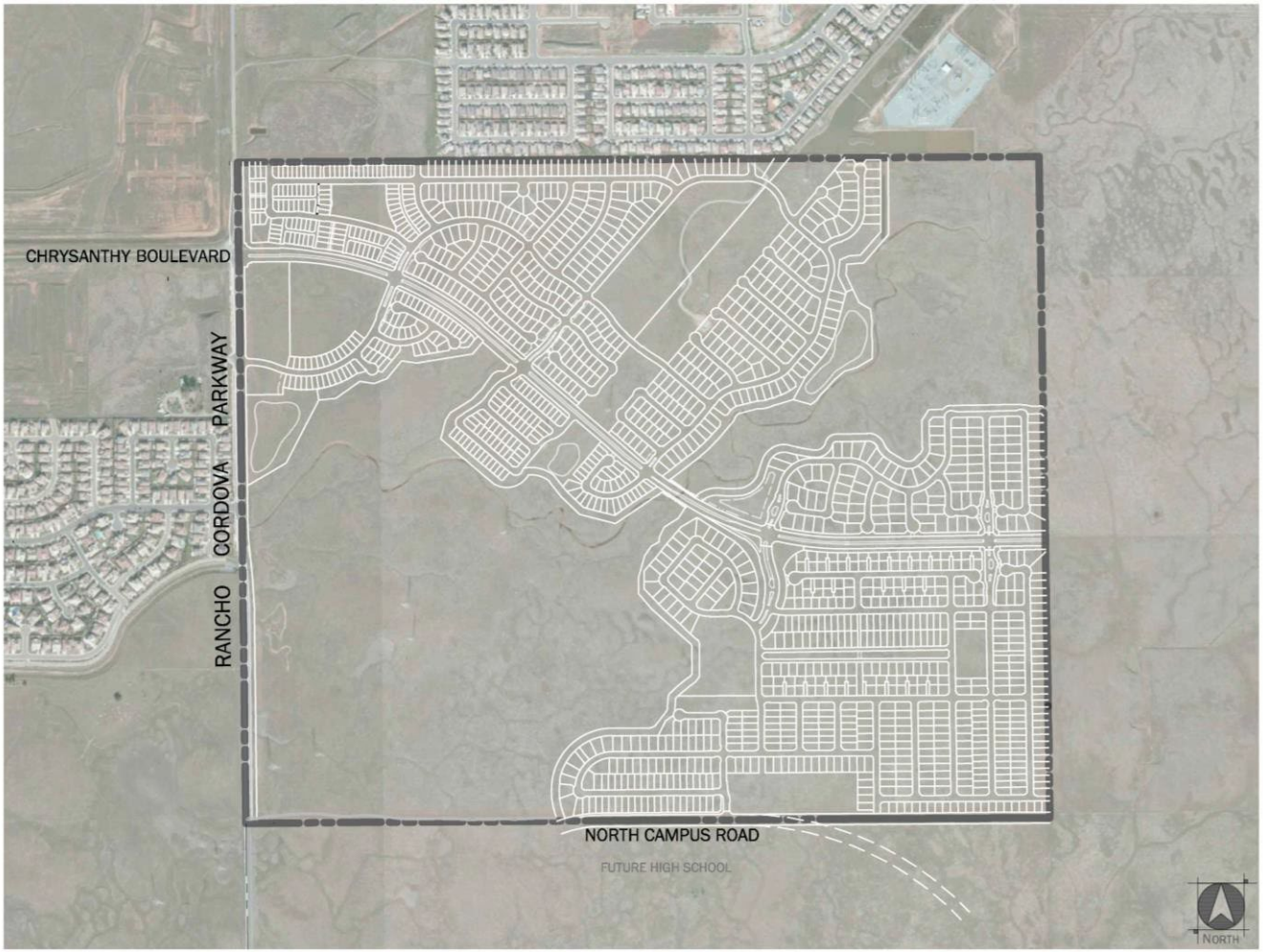
- A mix of low, medium and high-density residential uses,
- An Active Adult community comprises approximately 49% of the total residential development,
- A series of walkable neighborhoods with local and community parks,
- A village center with commercial development at the south east corner of the Chrysanthy Boulevard and Rancho Cordova Parkway intersection,
- Wetland preservation,
- Connection to the City's open space and trail system.

The Ranch Special Planning Area comprises approximately 530 contiguous acres and is bound on the north by the partially built Sunridge Park subdivision. The subject property is bound on the east by vacant lands known as Grantline 208 and Arista Del Sol, both with approved Tentative Subdivision Maps, and are currently being developed. The site is bound on the south by the approved Suncreek Specific Plan Area and on the west by the completed Anatolia II and Anatolia under construction.

Access to the subject property is provided by arterial roadways including Rancho Cordova Parkway on the west and Chrysanthy Boulevard, which is planned for extension through the project, ultimately connecting Sunrise Boulevard to Grantline Road.

With The Ranch SPA's proximity to the existing City of Rancho Cordova job base, Folsom Boulevard Transit Corridor, Highway 50, as well as the site's location in the heart of the Sunrise Douglas Community Plan, the SPA is strongly positioned to be as one of the focal communities within the City of Rancho Cordova.

Exhibit 2: Local Context Map



1.4 VISIONS AND PRINCIPLES

One of the essential goals of the City is to ensure that future growth is smart growth. A City is being built where quality of life and community balance are top priorities. RSPA designed to be developed in keeping with the following nine Smart Growth Principles, which are described in more detail below:

1. Balanced Land Uses
2. Transportation Choices
3. Housing Choices
4. Integrated (Mixed) Land Uses
5. Compact Urban Development
6. Walkable Neighborhoods
7. Preservation/Integration of Natural Resources
8. Quality Design/Sense of Place
9. Regeneration/Infill

These principles promote a balanced development to serve the economy, the community, and the environment.

1. Balanced Land Use

A balanced community is a healthy community – one that can support itself over the long-term and provide choices, variety, and services that residents need and expect.

Residential, commercial, office, recreational, and public/quasi-public uses are provided throughout the entire community and sized appropriately with the service area. Retail shopping opportunities are provided close to homes so as various recreational and public/quasi-public uses. The Ranch also provides a range of housing choices throughout the community.

2. Transportation Choices

Walking, cycling, public transit, and driving are all important modes of transportation and are all found at the Ranch development. Streets are designed to safely accommodate many modes of transportation; continuous off-street trails will connect future residents to the commercial area, parks, future schools and open space area. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard intersection will provide public transit opportunities on the City's Signature Bus Route and accessible to all future residents.

3. Housing Opportunities and Choices

The design of the community allows for a range of densities, including low, medium and high density residential, and a variety of housing types including:

- Higher density Single-family homes:
  - zero lot line/use-easement homes
  - Alley-loaded homes
  - I-courts (cluster) homes
- Multi-family residences
- Senior multi-family residences
- Traditional single-family homes
- Executive single-family homes
- Affordable Housing opportunities

What's more, The Ranch offers both a market-rate neighborhood and the City's first active-adult neighborhood, expanding the housing choices offered within the City of Rancho Cordova.

4. Mixed Land Uses

The Ranch community provides for various land uses within its boundaries. By integrating or mixing these compatible uses in close proximity to one another, the development creates a desirable place for people to live, work, play, and shop. A commercial neighborhood center blends with a high-density residential development through shared access points, landscape areas and public plaza for a true integration. Other residential uses are a short walk away. A multi-family use is combined with various recreational uses for truly unique experience. The Active Adult multi-family units are integrated with clubhouse, pool, gardens, and other recreational uses.

5. Compact Urban Development

Compact development uses less land than conventional development for a more efficient land use pattern conducive to the integration of compatible uses in close proximity. Efficient use of land provides more room for the things we care about, like parks, bike trails, playgrounds and environmental amenities. Most importantly, efficient design for both community and the building itself makes efficient use of our time, thereby providing more leisure time to spend with friends and family. Within the development several neighborhoods are designed as compact urban development and located in the close proximity to the public transportation, neighborhood commercial uses and recreational opportunities. Those uses include commercial, multi-family residential, small-lot single family homes and alley-loaded single-family homes.

6. Walkable Neighborhoods

Walkability is a focus for The Ranch Land Use Plan. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street trails connect neighborhoods to parks, open space and the commercial area so the residents can easily walk from their homes to schools, parks, and shopping areas. The off-street north-south trail will provide connectivity to the future school sites south of the development to the existing neighborhoods north of the project. Neighborhood streets are designed for slower speeds and pedestrian crossings at key locations. Off street trails and street sidewalks will connect neighborhoods to parks, open space, natural resource areas as well as commercial area and public transportation.

7. Preservation and Integration of Natural Resources

Natural resources are a valued amenity within The Ranch. Over 200+ acres will be placed in the natural permanent preserve. The development footprint was strategically chosen to minimize impacts to the natural resources found on site such as valuable vernal pools and natural habits for plants and animals unique to the area.

8. Quality Design/Sense of Place

One of the most important aspects of creating community character and sense of identity is through the quality of project design. The Ranch site design is focused on the future residents, the nature preserve and relationship to its surroundings. The Ranch Community creates a unique identity and a memorable place that is inviting to residents, employees, and visitors.

The Ranch specific design guidelines will ensure that new development improves the aesthetics of the community. The Ranch SPA document provides a vision for the community, to create cohesive continuity across varied and diverse housing types including the city's first Active Adult neighborhood. The communal nodes and gathering areas will provide the community with a sense of place regardless of neighborhood chosen.

9. Regeneration/Infill

The area of the plan has historically been called the "donut hole" as all surrounding parcels have their land uses determined and project approved, some build out or have their Tentative Maps approved making The Ranch is quasi-infill project. As such, The Ranch development will fill in a large gap in the center of the Sunrise Douglas Community Plan Area, providing vital transportation, infrastructure, recreational and natural resources link between communities and preserves.

1.5 THE RANCH LAND USE PLAN

The Ranch Land Use Plan is consistent with the patterns for development as set forth in the City's General Plan Land Use Map. The Land Use Plan locates a commercial area along Chrysanthy Boulevard and Rancho Cordova Parkway, two 4-lane (ultimately) arterial roadways, to provide varied housing opportunities in close proximity to shopping and daily services as well as to existing employment centers throughout the City.

The Ranch plan area is divided into three distinct neighborhoods that are generally separated by Chrysanthy Boulevard and the wetland preserve:

- **The Gateway Neighborhood.**
  A commercial center with opportunity for neighborhood-serving multi-family, retail, and higher-density homes.

- **Parkview Neighborhood.**
  A traditional, single-family neighborhood with a large, centrally located Community Park and a smaller Neighborhood park close to the entrance from Rancho Cordova parkway.

- **Four Seasons Neighborhood.**
  A gated active-adult neighborhood located east of the wetland preserve.

These neighborhoods are described and illustrated in further detail in Section 2. Exhibit 3, below, illustrates the overall arrangement of neighborhoods and Exhibit 4 details the relationship of public and private lands.

Eight different single-family lot sizes and ten product types are provided within the Plan Area to accommodate various income levels and lifestyle choices within the plan area. Additionally, the plan provides for a higher density housing conveniently located next to the commercial village and in close proximity to transit opportunities.

The Ranch Land Use Plan provides many varied recreation opportunities in the form of both active and passive parks, natural open spaces, and a system of off-street trails. Public parks include; one 11-acre community park adjacent to open space power line corridor which is integrated for additional park uses, a +2-acre neighborhood park, and a 1.2-acre passive open green park at the edge of the preserve. The park is linked to the surrounding neighborhood by sidewalks and off-street trails. A private clubhouse and system of private parks are provided in the Four Seasons neighborhood.

The plan area also includes a 200+/- acre wetland preserve that will be maintained in perpetuity for the preservation of threatened and/or endangered species. A pedestrian trail around the wetland preserve provides continuous off-street circulation from the Anatolia neighborhood to the west of Rancho Cordova Parkway, through The Ranch community, to future developments to the east and existing trail to the north.

The Ranch will consist of both public and private neighborhoods (see Exhibit 4, Public and Private Neighborhoods). Vehicle traffic will be limited to residents of the gated neighborhood, utility maintenance, and emergency vehicles. Please see primary entry discussion 3.9.4 for a detailed discussion.

The following is the proposed Land Use Plan and associated Land Use Summary.

Exhibit 3: Illustrative Site Plan

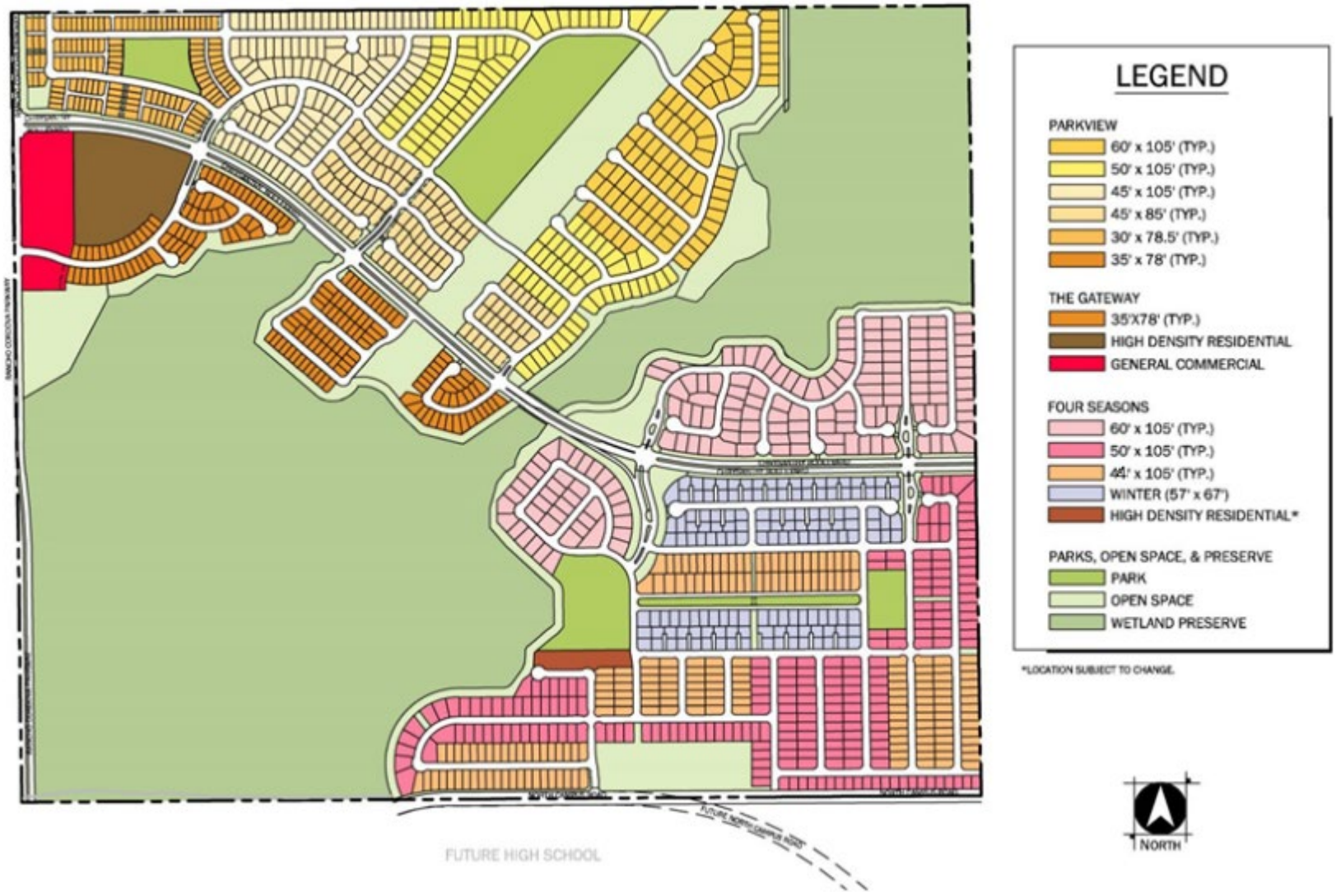
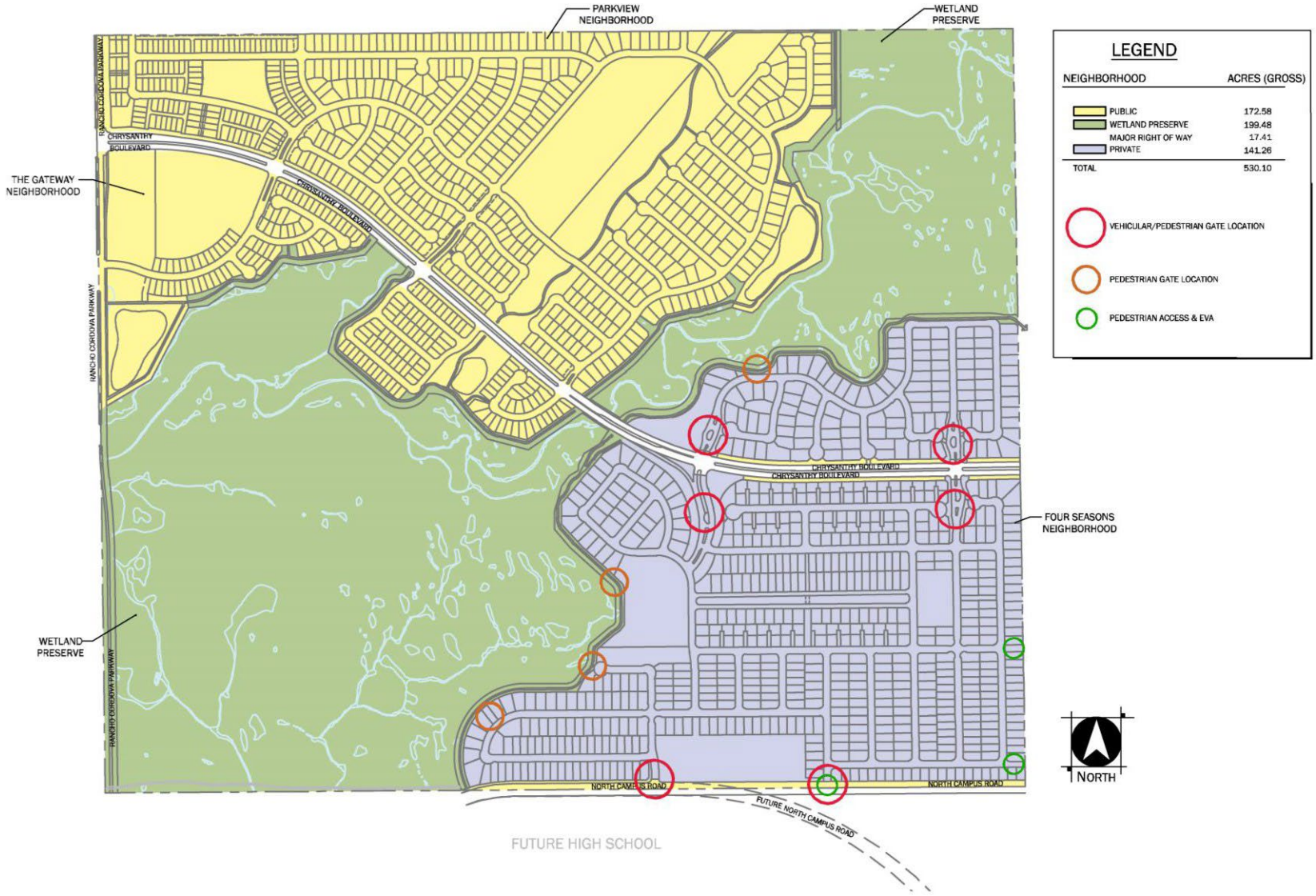


Table 1: Lot Size Summary Table

LOT SIZE SUMMARY

LOT SIZE	ACRES (GROSS)	UNITS	DENSITY (GROSS)
PARKVIEW			
60' x 105' (TYP.)	19.42	86	4.4
50' x 105' (TYP.)	22.48	114	5.1
45' x 105' (TYP.)	19.05	116	6.1
45' x 85' (TYP.)	16.57	113	6.8
30' x 78.5' (TYP.)	14.33	130	9.1
35' x 78' (TYP.)	13.53	102	7.5
SUBTOTAL	105.38	661	-
THE GATEWAY			
35'X78' (TYP.)	9.84	71	7.2
HIGH DENSITY RESIDENTIAL	7.14	215	30.0
GENERAL COMMERCIAL	5.73	-	-
SUBTOTAL	22.71	286	-
FOUR SEASONS			
60' x 105' (TYP.)	43.97	159	3.6
50' x 105' (TYP.)	36.47	212	5.8
44' x 105' (TYP.)	27.27	189	6.9
WINTER (57' x 67')	21.83	145	6.6
HIGH DENSITY RESIDENTIAL	1.26	38	30.0
SUBTOTAL	130.96	743	-
PARKS, OPEN SPACE, & PRESERVE			
PARK	23.35	-	-
OPEN SPACE	30.07	-	-
WETLAND PRESERVE	199.48	-	-
MAJOR RIGHT-OF-WAY	18.10	-	-
TOTAL	530.10	1,690	-

Exhibit 4: Public + Private Neighborhoods



2 Regulatory Framework

2.1 RELATIONSHIP TO EXISTING CITY DOCUMENTS

The Ranch Special Planning Area (TRSPA) Handbook, and the subsequent Development Agreement, work together to insure a high-quality cohesive design that implements the vision for The Ranch. By virtue of the adoption of this Handbook by ordinance, the zoning districts, development standards and guidelines provided herein shall apply. Where there is a conflict between this document and other City documents, the tentative subdivision map, the TRSPA Development Agreement, and this Handbook shall prevail.

2.2 GENERAL PLAN CONSISTENCY

As defined in the City's Zoning Code a Special Planning Area can allow for a more unique development then what would otherwise be possible under provisions of the existing zoning code; however, the SPA must be consistent with the goals, policies and objectives of the General Plan. The Ranch SPA accomplishes the following City of Rancho Cordova General Plan goals:

Goal LU.2: Establish growth patterns based on smart growth principles and the City building blocks concept.

The Ranch design was based on proven Smart Growth Principles. Smart Growth principles relevant to the project include:

- Creating a distinctive, attractive community with a strong sense of place,
- Creating walkable, close-knit neighborhoods with excellent bicycle access, and
- Fostering citizen and stakeholder participation in development decisions.

Goal LU.6: Ensure development of the Planning Areas consistent with the City's vision.

This plan area is called the "Suncreek/Preserve Planning Area" in the City's General Plan, and is slated for:

- A mix of low, medium and high-density residential uses,
- A series of walkable neighborhoods with community park,
- A commercial village development on the south intersection of Chrysanthy Boulevard and Rancho Cordova Parkway,
- Wetland preservation, and
- Connection to the City's open space and trail system.

This Handbook implements each element discussed in the General Plan for this Suncreek/Preserve Planning Area.

Goal UD.1: Development in keeping with the building block concepts of neighborhoods, villages, and districts.

The Ranch uses these "building blocks" to create a small-scale city that provides:

- A mix of uses,
- Flexible retail development,
- Compact design which preserves sensitive wetlands,
- A market-rate neighborhood, and
- The City's first active-adult neighborhood.

These "building blocks" are all cohesively designed with a unique street scene, prominent monumentation to mark arrival, and an interesting architectural palette to create continuity across varied and diverse housing types.

Goal UD.3: Create unique project identities that contribute to the overall character of the district and City.

The Ranch proposes the City's first active-adult neighborhood which will be cohesively designed to blend with the traditional, market-rate neighborhood.

Goal ED.2: Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.

The commercial village is envisioned to provide neighborhood-serving retail and higher density homes, placing residents in walking distance to services and transit.

Goal H.1: Balance Employment and Housing

The village center concept places residents in walking and biking distance to retail and services. Ultimately creating a balance of employment opportunities in close proximity to housing.

Goal H.3: Encourage Housing Opportunities

The design of the community allows for a range of densities, including low, medium and high density residential, and a variety of housing types including:

- Single-family detached and attached,
- Front- and alley-loaded homes,
- Small-lot and clustered homes, and
- Multi-family attached homes.

What's more, The Ranch offers both a market-rate neighborhood and the City's first active-adult neighborhood, expanding the housing choices offered within the City of Rancho Cordova.

The Ranch has an Affordable Housing Plan that will provide housing opportunities for all economic segments of the community through an Affordable Housing In-lieu Fee and identify land for the City of Rancho Cordova's Regional Housing Needs Allocation.

Goal C.1: Develop a roadway system that accommodates future land uses at the City's desired level of service, provides multiple options for travel routes, protects residential areas from excessive traffic, coexists with other travel modes, and contributes to the quality of the City's residential, commercial, office, and industrial areas.

The extension of Chrysanthy Boulevard to the project's eastern boundary will begin to complete the City's planned roadway network by providing connection from Sunrise Boulevard toward Grant Line Road.

Goal C.2: Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local or regional trips or recreation and that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers.

Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Traffic-calming features included in the circulation system include narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii. Off-street trails connect neighborhoods to parks, open space and the commercial center. Details are shown on the Pedestrian Crossing and Trail Exhibit 30.

Goal C.3: Establish a viable transit system that connects all parts of the City and links with regional destinations.

The Ranch provides for multi-model transportation choices. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard, will provide public transit opportunities.

Goal OSPT.1: Create a premier system of public parks and recreation programs that meet the needs of all residents.

A community park is provided in The Ranch's traditional market-rate neighborhoods. The Cordova Recreation and Park District's Preliminary District-wide Facilities Distribution Plan anticipates the park program to include two regulation-sized soccer fields, public restrooms, and other facilities typical to community parks such as children's play areas, picnic shelters and sport courts. The community park's programming will be adjusted by Cordova Recreation and Park District as needed to meet current trends and

community needs when the design for the community park commences. For the active adult portion of the project, the plan provides a truly premier system of recreational programs including a clubhouse, pool, various ball courts, and community garden for the enjoyment of its residents.

Goal OSPT.2: Establish a system of open space areas that connect all parts of the community and provide opportunities for passive and neighborhood-based recreation.
The Ranch will dedicate approximately 32.53 acres of open space to the city. This will include a network of open space corridors such as greenway, trails, nodes, green infrastructure, paseos and small open space areas that will be provided throughout the community. There will be numerous trailheads and access points that provide connections from the residential neighborhoods to this open space system. The Ranch has strategically located public parks and open space adjacent to mitigation lands to create a greater sense of open space and to take advantage of trail connections.

Goal OSPT.3: Create a system of pedestrian and bicycle trails that maximize usage while providing places for walking and bicycling without conflicts with motor vehicles.
Walking and biking opportunities is a focus for The Ranch Land Use Plan. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street multi-use trails connect neighborhoods to parks, open space and the commercial center.

Goal ISF.2: Ensure the development of quality infrastructure to meet community needs at the time they are needed.
Infrastructure improvements will be phased to meet the needs of the community as it develops.

Goal NR.2: Preserve the City's rich and diverse natural wetlands.
The Ranch preserves over 200 acres of on-site wetlands. Off-street trails are provided along the preserved wetland, consistent with the South Sacramento Habitat Conservation Plan. The trails will provide opportunities for passive outlook areas, including benches and pet waste stations, at major trailhead locations.

Goal NR.3: Preserve and maintain creek corridors and wetland preserves with useable buffer zones throughout the new development areas as feasible.
The design of the community has minimized developable area in order to prioritize natural resources and included buffer zones at the edge of the development area to protect natural resources.

Goal E.1: Reduce greenhouse gas and air pollutant emissions through sustainable features that reduce energy demands, air pollutant emissions, and greenhouse gas emissions compared with conventional development.
Reduce energy demand through providing electric vehicle charging stations for at least 50% of single family residences and 5% of parking spaces within the commercial, parks and recreation, and multi-family land uses, planting at least 2,240 trees, installing energy-efficient outdoor lighting, energy-efficient appliances, low-flow appliances, and water-efficient irrigation systems, reducing turf areas to 70% less than maximum allowed, meeting at 95% of energy demand through renewable energy.

2.3 SPECIAL PLANNING AREA ADMINISTRATION

This Handbook is the culmination of intensive project-specific planning. Provided in this Handbook are a set of development standards and guidelines which, once approved, will set The Ranch apart from other communities.

Although this handbook will grant approval for those items described and illustrated herein, The Ranch SPA is subject to the City of Rancho Cordova's design review process. Design review is a subject to the City of Rancho Cordova Municipal Code, Chapter 23.141, Major Design Review. Once the Design Review is approved by the City Council, the approvals are vested for 10 years from the date of the approval.

3 Special Planning Area Elements

3.1 LAND USE DESIGNATIONS

The Ranch SPA Land Use Designations are consistent with the City's General Plan (Exhibit 5):

Low Density Residential (LDR) 2.1 – 6.0 du/ac

The Single-Family Residential Land Use Designation is generally characterized by single-family detached residential lots in a variety of lot sizes and configurations. Within the TRSPA this land use designation is used for the single-family conventional residential lot sizes of 60'x105'. Other lot sizes and configurations meeting the specified density range are possible and are permitted.

Medium Density Residential (MDR) 6.1 – 18.0 du/ac

The Medium Density Residential Land Use Designation is generally characterized by small lot single-family detached or single-family attached products including condominium and townhome type development. Within the TRSPA this land use designation is used for the small lot single-family residential at various lot sizes and configurations including but not limited to and 50'x105' and 45'x105' conventional lots, 45'x85' conventional lots, 35'x78' conventional lots, 30'x78.5' alley-loaded lots and 4-pack Cluster lots. Other lot sizes and configurations meeting the specified density range are possible and are permitted. A lot may vary in the area by ±10% and still be considered consistent with the lot type per Exhibit 3.

High Density Residential (HDR) 27.0 – 50.0 du/ac

The High-Density Residential Land Use Designation is generally characterized by larger multi-family housing complexes, like apartments, or other multi-family attached condominium products. Within the TRSPA this land use designation has a maximum density of 50 dwelling units per acre. Other types and configurations meeting the specified density range are possible and permitted.

Commercial (C)

The Commercial Land Use designation is characterized by neighborhood-serving uses, the daily shopping and service needs of residents within The Ranch Plan Area. Typical uses include retail services, including general retail, restaurants, coffee shops, offices, small to medium sized grocery stores, drug stores, and dry cleaners. This designation allows for a Floor Area Ratio (FAR) ranging from 0.25 to 1.0.

Parks/Open Space (P/OS)

The Parks/Open Space Land Use Designation is generally characterized by parks and other public facilities owned and operated by the Cordova Recreation Park District, City of Ranch Cordova, and HOA. See page 71, Exhibit 33: Overall Parks + Open Space System for a detailed map. Within the TRSPA this land use is used for the parks, open space along the power line corridor.

Natural Resources (NR)

This land use is generally characterized by lands set aside as natural habitat to protect natural and/or protected resources. Within the TRSPA this land use designation is used for the wetland preserve, associated development buffer zone and public trails.

3.2 ZONING + PERMITTED LAND USES

The Ranch is zoned SPA (Exhibit 6) and is subject to development according to the text and exhibits contained herein, as well as subject to provisions as set forth by the project's Development Agreement. The standards and permitted uses provided in this document are intended to supplement the City of Rancho Cordova Zoning Code. As a SPA, this handbook establishes unique and specific standards to create design flexibility in achieving project goals. Where these standards are silent or unspecified, the City of Rancho Cordova Zoning Code shall apply.

Permitted Land Uses

Allowed uses, and corresponding permit requirements, for all residential zoning districts in the TRSPA shall be consistent with the City's Zoning Code. Ranch SPA zone characteristics, intensity of uses, and their attributes are located in section 3.5. This is a large and medium density residential district, allowing development of 4-10 dwelling units per acre. Table 2, to follow, identifies allowed uses within the Commercial District.

Exhibit 5: General Plan Land Use Map

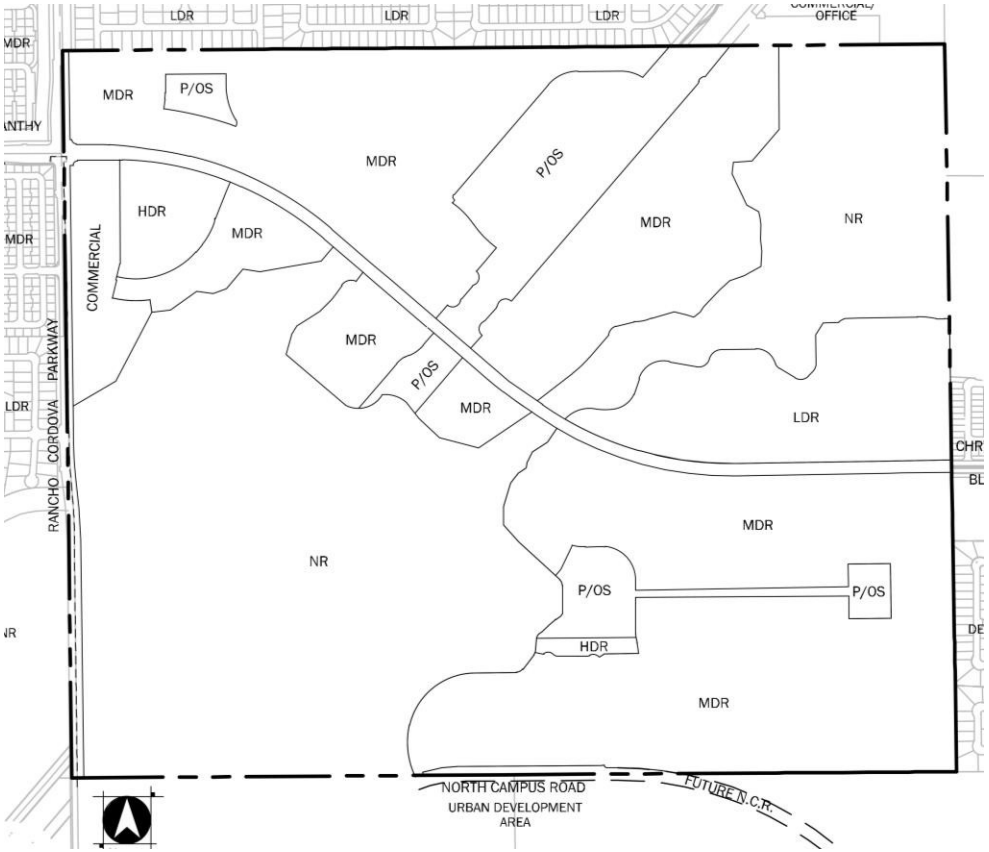


Exhibit 6: Zoning Map

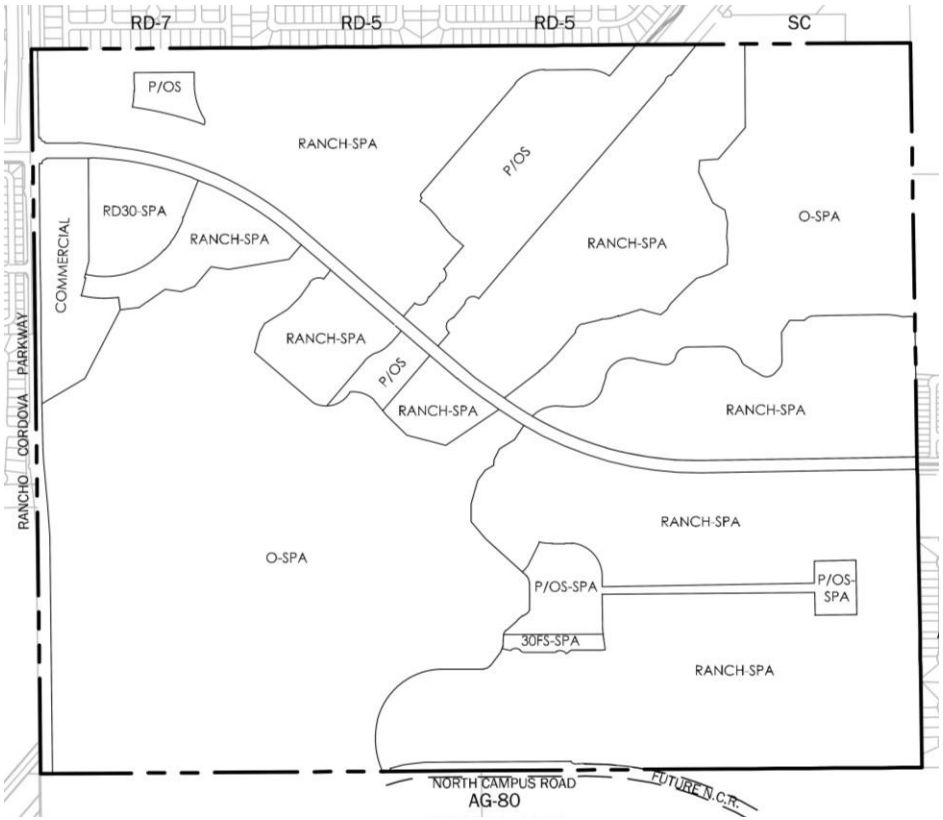


Table 2: Permitted Uses for Commercial District[1]

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES	
Clubs, Lodges, and Private Meeting Halls	P
Indoor Amusement/Entertainment Facility	P
Indoor Fitness and Sports Facility	P
Libraries and Museums	P
Public Safety Facility	P
Religious Institutions	P
Schools, Private and Special/Studios	P
Theaters and Auditoriums	P
UTILITY, TRANSPORTATION, AND COMMUNICATION USE LISTINGS	
Park and Ride Facility	CUP
Telecommunication Facility	CUP
Utility Facilities and Infrastructure	CUP
RETAIL, SERVICE, AND OFFICE USE LISTINGS	
Alcoholic Beverage Sale[2]	CUP
Animal Sales and Grooming	P
Art, Antique, Collectable	P
Artisan Shops	P
Banks and Financial Services	P
Brew Pub	P
Business Support Services	P
Child Day Care Facility	P
Convenience Stores	CUP
Furniture, Furnishings, and Appliance Stores	P
Garden Center/Plant Nursery	P
Grocery Stores/Supermarket	P
Home Improvement Supplies	P
Maintenance and Repair, Small Equipment	P
Medical Services, General	P
Medical Services, Extended Care	P
Neighborhood Market	P
Offices, Business and Professional	P
Offices, Accessory	P
Personal Services	P
Restaurant	P
Retail, Accessory	P
Retail, General	P
Veterinary Facility	P
RESIDENTIAL	
Caretaker Housing	P
Dwelling, Multifamily	P
Live-Work Facility	P
AUTOMOBILE AND VEHICLE USES	
Auto Parts Sales	P
Car Washing	CUP
Detailing/Waterless Car Wash	CUP
Service Stations	CUP
INDUSTRIAL, MANUFACTURING, AND PROCESSING USES	
Brewery, Winery, Distillery	P
Printing and Publishing	P

1. Outdoor storage shall comply with Chapter 23.728 and Chapter 23.731 for standards related to the outdoor storage and screening.
2. On site consumption is permitted as an incidental use to a permitted primary use.

3.3 THE RANCH NEIGHBORHOODS

As discussed in the introduction, The Ranch Land Use Plan is divided into three distinct neighborhoods that are generally separated by Chrysanthy Boulevard and wetland preserve. Each neighborhood is defined by its location and relationship to adjacent park, open space or wetland preserve. To follow is a detailed discussion of each neighborhood.

3.3.1 The Gateway Neighborhood

The Gateway Neighborhood creates a public front door to The Ranch Plan Area by forming a commercial edge along Rancho Cordova Parkway. The neighborhood provides local-serving retail opportunities next to higher-density residential uses as well as a small-lot single-family residential village on its eastern boundary.

The internal street network of The Gateway Neighborhood is well connected, providing on- and off-street connection to trails along the Wetland Preserve. This neighborhood provides amenities and commercial uses to both the surrounding neighborhoods and community at large.

To the maximum extent practicable, every effort should be made to blend and connect Commercial and High Dencity Residential uses at this location. No screen wall shall be erected to divide the two uses. The goal is to achieve Mixed Use feel in the neighborhood.

Also located within this neighborhood is a large detention/water quality basin that will be designed to incorporate trails

The Gateway Neighborhood is generally bound on the north by Chrysanthy Boulevard, on the east by the open space trail along the Wetland Preserve, on the south by the Wetland Preserve and on the west by Rancho Cordova Parkway.

Exhibit 7: The Gateway Neighborhood Map

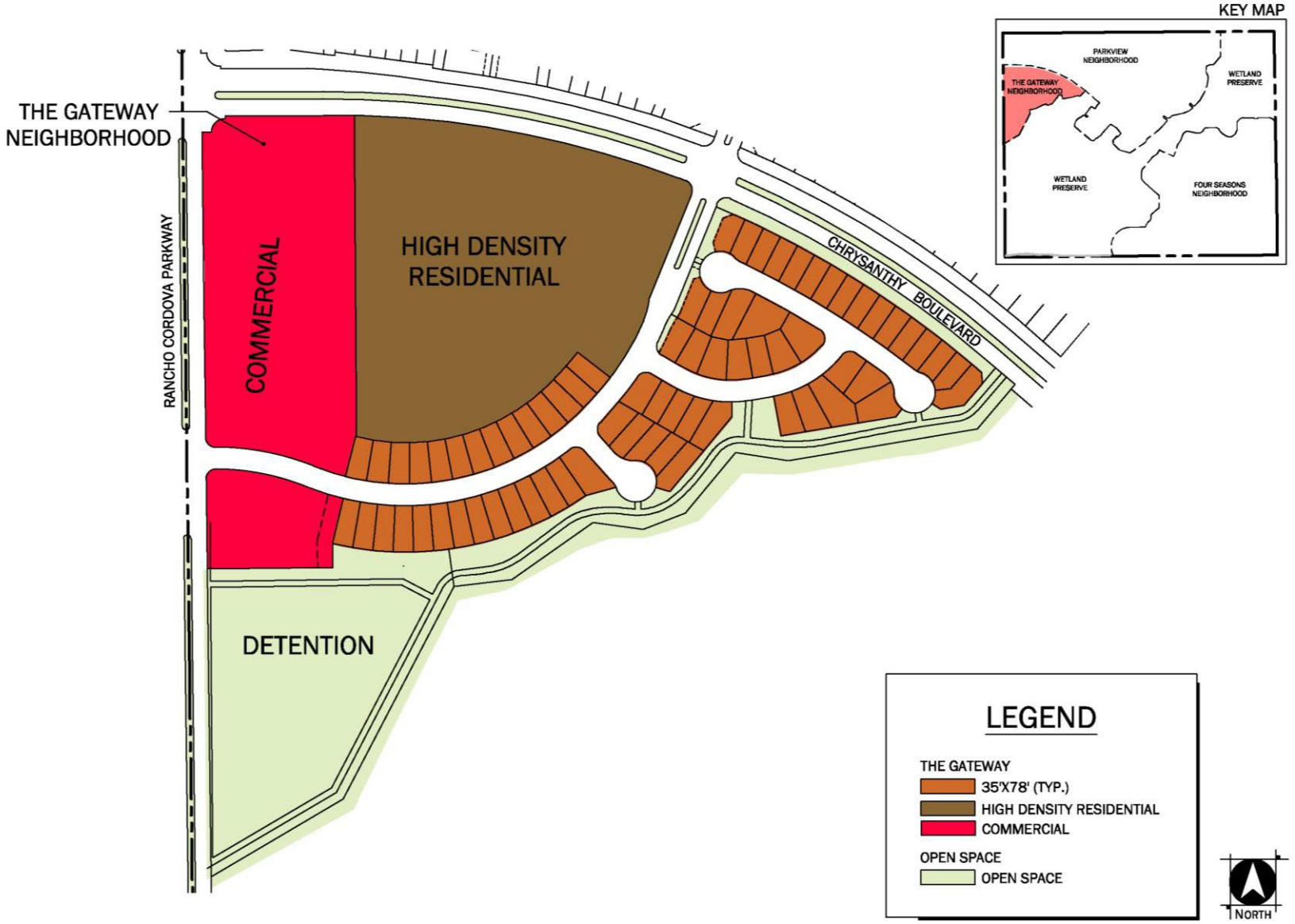


Exhibit 8: The Gateway Neighborhood Conceptual Site Plan

Note: Conceptual site plan only. Layout is subject to change.

3.3.2 Parkview Neighborhood

Parkview is home to a large, centrally located community park surrounded by single-family residential at various lot sizes and configurations. The neighborhood park is planned to provide recreational opportunities to the surrounding villages and may include play structures, sport courts, and shade structures. The power line corridor bisects the neighborhood, offering a parkway of passive recreational uses and a continuous off-street trail from the northern edge of the plan area to the wetland preserve trail south of Chrysanthy Boulevard.

Parkview is generally bound on the north by the project boundary and a partially built single-family residential neighborhood, on the east by the wetland preserve, on the south by Chrysanthy Boulevard and the wetland preserve and on the west by Rancho Cordova Parkway.

Exhibit 9: Parkview Neighborhood Map

* The community park and neighborhood park will be owned and maintained by the Cordova Recreation & Park District.

3.3.3 Four Seasons Neighborhood

The Four Seasons Neighborhood is the first active-adult community within the City of Rancho Cordova. Envisioned as a gated community, this neighborhood contains four single family residential lot sizes and product types organized around a suite of private recreational amenities: a clubhouse, linear park, community and rose garden, planned for connectivity. High density units (38-unit maximum) are permitted within the recreation center parcel, providing rental opportunities with the active-adult community. A multi-use trail is also provided along the wetland preserve which will provide off-street pedestrian and bicycle connection between the southern and northern portions of the neighborhood.

The Four Seasons Neighborhood is generally bound on the north by the wetland preserve, on the east by the project boundary and future single-family residential uses, on the south by the project boundary and the approved Suncreek Specific Plan Area (including a high school and regional park) and east by the wetland preserve.

Exhibit 10: Four Seasons Neighborhood Map

3.4 ARCHITECTURAL STYLES

The Ranch allows for a wide variety of architectural styles throughout each of the residential and non-residential neighborhoods. To follow are illustrations and graphics of the architectural styles. These representations are not meant to be descriptive but are meant to demonstrate typical examples of the variety of footprints and massing, elevations, and possible design elements. Implementation of the architecture should always be of quality materials and finishes.

Other architectural styles not mentioned in the following pages are allowed but will be subject to the city's design review approval.

3.4.1 Market Rate Single Family Residential

An array of architecture, blending historic styles with modernized designs and amenities will be carefully employed throughout each of the neighborhoods. Six architectural styles are proposed throughout the single-family neighborhoods, developing a dynamic and active streetscape.

Spanish Colonial

Informal, colorful, articulated

DESIGN CHARACTERISTICS

- Half round arches
- Low pitch gables with occasional hip roof accents
- Wrought iron accents, gable vents, plank shutters
- S-Tile roof
- Short gable eaves, with 12” minimum hip eaves
- Windows with large grids
- Occasional deeply recessed windows
- Occasional half round or oculus accent windows
- Stucco siding and detailing

Craftsman

Informal, hand-crafted, varied materials.

DESIGN CHARACTERISTICS

- Large front porches with tapered or multi-post columns
- Low pitch gables, flat concrete or comp roof tiles
- Mostly stucco siding with board and batten, lap, or shingle siding accents, especially under gables
- Stone and brick accents at column bases
- Single hung windows with grids on upper half
- Deep gable eaves with brackets (front only)
- No shutters

Tuscan

Rustic elegance, "built-over time" look, varied materials

DESIGN CHARACTERISTICS

- Low-pitched hip or gable roofs, S-tile
- Exposed timber truss tails, dentils and/or corbels
- Half round archways
- Stucco siding
- Stone masonry or brick accent siding
- Decorative shutters
- Accent wrought iron
- Windows with large grids
- Heavy lintels
- Rustic shutters used sparingly

Farmhouse

Semi-formal, repetition of materials, simple lines

DESIGN CHARACTERISTICS

- Large front porches, occasionally with metal accent roof
- Wood post columns with bracket and corbel detailing
- Combination of gable and shed roofs, medium pitch main gable, steeply pitched projecting gables
- Flat concrete or comp roof tiles
- Board and batten or horizontal siding on front, stucco on sides and rear (where not visible)
- Brick veneer accents
- Windows with small grids
- No shutters

French Country

Informal, interesting-varied roof lines, eye-catching details

DESIGN CHARACTERISTICS

- Prominent and steep projecting gables, main gable or hip roof
- Flat concrete or comp roof tiles
- Short eaves at gables, with deep eaves at shed roofs
- Flat arched exterior soffits
- Mixing of siding, colors and textures
- Decorative shutters
- Stucco siding with large areas of stone accent siding
- Windows with small grids

Modern/Contemporary

Clean lines, unconventional massing and window placement

DESIGN CHARACTERISTICS

- Low pitched or shed roofs with flat concrete tile or metal seam roofs
- Deep eaves with clean simple lines and masses
- Horizontal siding accents
- Asymmetrical and overlapping soffits and window sills
- Stucco siding
- Stacked stone masonry accents
- Windows with no grids, often positioned unconventionally such as at corners
- No shutters

3.4.2 Active Adult Single Family Residential

Similar to the market rate neighborhood, the Active Adult neighborhood will also provide an array of architecture, blending historic styles with modernized designs and amenities. Five architectural styles are proposed throughout the single-family neighborhoods, developing a dynamic and active streetscape. All homes in the active-adult neighborhood area designed as single-story buildings to cater to this specific market segment.

Spanish Colonial

Informal, colorful, articulated

DESIGN CHARACTERISTICS

- Half round arches
- Low pitch gables with occasional hip roof accents
- Wrought iron accents, gable vents, plank shutters
- S-Tile roof
- Short gable eaves, with 12” minimum hip eaves
- Windows with large grids
- Occasional deeply recessed windowsOccasional half round or oculus accent windows
- Stucco siding and detailing

Farmhouse

Semi-formal, repetition of materials, simple lines

DESIGN CHARACTERISTICS

- Medium pitch gables utilizing either flat concrete or comp tile roof
- Large front porches occasionally with metal accent roof
- Wood post columns with bracket and corbel detailing
- Horizontal or board/batten siding on front with stucco on sides/rear (where not visible)
- Brick veneer accents
- Tall windows with small grids
- No shutters

Modern Ranch

Emphasizes horizontal lines, window massing

DESIGN CHARACTERISTICS

- Low pitched gable or shed roofs
- Wide-overhanging eaves
- Emphasis on horizontal lines with a brick veneer base
- Extensions of wall bands into the adjacent landscape areas
- Interesting window placement and sizing
- No window grids
- Stucco siding with various accent siding treatments
- No shutters

Cottage

Informal, storybook quality

DESIGN CHARACTERISTICS

- Prominent and steep projecting gables, main gable or hip roof
- Curved pitch roof over front porch
- Flat concrete or comp roof tiles
- Short eaves at gables, with deep eaves at shed roofs
- Flat arched exterior soffits
- Mixing of siding, colors and textures
- Decorative shutters
- Stucco siding with stone accent siding
- Detailing under gables such as half-timbering
- Windows with small grids

Tuscan

Old world, "built-over time" look, varied materials

DESIGN CHARACTERISTICS

- Low-pitched hip or gable roofs, S-tile
- Exposed timber truss tails, dentils and/or corbels
- Half round archways
- Stucco siding
- Stone masonry or brick accent siding
- Decorative shutters
- Accent wrought iron
- Windows with large grids
- Heavy lintels
- Rustic shutters used sparingly

3.4.3 High Density Residential

The Multi-Family parcel may be developed in a variety of product configurations, from apartments to condominiums. Because the ultimate configuration is unknown, this SPA document provides a variety of product types with varied architectural styles. Ultimately, the High-Density Residential parcel will be subject to Design Review, as outlined in Section 2.3.

The following architectural and site guidelines will guide future development of the multi-family parcel:

Architectural + Site Design Guidelines

The architectural guidelines are crafted to create an intimate neighborhood with a strong sense of place, and a pedestrian-oriented streetscape. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create unique multi-family communities.

Circulation

- The circulation pattern should be designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity.
- The circulation pattern and parking should be designed to maximize conflict with adjacent uses and limit the maximum extent practicable.
- Provide internal pedestrian paths of travel between parking areas and dwellings to avoid pedestrian and vehicle conflicts.

Building Placement + Orientation

- Variable building orientations are encouraged along the streets to create visual diversity and interesting streetscapes.
- Provide direct connections from individual and common entries to the public sidewalk system.
- The fronts of buildings and individual units should face and provide access to the public street.
- All trash, recycling, and green waste containers should be screened from view of public streets.
- All mechanical equipment (HVAC) should be screened from view of public streets.
- Garages, carports and surface parking should be limited from view along public streets. If garages or carports are placed along public streets, a landscape buffer of 10’ wide is recommended.
- Garages and carports should be designed to complement the project architecture in terms of design, materials and color.
- Surface parking areas should be broken up into smaller parking areas to provide parking in close proximity to dwellings.

Public Spaces + Pedestrian Amenities

- Where feasible, multi-family developments should include plazas, courtyards, tot-lots or other properly scaled features where residents can gather. Public spaces should be located for easy access by residents.
- Picnic areas, including picnic tables and barbeques, should be provided as an amenity to the community, where feasible.
- Landscaping of outdoor areas should be visually stimulating, with both softscape and hardscape elements to help site identification and create an inviting build environment. Outdoor furniture, such as benches, lamps, and landscape planters should be integrated into the overall project.
- Special attention should be paid to the design of major corners.

Massing, Scale + Form

- All visible elevations shall be made interesting by means of articulation of facades, varied roof lines,

window placement and shape, and variety in exterior colors, finishes, and detailing.
- Buildings shall be designed with different building setbacks or façade variations to avoid the creation of a monotonous streetscape.
- Roof lines may be made interesting by use of gables, hips, dormers, and roof planes that create variations in planes.
- Use of roof overhangs, porches, balconies, trellises, patios, and low walls are encouraged to add interest to the streetscape.

Style + Design

- Roof pitch, elevation styles, and materials should be consistent with the architectural style of the building.
- Use of quality materials such as stucco, brick, stone, and wood are recommended.
- Accent materials may include stone veneer, painted wood trim, and shutters.
- Roofing material shall be consistent with the architectural style of the building.
- Color selection should match the overall neighborhood design theme palette and be consistent with the building's architectural style.

Also incorporated into The Ranch is land identified for the City of Rancho Cordova reginal housing allocation. Affordable Housing Plan will provide housing opportunities for all economic segments of the community through an Affordable Housing In-lieu Fee.

3.4.4 Commercial

The architectural character of The Gateway Commercial Center employs a more contemporary style indicative of an urban retail center. Ultimately, this development will be subject to Design Review, as outlined in Section 2.3.

The following architectural and site guidelines will guide future development of the commercial parcels:

Architectural + Site Design Guidelines

The architectural guidelines are crafted to provide a well-designed retail environment that is compatible with adjacent uses, contributes to the character of the street, neighborhood, and community at large; and creates a vibrant, pedestrian-friendly place that serves the needs of the The Ranch residents. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create unique multi-family communities.

Circulation

- The circulation pattern should be designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity.
- Provide internal pedestrian paths of travel between parking areas and shops to avoid pedestrian and vehicle conflicts.

Building Placement + Orientation

- Commercial buildings should be oriented to internal or external streets or drive aisles and pedestrian-friendly paths of travel.
- Design and construct a primary building entrance for each building façade. If a building has frontage on more than one public street or internal drive aisle, special attention should be paid to the location of the building entrance in an effort to serve both vehicular and pedestrian users.
- Areas between public streets or internal drive aisles and commercial buildings can be used to create plazas, planter areas, bicycle parking, or other appropriate amenities.
- Building frontages should be detailed with architectural elements oriented to the “human scale” on the ground floor.
- Surface parking areas should be located and designed to minimize potential circulation conflicts.
- Loading, delivery and mechanical equipment (HVAC) areas should be located and designed to minimize their visibility, circulation conflicts, and adverse noise and light impacts. These areas can be screened with portions of buildings, wing walls, freestanding walls, and/or landscaping.

Public Spaces + Pedestrian Amenities

- Where feasible, commercial developments should include plazas, courtyards, greens or other properly scaled and located public places where people can gather. Public spaces should be integrated, or oriented, toward commercial uses.
- Uses such as restaurants or coffee shops are encouraged to provide outdoor space for seating and/or dining.
- Landscaping of outdoor areas should be visually stimulating, with both softscape and hardscape elements to help site identification and create an inviting build environment. Street furniture, such as benches, lamps, and landscape planters should be integrated into the overall project.
- Special attention should be paid to the design of major corners.
- Hardscape elements should be designed to use different materials, colors and patterns to offset the paving and to provide visual interest.

Massing, Scale + Form

- Overly long, straight and flat facades are not permitted; projects should provide wall projections, recesses or other relief at appropriate intervals along the walls of all buildings.
- Facades that face pubic streets shall provide an adequate amount of visual interest by employing arcades, display windows, entry areas, awnings, insets, canopies, wing walls, trellises or other such features.
- Roof lines may be made interesting by employing parapets to conceal flat roofs, overhang eaves, sloping roofs, multiple roof places or other such features.

Style + Design

- Break up rooflines through use of cornices, changes in parapet heights, or other techniques that create an aesthetically pleasing skyline effect.
- Use awnings, reliefs, and fenestrations to add distinction to the façade of the structure.
- Roofing materials should be unique, cohesive, and add character and style to the building.
- Visible building walls should provide architectural interest by varying the color, texture and/or material.
- Exterior building materials should be of highest quality, including brick, stone and/or textured concrete masonry.
- Colors should be consistent or complementary throughout the commercial development while giving distinction to individual buildings and tenants. Building trim and accents may employ brighter colors.

3.5 DEVELOPMENT STANDARDS

3.5.1 Single-Family Residential Development Standards

The Ranch Land Use Plan provides for varied single-family residential opportunities to attract a diverse population. Seven different single-family residential home-ownership opportunities are located within the Plan Area to appeal to an economically- and lifestyle-diverse community of future residents. These single-family lot sizes/product types are listed below and described in detail on the exhibits on the following pages.

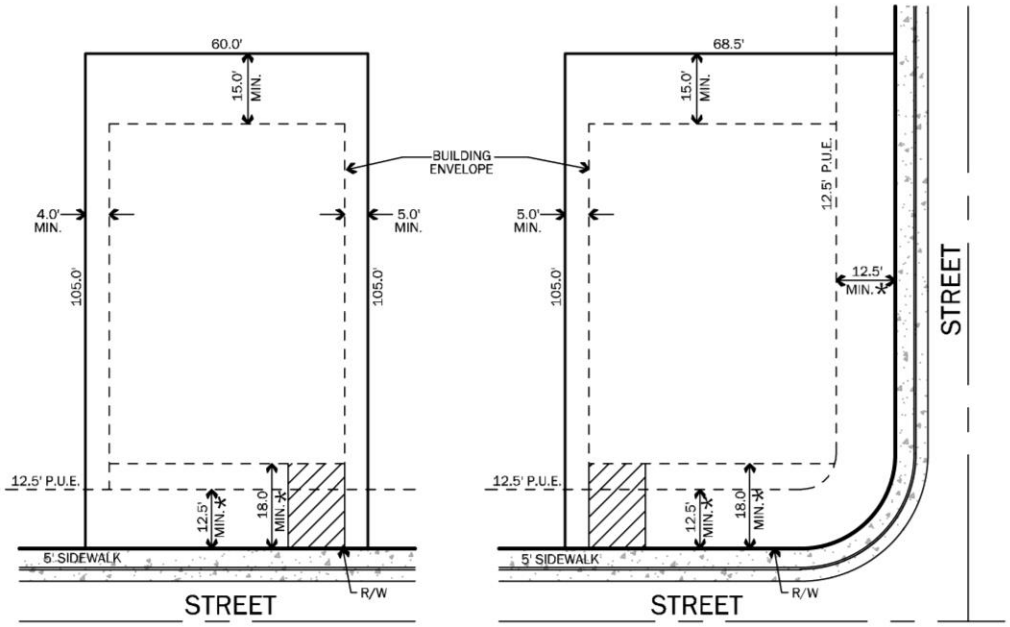
- 60'x105' Conventional Lots
- 50'x105'Conventional Lots
- 45'x105'Conventional Lots
- 44~~43~~'x105'Conventional Lots
- 45'x85' Conventional Lots
- 35'x78' Conventional Lots
- 30'x78.5' Alley-Loaded Lots
- 55'X70' Conventional and I-Court Lots

RD-10 zoning is an equivalent zoning for all Villages within the Project. See Title 23 of the Zoning Code for details.

The typical Development Standards exhibits illustrated in this handbook outline the typical lot and setback requirements needed for each product type listed above. The exhibits illustrate and list particular detailed information to accommodate a particular product envisioned for the Plan Area. This information may include, but is not limited to, the following items.

- Minimum Lot Size
- Minimum Interior Lot Width
- Minimum Corner Lot Width
- Minimum Lot Depth
- Maximum Lot Coverage
- Minimum Front Yard Setback
- Minimum Garage Setback (Measured to the garage door)
- Minimum Interior Side Yard Setbacks
- Minimum Corner Side Yard Setbacks
- Minimum Rear Yard Setback
- Maximum Building Height
- Location/width of Public Utility Easement (PUE)

Exhibit 11: 60'x105' Conventional Lots
Typical Development Standards



60' X 105' (TYP.) LOT
Development Standards Table

Lot Requirements

minimum lot size	5,985 square feet
minimum interior lot width	57'
minimum elbow lot width	37'
minimum corner lot width	63'
minimum lot depth	95'

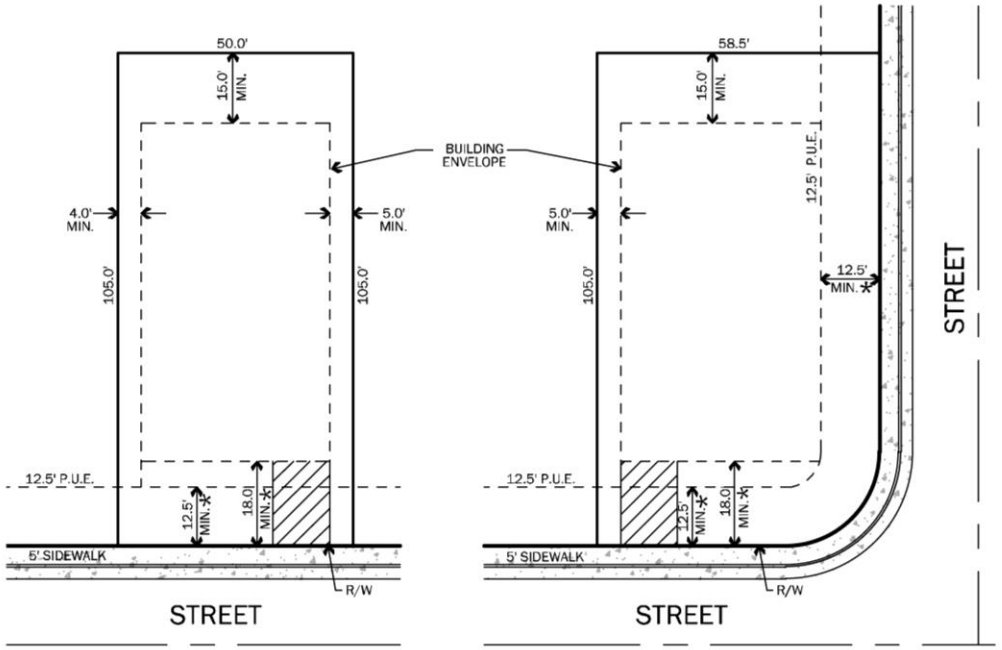
Setback Requirements

front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	12.5' *
minimum rear yard	15'**
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

* = measured from back of walk
** allowing 10' encroachment for cover patio

Exhibit 12: 50'x105' Conventional Lots
Typical Development Standards



50' X 105' (TYP.) LOT
Development Standards Table

Lot Requirements

minimum lot size	5,000 square feet
minimum interior lot width	50'
minimum elbow lot width	34'
minimum corner lot width	58'
minimum lot depth	95'

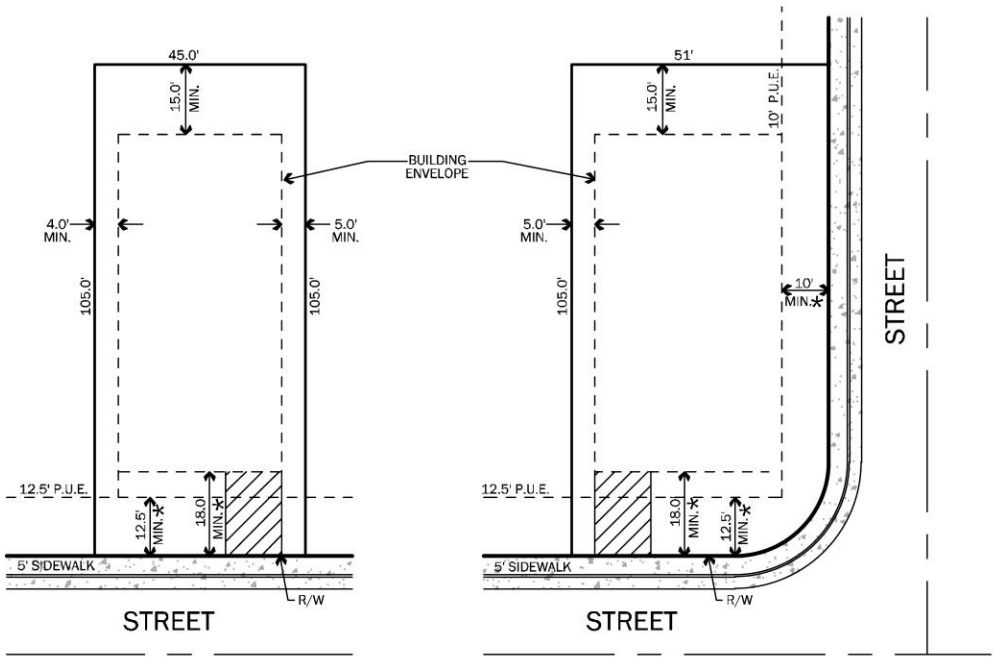
Setback Requirements

front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage	5'
minimum street side	12.5' *
minimum rear yard	15'**
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

* = measured from back of walk
** allowing 10' encroachment for cover patio

Exhibit 13: 45'x105' Conventional Lots
Typical Development Standards



45' X 105' (TYP.) LOT
Development Standards Table

Lot Requirements

minimum lot size	4,515 square feet
minimum interior lot width	43'
minimum elbow lot width	30'
minimum corner lot width	49'
minimum lot depth	95'

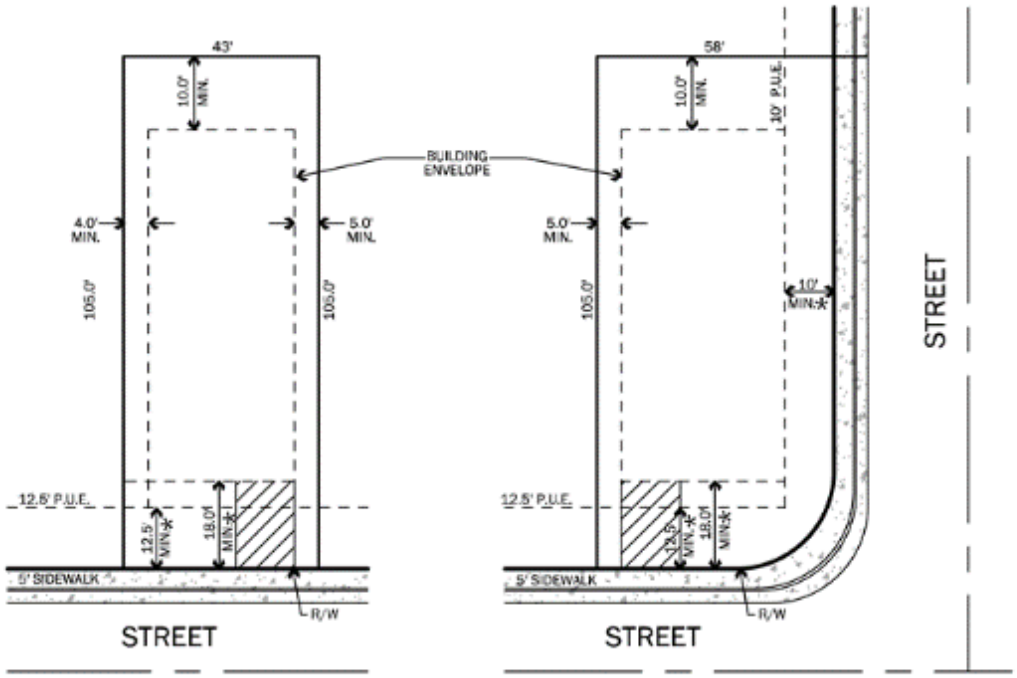
Setback Requirements

front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
minimum rear yard	15'**
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

* = measured from back of walk
** allowing 10' encroachment for cover patio

Exhibit 14: ~~44~~43' x 105' Conventional Lots
Typical Development Standards



44' X 105' (TYP.) LOT
Development Standards Table

Lot Requirements

minimum lot size	4,200 square feet
minimum interior lot width	40'
minimum elbow lot width	29'
minimum corner lot width	58'
minimum lot depth	95'

Setback Requirements

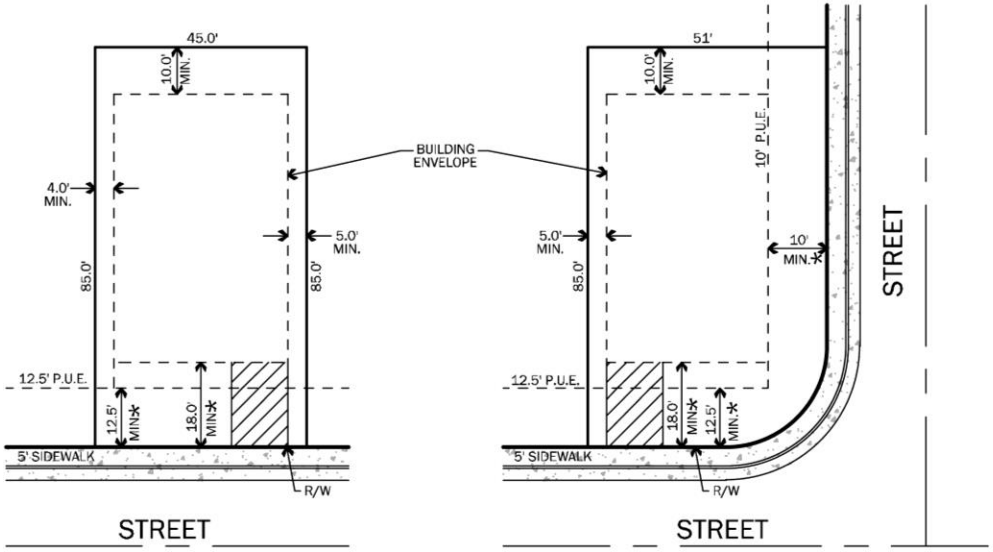
front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
minimum rear yard	10'**
lot type	conventional
max. coverage	75%
max. building height	37'

horizontal garage dominant elevation is permitted with garage door design elements

notes:

* = measured from back of walk
** allowing 5' encroachment for cover patio

Exhibit 15: 45'x 85' Conventional Lots
Typical Development Standard



45' X 85' (TYP.) LOT
Development Standards Table

Lot Requirements

minimum lot size	3,483 square feet
minimum interior lot width	43'
minimum elbow lot width	36'
minimum corner lot width	51'
minimum lot depth	75'

Setback Requirements

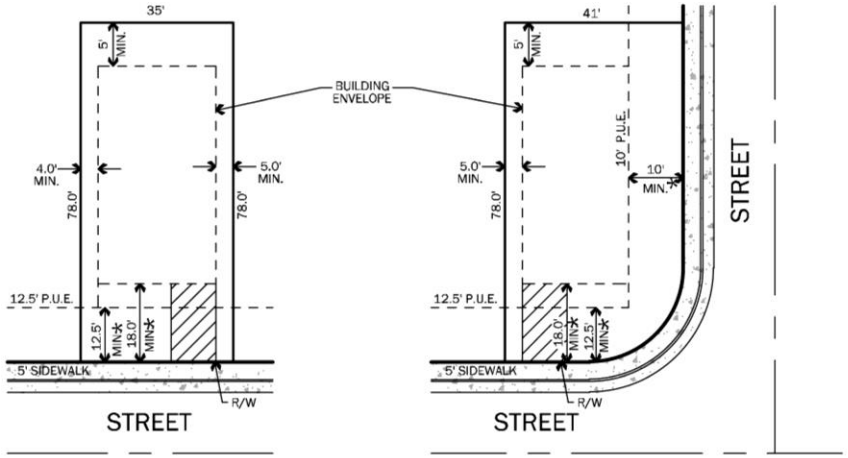
front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5'*
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	10'
minimum rear yard	10'**
lot type	small lot
max. coverage	75%
max. building height	37'

horizontal garage dominant elevation is permitted with garage door design elements

notes:

* = measured from back of walk
** allowing 5' encroachment for cover patio

Exhibit 16: 35'x78' Conventional Lots
Typical Development Standard



35' X 78' (TYP.) LOT
Development Standards Table

Lot Requirements	
minimum lot size	2,376 square feet
minimum interior lot width	33'
minimum elbow lot width	18'
minimum corner lot width	41'
minimum lot depth	72'

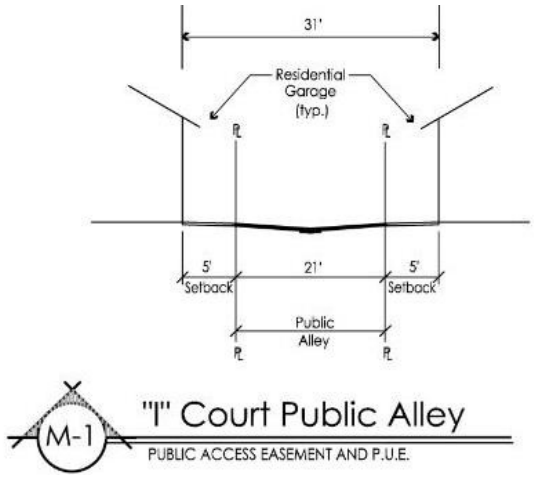
Setback Requirements	
front yard	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
minimum rear yard	5'
lot type	small lot
max. coverage	75%
max. building height	37'

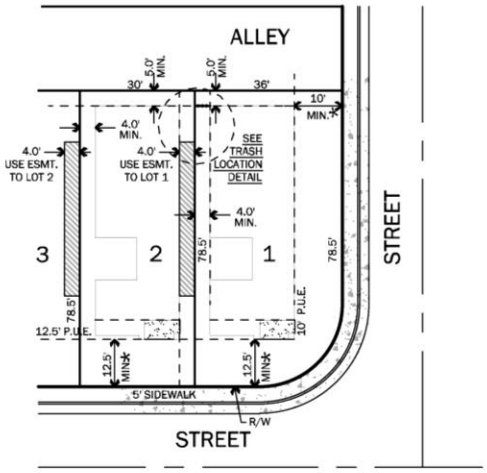
horizontal garage dominant elevation is permitted with garage door design elements

notes:

* = measured from back of walk

Exhibit 17: 30'x78.5' Conventional Lots
Typical Development Standards





30' X 78.5' (TYP.) LOT
Development Standards Table

Lot Requirements	
minimum lot size	2,160 square feet
minimum interior lot width	30'
minimum corner lot width	36'
minimum lot depth	72'

Setback Requirements	
front yard	
minimum to living area/porch	12.5' *
side yard	
minimum interior	4'
minimum street side	10' *
garage setback	5'
lot type	small lot
max. coverage	N/A
max. building height	37'

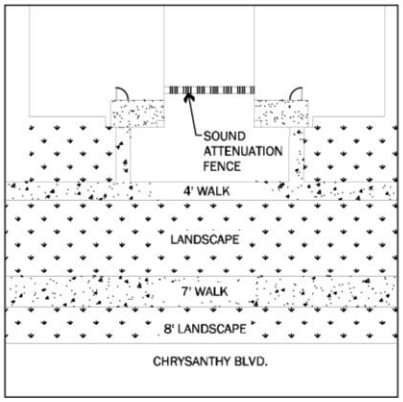
notes:

* = measured from back of walk

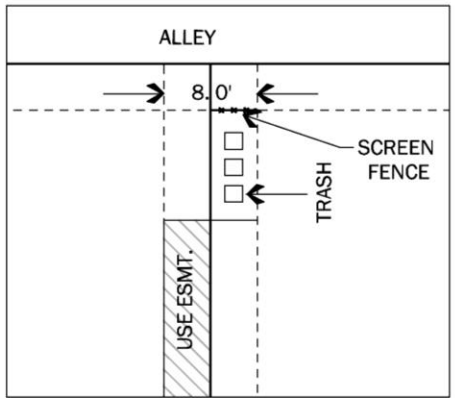
definitions:

USE EASEMENT :
A use easement is a legal agreement between adjoining land owners allowing the use of the neighboring property.

PLAN VIEW - VILLAGE 8
(CHRYSANTHY FRONTAGE)

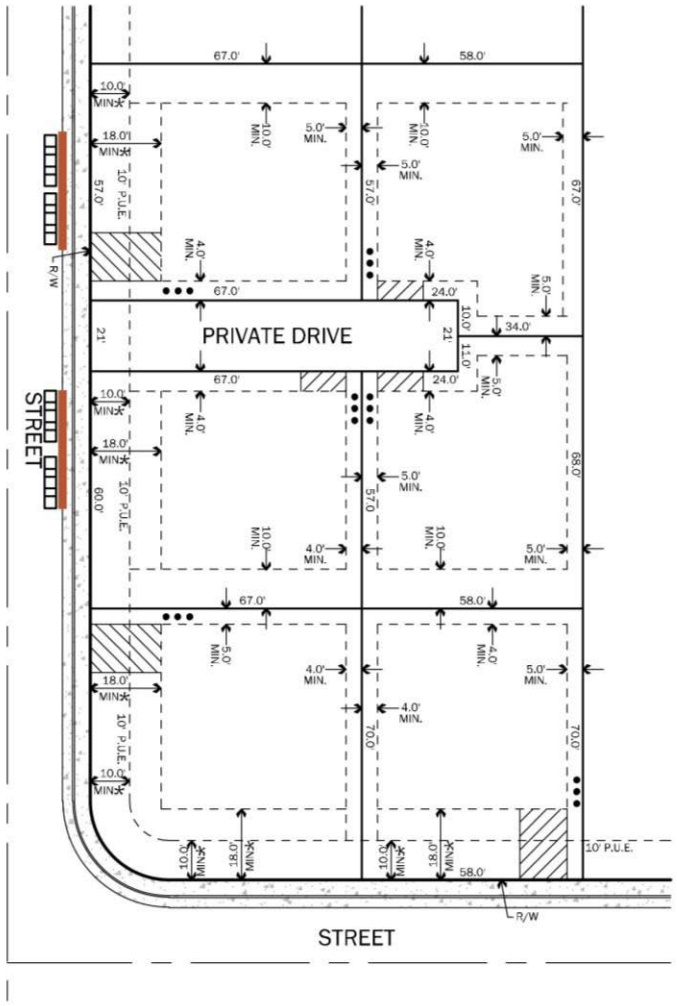


TRASH LOCATION DETAIL



Lots fronting Neigborhood Park shall have a walkway separating the uses on residential lot side with 4 foot pedestrian easement.

Exhibit 18: 56’ x60’ Cluster Lots (4-pack)
Typical Development Standards



57' X 67' (TYP.) LOT
Development Standards Table

Lot Requirements	
Minimum Lot Size	3,300 square feet
Minimum interior Lot Width	52'
Minimum Corner Lot Width	70'
Minimum Lot Depth	66'

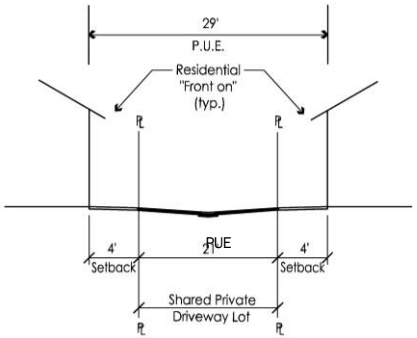
Setback Requirements	
minimum from public street	
to living area/porch	10' *
to garage door	18' *
minimum from private drive	
to living area/porch	4'
to garage door	4'
side yard	
minimum interior	4'
minimum garage side	5'
minimum rear yard	4'
lot type	courtyard and small lot
max. coverage	85%
max. building height	20'

notes: * = measured from right-of-way

LEGEND

LIMITED PARKING ON TRASH COLLECTION DAYS; SIGNED NO PARKING AND HOA ENFORCED.

• TRASH CAN



M-2 "I" Court Private Drive
PRIVATE ACCESS EASEMENT AND P.U.E.

3.5.2 High Density Residential Development Standards

Within the Gateway Neighborhood, the high-density residential parcel will provide for multi-family attached uses including apartments and condominiums, lofts and other multi-story residential uses. The development standards for this neighborhood are provided in Table 3a.

Table 3a: High Density Residential Development Standards

DENSITY (du/ac)	
Minimum	27
SETBACKS	
Front	18’
Side	
To adjacent building	15’ min
Street/Corner	15’
Zero Lot Line	n/a
Rear	10’
To Alley / Access Road	5’
HEIGHT (maximum)	
Primary Structure	60’
LOT COVERAGE (maximum)	75%
COMMON OPEN SPACE* (minimum)	25%
PARKING	
Resident Parking	Zoning Ordinance
Resident Guest Parking	Zoning Ordinance

*Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approval authority.

Table 3b: Active Adult High Density Residential Development Standards

DENSITY (du/ac)	
Minimum	30
Maximum	80
SETBACKS General	
Front	12.5’
Street/Corner	15’
To adjacent building	15’ min
Rear	10’
Zero Lot Line	n/a
To Alley / Access Road	5’
HEIGHT (maximum)	
Primary Structure	60’
PARKING	
Senior Resident Parking	0.5 sp/unit
Senior Resident Guest Parking	0.1 sp/unit
COMMON OPEN SPACE* (minimum)	0%
LOT COVERAGE (maximum)	N/A

Within the Four Seasons Neighborhood, the high-density residential use will provide for multi-family senior apartments or condominiums located on the Clubhouse Parcel A. Up to 1 ac is reserved for this use. The development standards for this use is provided in Table 3.

3.5.3 Commercial Development Standards

Within the Gateway Neighborhood, the commercial parcel will provide for a range of retail and neighborhood-serving uses. The development standards for this neighborhood are provided in Table 4.

Table 4: Commercial Development Standards

FLOOR AREA RATIO (FAR)	
Minimum	0.25
Maximum	1.0
SETBACKS	
Front	
Minimum	10’
Maximum	20’
Side	
Interior	5’
Street (minimum/maximum)	0’ / 10’
Rear (minimum)	
General	5’
To Alley	5’
ACCESSORY BUILDING	
Front	30’
Side	
Interior	10’
Street	10’
Rear	5’
HEIGHT	
Minimum	n/a
Maximum	45’
LOT COVERAGE (maximum)	n/a

3.6 SUSTAINABILITY FEATURES

The Ranch has been planned designed to include sustainable amenities and features that encourage walking, biking, and transit use, reduce energy demand and water use. These features reduce greenhouse gas, air pollutant emissions, water use, and vehicle travel. The features are described below and include measures identified the Draft Environmental Impact Report prepared for The Ranch.

Walkable and Bikeable Design

The Ranch is designed with a walkable street pattern, with a ratio of approximately 144.9 intersections per square mile, multiple bicycle/ pedestrian connections, an off-street trail system, and bicycle lanes to encourage walkability. The Ranch’s pedestrian and bicycle network includes pedestrian/bicycle-only links, through push-buttons to provide safe pedestrian and bicycle crossing at major streets, a comprehensive trail system, pedestrian/bicycle-only connections between streets, sidewalks, and bicycle lanes. The Ranch includes traffic-calming street design features, such as narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii, on a minimum of 50% of streets.

Electric Vehicles

The Ranch supports electric vehicle use, including installation of EV charging stations throughout the site for at least 50% of single-family residences and 5% of parking spaces within the commercial, park and recreation, and multi-family land uses to reduce reliance on gasoline-fueled vehicles.

Vehicle Trip Reduction

All project components, including residential, commercial, and parks and recreation uses will join a Transportation Management Association.

Energy Use

All development will be designed to exceed the 2016 Title 24 energy use and efficiency requirements by 2 percent. All outdoor lighting will be energy-efficient (i.e., LED or better). All appliances will be energy efficient, with an EnergyStar or comparable rating.

The Ranch will focus on renewable energy use, with a minimum of 95% of electricity supplied via renewable energy through either on-site energy generation and/or a contract with SMUD.

Water Conservation

All development will install energy-efficient appliances, including low-flow bathroom and kitchen faucets, shower heads, and toilets.

The landscaping plan shall ensure a minimum of 50% of vegetation on all lots, including residential, commercial, and parks/recreation, consisting of drought-resistant trees, shrubs, grasses, and other vegetation, and shall demonstrate a reduction of outdoor water use of at least 25% compared with water use associated with the conventional landscaping that would be allowed for each lot. In addition, turf for residential uses will be at least 70% less than the maximum allowed turf area.

All landscaping and turf areas shall be irrigated by water-efficient irrigation systems that use a smart irrigation control system with automatic rain shut-off, maximum gallon per minute restriction, and WiFi connectivity to reduce water waste.

Greenhouse Gases

A minimum of 2,240 new trees will be planted throughout The Ranch to sequester greenhouse gas emissions. The majority of trees will be planted on residential lots, with tree planting also occurring on parks and recreation lots, landscaped medians, and along the trails.

The Ranch will purchase carbon offsets to reduce net project operational and amortized construction emissions to less than the Air District's adopted threshold for GHG emissions at the time of purchase.

3.7 NOISE STANDARDS

3.7.1 Construction Noise Standards

The following requirements shall be noted on all the improvements plans prior to approval by the City's Public Works Department and shall be implemented during construction activities.

- Construction activities shall adhere to the requirements of the City of Rancho Cordova Municipal Code, including the specified hours of operation for construction activities.
- Construction staging areas, including equipment staging, equipment and materials storage, and soil stockpiling for grading activities, shall be located centrally within each phase of Project development and shall be setback from residential dwellings to the maximum extent feasible to minimize construction noise impacts to existing residential uses. Construction staging areas shall be shown on grading and improvement plans.
- All construction equipment shall be fitted with factory equipped mufflers and shall be maintained in good working order.
- Any compaction required less than 26 feet from residential structures shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

3.7.2 Operational Noise Standards

T

To ensure that noise levels are reduced to less than significant within the project the follow measures are included and shall be adhered to by all components of the project:

- Residential lots along Rancho Cordova Parkway and Chrysanthy Boulevard:

Residential lots along Rancho Cordova Parkway and Chrysanthy Boulevard shall be shielded from excessive noise through a six-foot masonry wall located along the rear-yard of each residential lot that backs up to Rancho Cordova Parkway or Chrysanthy Boulevard. Along Rancho Cordova Parkway. At the terminus of each segment of the sound wall, in addition to shielding the lot line adjacent Rancho Cordova Parkway, the masonry wall shall wrap around the side yard of each residential lot for a minimum of 15 feet toward the east, with the exception of any portion of the lot that is a driveway or front yard. This requirement shall be waived or modified if the Project applicant conducts a site-specific acoustical analysis for the lots that addresses cumulative roadway noise impacts that takes into account site specific conditions (e.g., site design, location of structures, building characteristics) and noise-attenuating features and demonstrates that noise levels in the exterior activity area of the residential lots will not exceed the City's conditional noise standard shown in General Plan Table N-2.

Villages 24 and 25 (Commercial), Village 23 (Multifamily Lot), and Parks and Recreation Facilities:

Prior to approval of whichever occurs first: approval of improvement plans, site design plans, or issuance of building permits for uses located in Villages 24 and 25 (Commercial), Village 23 (Multifamily Lot), and parks and recreation facilities that include potential noise generating uses (e.g., competitive sports fields and other uses anticipated to involve amplified sound or large crowds), an acoustical analysis shall be prepared addressing the potential noise impacts associated with the specific proposed uses and site design.

The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units' compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located as far as feasible from or shielded from nearby noise-sensitive land uses.

The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. For any noise impacts

identified in the acoustical analysis that would be greater than City noise standards, the Project applicant shall submit a noise reduction plan to reduce any identified impacts above adopted City noise standards to acceptable levels. The noise reduction plan shall be reviewed and approved by the City and its implementation shall be required as a condition on improvement plans and operational measures shall be included in the creeds, covenants, and restrictions (CC&Rs) or similar mechanism to ensure on-going adherence to the requirements. Feasible measures to be included in the noise reduction plan to reduce Project-related noise impacts shall include, but are not limited to, the following:

- To the extent feasible, major noise-generating commercial uses (e.g., loading docks and equipment/vehicle storage repair facilities, etc.) shall be designed and sited to shield residential land uses located or proposed to be located within 500 feet of and within the direct line of sight of these facilities by construction of a noise barrier, earthen berm, or combination of the two. To provide effectiveness, noise barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings. (Achievable noise reductions from barriers can vary, but typically range from approximately 5 to 10 dBA, depending on construction characteristics, height, and location.) The applicant shall retain the services of a professional acoustician to determine the design and location of noise barriers to be constructed prior to City issuance of building permits or improvement plans.

- Use of "quiet pavement" (e.g., rubberized asphalt) construction methods, where appropriate to reduce vehicle noise.

- Dual-pane, noise-rated windows, mechanical air systems, exterior wall insulation, and other noise reducing building materials shall be used to address existing noise levels as well as projected noise levels associated with nearby noise-generating uses. For example, Village 23 shall be designed and planned to address future commercial uses planned for Villages 24 and 25.

- Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7 a.m. to 6 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler, acoustic enclosure, etc.) devices in accordance with manufacturers' specifications.

- On-site landscape maintenance equipment shall be equipped with properly operating exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.

- For maintenance areas located within 500 feet of noise-sensitive land uses, the operation of on-site landscape maintenance equipment shall be limited to the least noise-sensitive periods of the day, between the hours of 7 a.m. and 7 p.m.

- Outdoor use of amplified sound systems within 500 feet of noise-sensitive land uses shall be permitted only between 7 a.m. and 10 p.m. Sunday through Thursday, and between 7 a.m. and 11 p.m. on Friday and Saturday and shall comply with the noise requirements of the City of Rancho Cordova Municipal Code.

3.8 CIRCULATION DESIGN STANDARDS

The design of The Ranch SPA's circulation system utilizes an efficient system of streets and pathways to serve the Plan Area. The internal street system is designed such that a 'block' or 'grid' system is achieved. Wherever possible, various pedestrian pathways are designed to provide non-vehicular transportation opportunities throughout the project site, especially within the Active Adult portion of the project. The intent of the circulation network is to create a well-

connected system of roadways and pedestrian facilities to encourage biking and walking.

3.8.1 Overall Circulation Plan

Minor arterial streets (4-lane) are the principal streets that serve through traffic in the vicinity of the Plan Area. These streets include Rancho Cordova Parkway on the sites' western boundary and Chrysanthy Boulevard that bisects the Plan Area and provides an east-west connection between Sunrise Boulevard and Grant Line Road, two major arterial streets (6-lane roadways).

Construction of the Plan Area street system, including the internal streets, will occur in a timely and coordinated manner. Street improvements will be phased according to the phasing plan and specifications contained within the TRSPA Development Agreement. The Development Agreement will define the financing and implementation of the projects phased circulation system. A total of 2.5 +/- miles of trails will be added connecting the site in the east -west and north-south direction.

The internal residential streets provide connections into and through, the TRSPA and connect residential neighborhoods with The Gateway Neighborhood, various planned park, open space facilities, and wetland features, thus allowing residents to travel within and throughout the Plan Area without traveling along the arterial roadways. Where necessary, pedestrian push buttons will be installed that will facilitate timely and safe pedestrian crossings.

The Ranch provides for non-vehicular transportation choices. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard, will provide public transit opportunities. The design of the TRSPA encourages the use of public transit by locating denser residential development close to the future transit stop, facilitating easy, walkable access.

Traffic-calming street design features, such as narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii, are provided on a minimum of 50% of streets.

Additionally, The Ranch SPA provides a varied network of both on- and off-street pedestrian pathways and trails allowing for safe and convenient non-vehicular travel throughout the Plan Area. All minor arterial streets have Class II bike lanes striped on the street. Large street trees are provided next to sidewalks, creating a shaded street environment for pedestrians. Pedestrian and bike trail facilities are located within the TRSPA along the Wetland Preserve as well as within the Open Space Parkway (Power Line Corridor) that facilitates a continuous off-street connection from Rancho Cordova Parkway through to eastern project boundary.

Exhibit 19: Overall Circulation Plan (Subject to change)

* General locations shown. Final location will be determined at improvement plan stage.

3.8.2 Street Sections

The Ranch SPA identifies the basic framework and hierarchy of roadways and establishes the primary circulation system that feeds, defines and connects the Plan Area. Streets within the SPA are classified based on their functional requirements and their relative importance in serving the neighborhoods and establishing the character of the project.

Minor Arterial Streets

Minor Arterial streets within the SPA include Rancho Cordova Parkway, Chrysanthy Boulevard and North Campus Road.

Exhibit 20: Rancho Cordova Parkway Minor Arterial Street Section

These streets are design for less than 32,500 average daily trips (ADT) with a speed limit of 35 to 45 mph. These 4-lane facilities are generally comprised the following components:

- 74' right-of-way
- 14' landscaped median and 15' to 25' landscape corridors
- Two travel lanes (12' and 11') in each direction
- 6.5' striped bike lane (to Face of Curb)
- 3' vertical curb & gutter with 7' Sidewalk
- Parking is not permitted
- 10' Left Turn Lanes (not pictured)
- Attached sidewalk along preserve boundaries

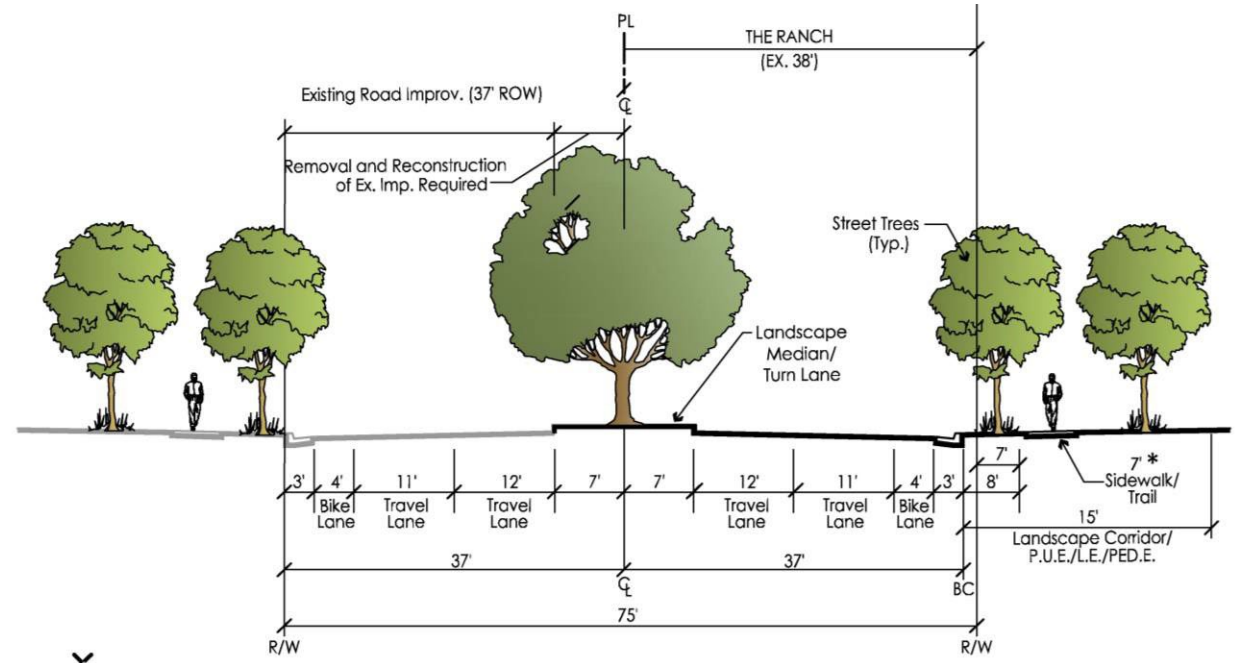
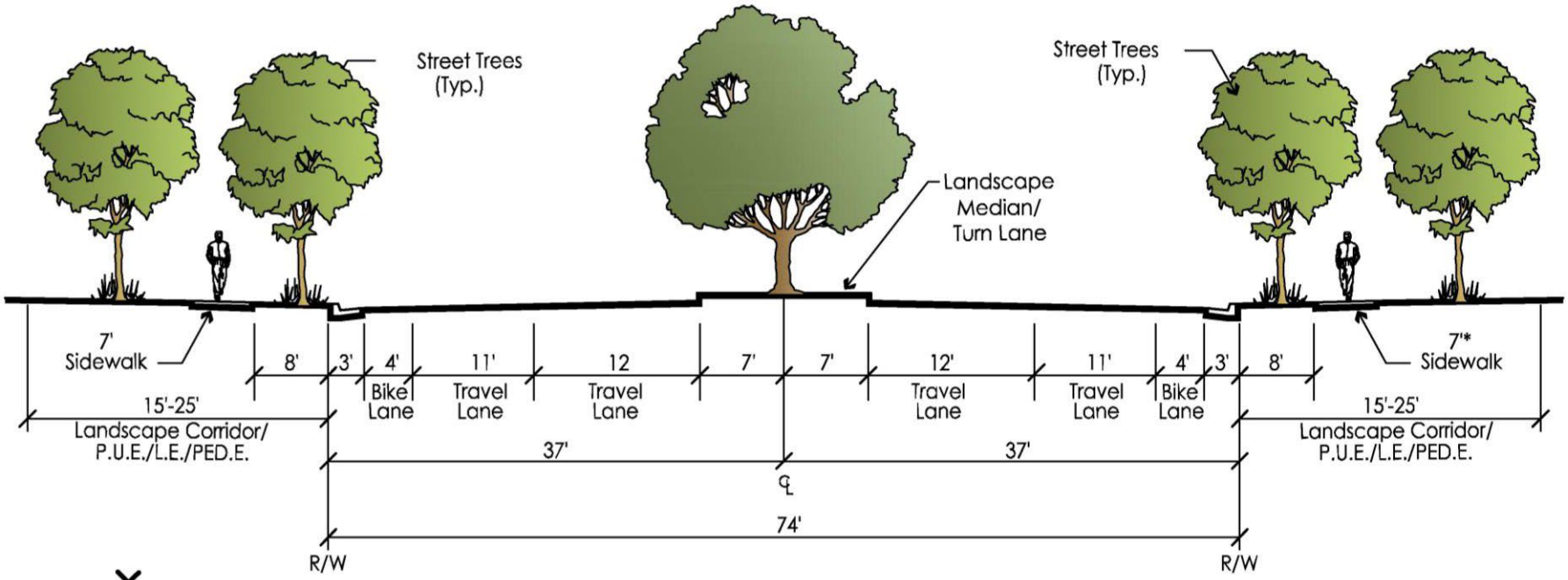


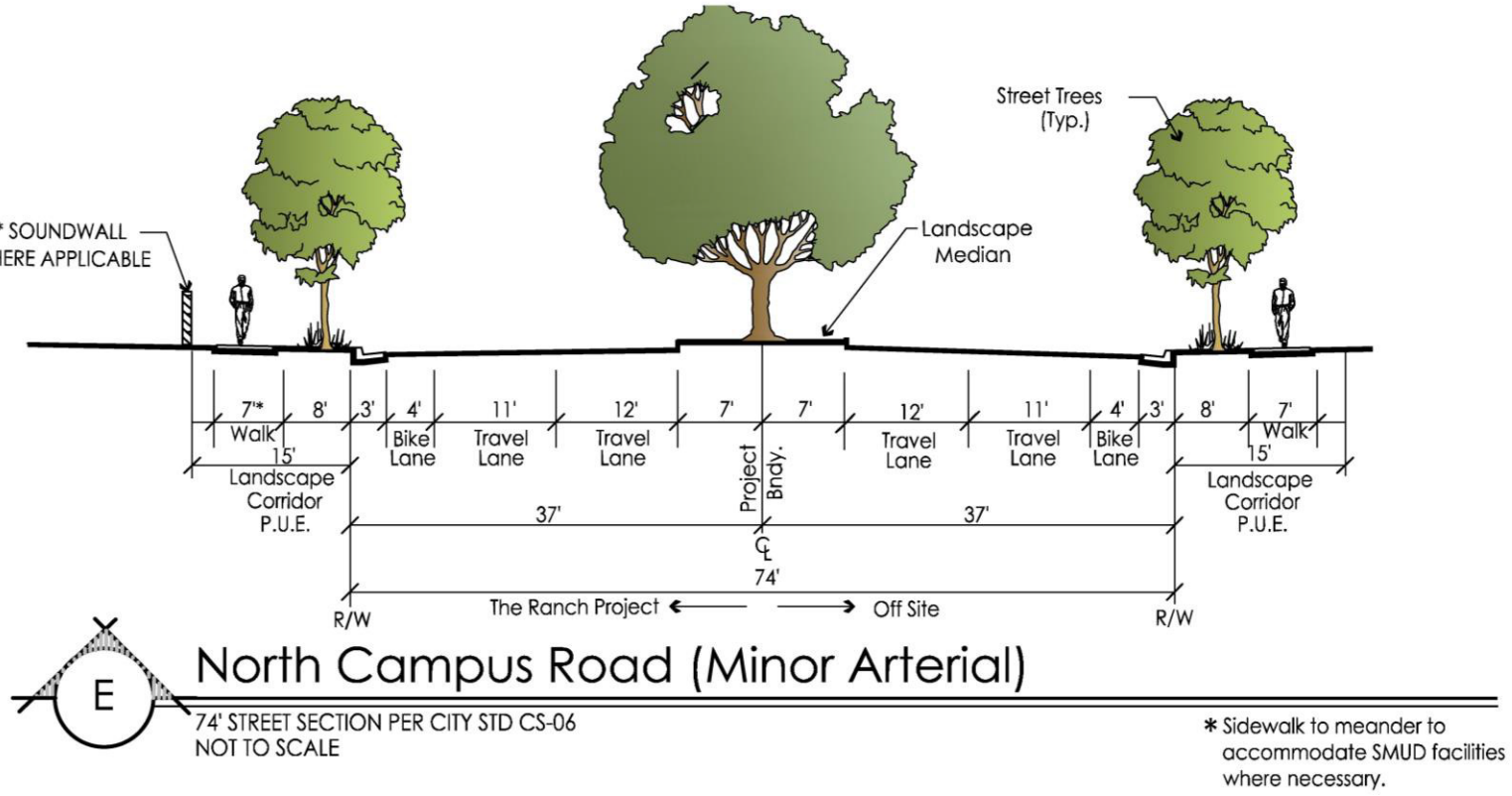
Exhibit 21: Chrysanthy Boulevard Minor Arterial Street Section



North Campus Road – Modified Minor Arterial

North Campus Road is a modified minor arterial street within the SPA which serves as a residential collector on the project's southern boundary.

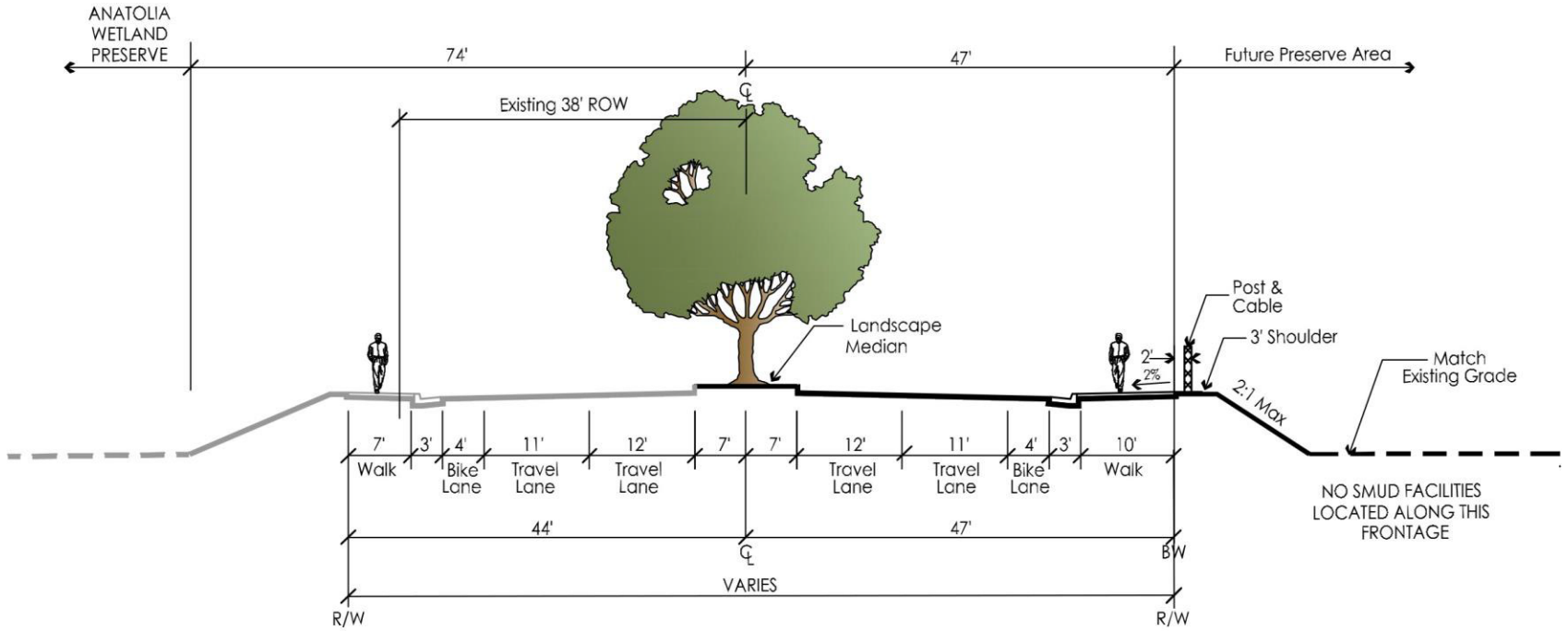
Exhibit 22: North Campus Road



Modified Minor Arterial Street

Modified Minor arterial streets within the TRSPA include Rancho Cordova Parkway adjacent to the Wetland Preserve, and Chrysanthy Boulevard at the crossing of the Wetland Preserve and protected area. These modified arterial sections have been designed to conform to SSHCP standards and to minimize impacts to the preserve area while maintaining bicycle and pedestrian connections at these key locations. In both cases, the 25' landscape corridor is removed and the sidewalk transitions to a 10' attached walk.

Exhibit 23: Rancho Cordova Parkway Modified Minor Arterial Street

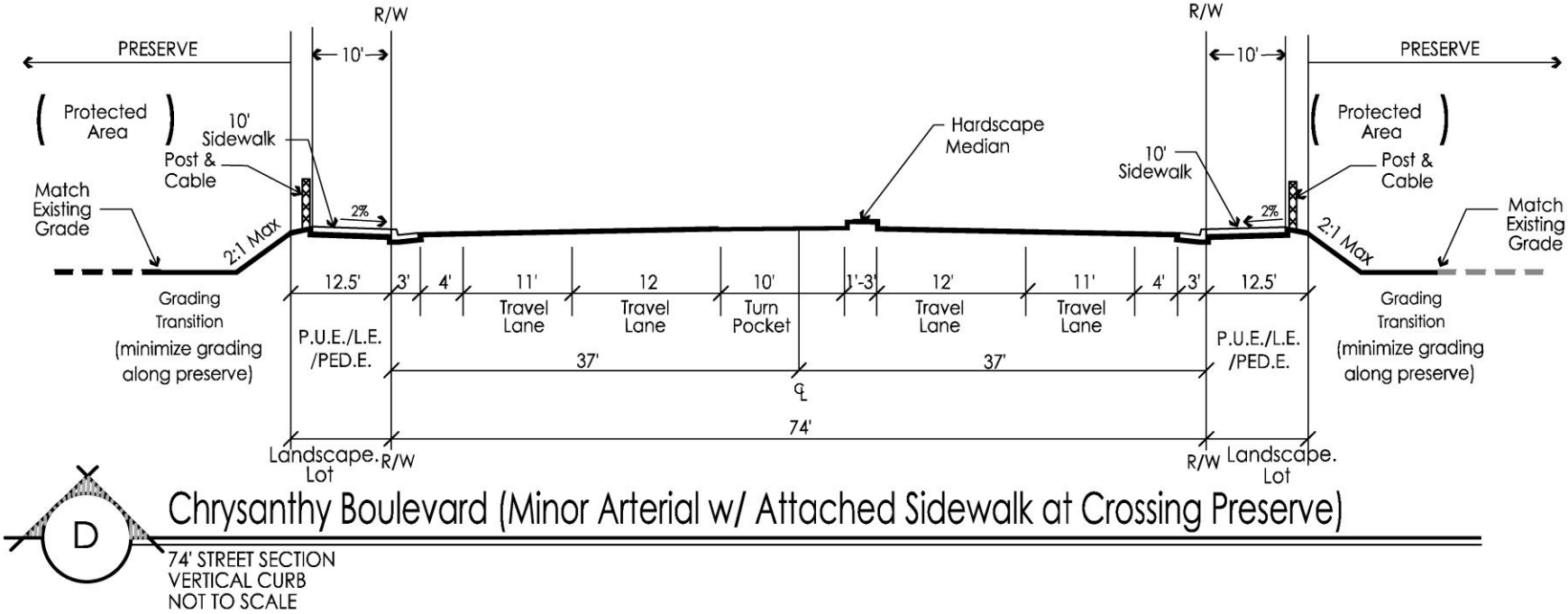


A

Rancho Cordova Parkway (Modified Minor Arterial)

STREET SECTION - WIDTH VARIES
VERTICAL CURB

Exhibit 24: Chrysanthy Boulevard Modified Minor Arterial Street



D

Chrysanthy Boulevard (Minor Arterial w/ Attached Sidewalk at Crossing Preserve)

74' STREET SECTION
VERTICAL CURB
NOT TO SCALE

Standard Residential Streets

Standard residential streets within the SPA serve as primary circulation within a neighborhood. This designation includes a modified residential street section for major entries only in which parking is prohibited and a median is added. These streets are design for less than 7,000 ADT with a speed limit of 25 mph. Generally, these 2-lane facilities are comprised of the following components:

- 43' right-of-way (typical); 53' right-of-way at entry
- 9' travel lane in each direction
- 7' parking (typical); no parking at entry
- 5' attached sidewalk
- No striping required
- Vertical curb along community park

Exhibit 25: Standard Residential Street

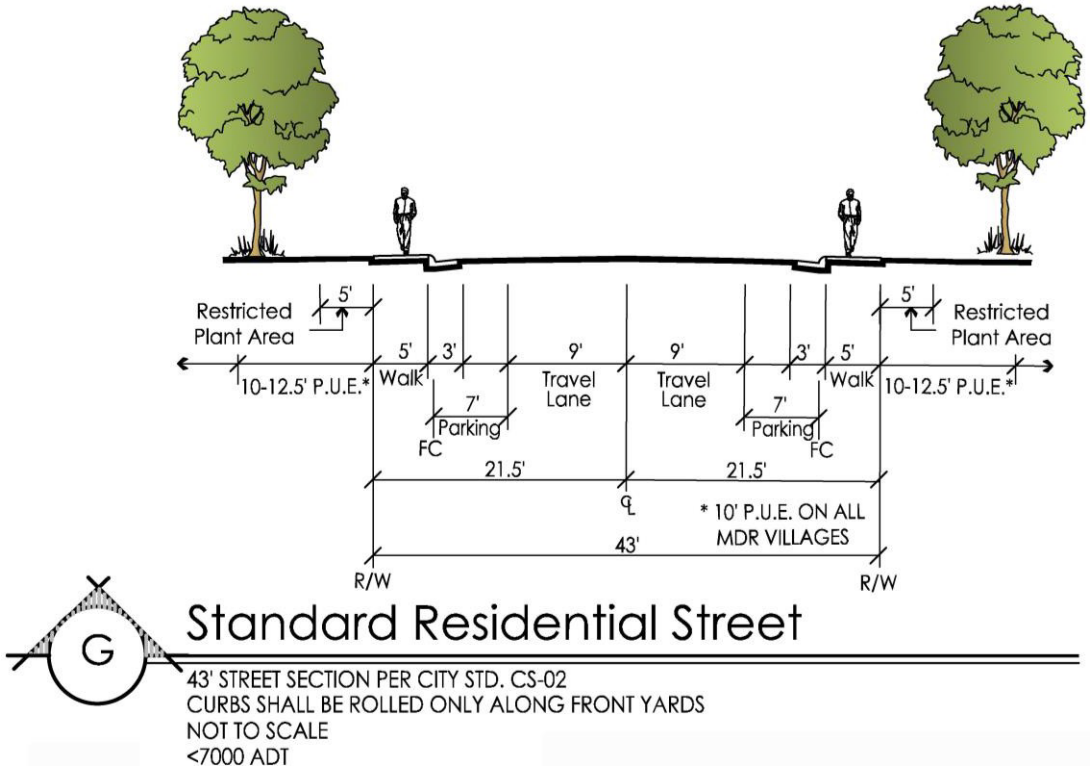
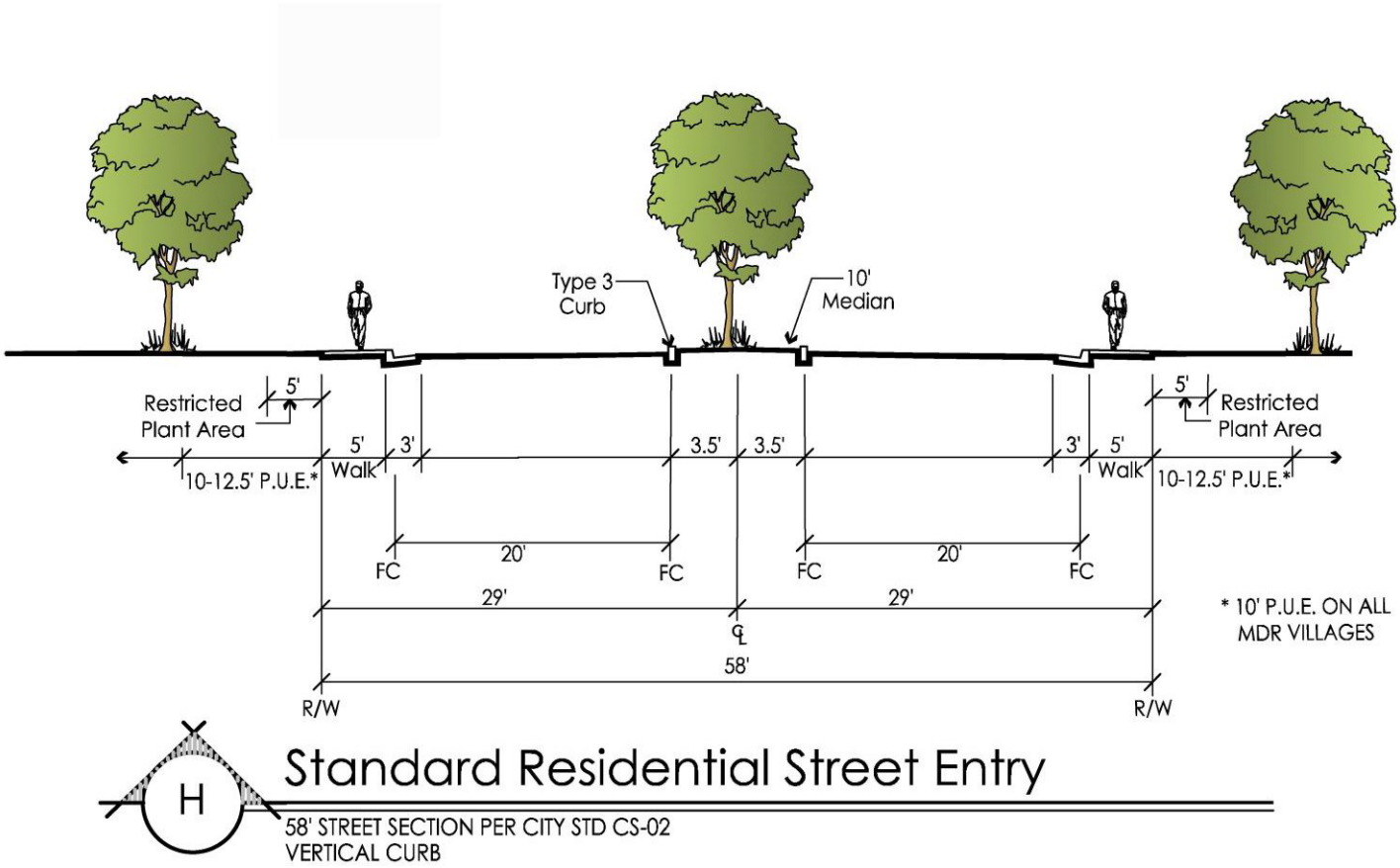


Exhibit 26: Modified Residential Street Section at Entry

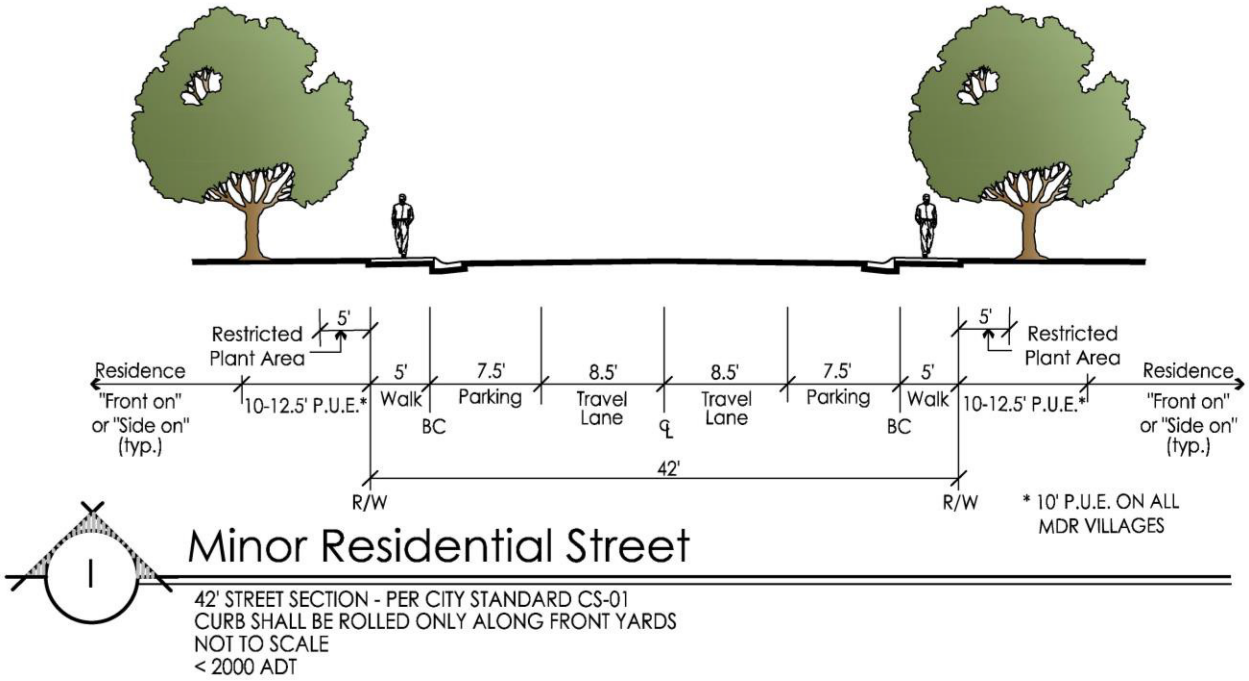


Minor Residential Streets

Minor residential streets within the TRSPA serve as local connector streets within the individual neighborhoods and are consistent with City Standard (CS-01). These streets are designed to carry low volumes of local traffic (less than 2,000 ADT). These 2-lane facilities comprise the following components:

- 42' right-of-way
- Two 8.5' travel lane in each direction
- 7' parking, including rolled curb & gutter (to Face of Curb)
- 5' attached sidewalk
- Parking is permitted
- Vertical curbs should be installed along parks and residential frontages for alley loaded homes.

Exhibit 27: Minor Residential Street Sections



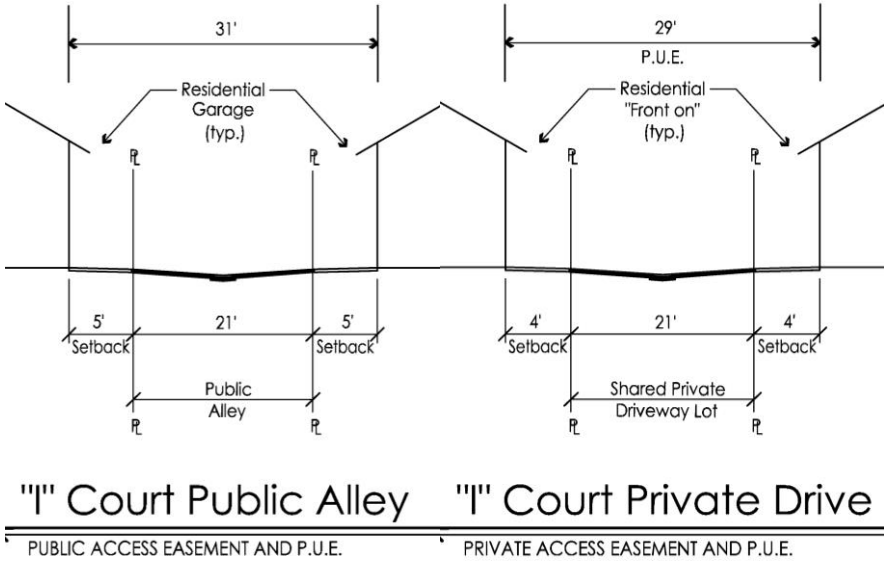
Public and Private Alleys

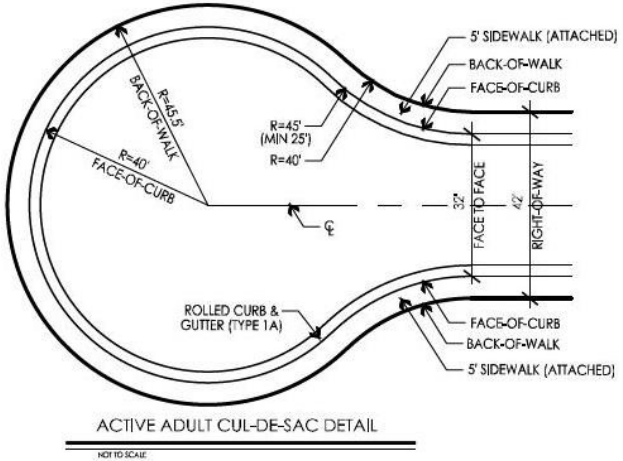
Private drives within the SPA serve residential units as a shared private driveway within the Four Seasons Neighborhood. These private drives provide access to multiple homes off this shared facility. This clustered configuration of homes minimizes garages and driveways in front yards of small lot detached residential units and eliminates 'garage-dominant' architecture. Private drives carry only the traffic from the residences that they serve and will be privately maintained as part of a Home Owners Association (HOA).

These 2-lane facilities comprise the following components:

- 21' wide pavement width
- No sidewalks
- Parking is not permitted

Exhibit 28: Public and Private Alleys





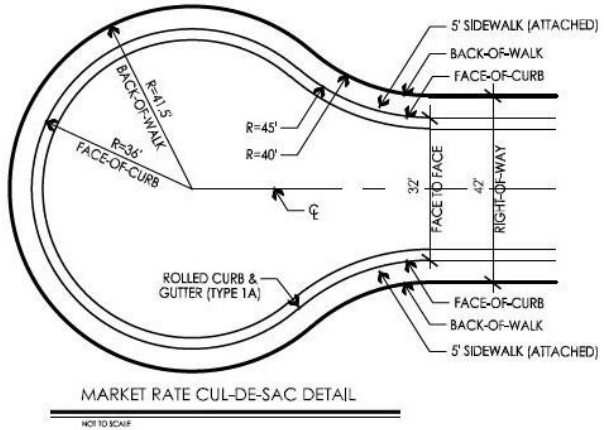


Exhibit 29: Typical Cul-de-Sac Bulbs

3.8.3 Trail Network

The trail network will create a citywide network with regional connections, allowing convenient and safe access to all pathways. The trail network, located throughout The Ranch Plan Area, is a key defining factor of the community. Trails encourage alternate transportation choices, like walking and biking, and limit the need for the conventional automobile. Trailheads orient residents to trail connections within the residential community and provide a unique sense of place integrating the natural and built environment. Proposed Trails provide opportunities for both active nodes and passive outlook areas, including benches, and pet waste stations, at these major trailhead locations. All trail improvements must be consistent with the South Sacramento Habitat Conservation Plan which governs this area. A total of 2.5+/- miles of trails will be added to the proposed site.

Within the SPA, trails are located along the expansive Wetland Preserve and a Class I Bike Trail is located within the Open Space Power Line Corridor. (Exhibit 30: Trail Map)

Nature Trails (Exhibit 31: Nature Trail Section)
Adjacent to the Wetland Preserve, there is a nature trail on the south side of Chrysanthy Boulevard, and on the north side of Chrysanthy Boulevard adjacent to the Four Seasons Neighborhood. These trails will consist of a 10' wide permeable and non-permeable trails with 2' shoulders. Proposed Trails will be located within a 50' buffer zone adjacent to the wetland preserve. The setback area will have natural vegetation and have minimal grading alteration incidental to grading transition from adjacent homes and necessary drainage. A 4' post and cable fence will separate the trail area from the remainder of the setback.

Class I Trail (Exhibit 32: Class I Trail Section)
Within the Open Space Parkway (Power Line Corridor) the trail section itself will be similar: 10' wide asphalt trail with 2' native shoulders on either side. However, it will occur in quite a different setting. A community-wide amenity, the Open Space Parkway will consist of an existing 275' wide power line easement providing access from the northern property boundary down to the Wetland Preserve south of Chrysanthy Boulevard. A 300' wide Community Park is proposed next to the Parkway located centrally within Parkview to create a premier parkland feature. The Open Space Parkway, and adjacent parklands, offer direct pedestrian connectivity throughout the Plan Area to other areas of the Sunrise Douglas Community Plan. The area will have native vegetation and limited landscaping incidental to community park amenities. This Class I trail provides a great opportunity to connect with other Class I trails, both existing and planned, in the area and in the greater City of Rancho Cordova community as identified in the City's Pedestrian Master Plan.

Trail Head (Exhibit 30: Trail map)
Meeting areas, benches, signs, pet waste stations, and landscaping will be located at every trail head. Trail head will be located at major pedestrian access points shown in exhibit 30.

Exhibit 30: Trail Map (Subject to change)

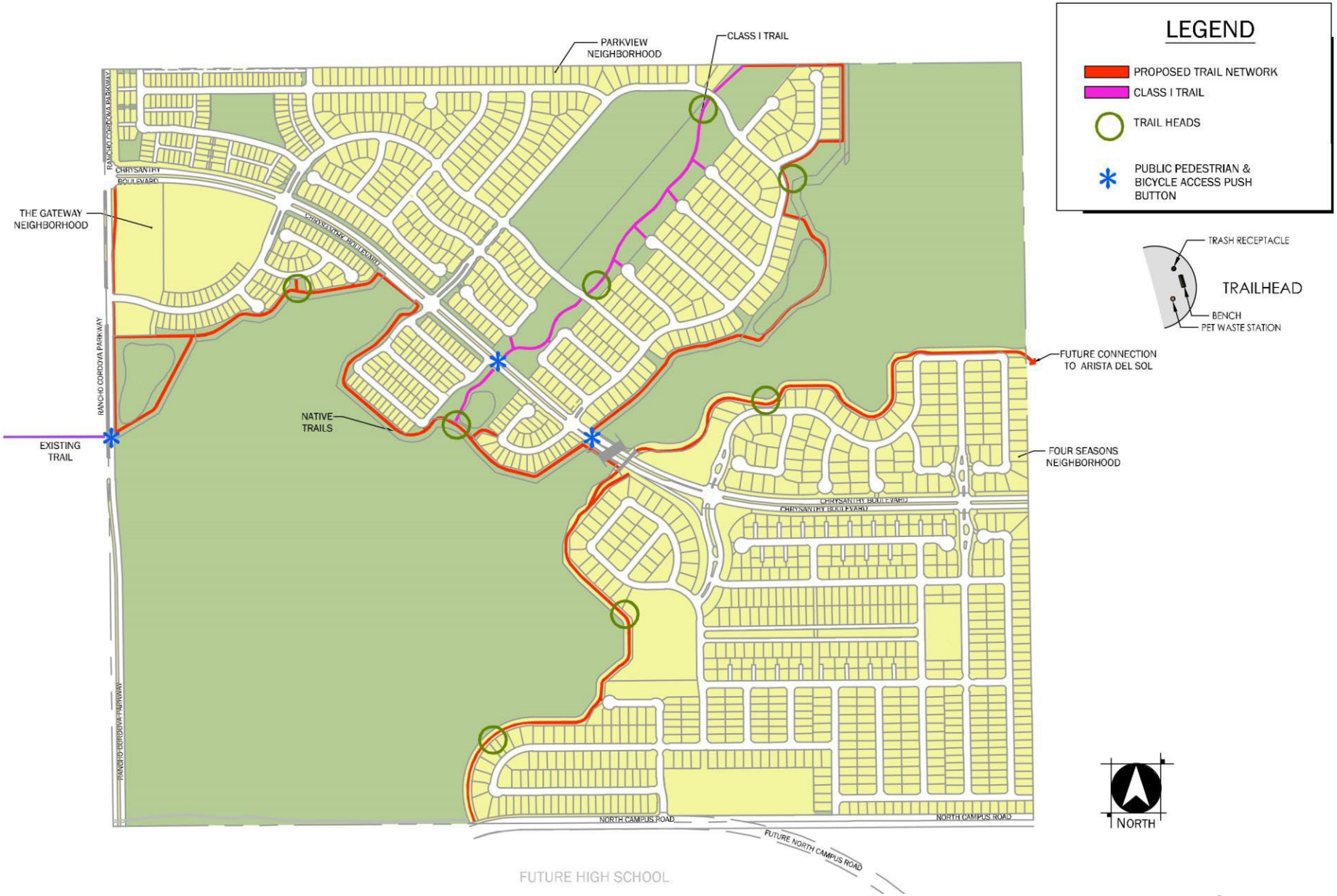


Exhibit 31: Nature Trail Section

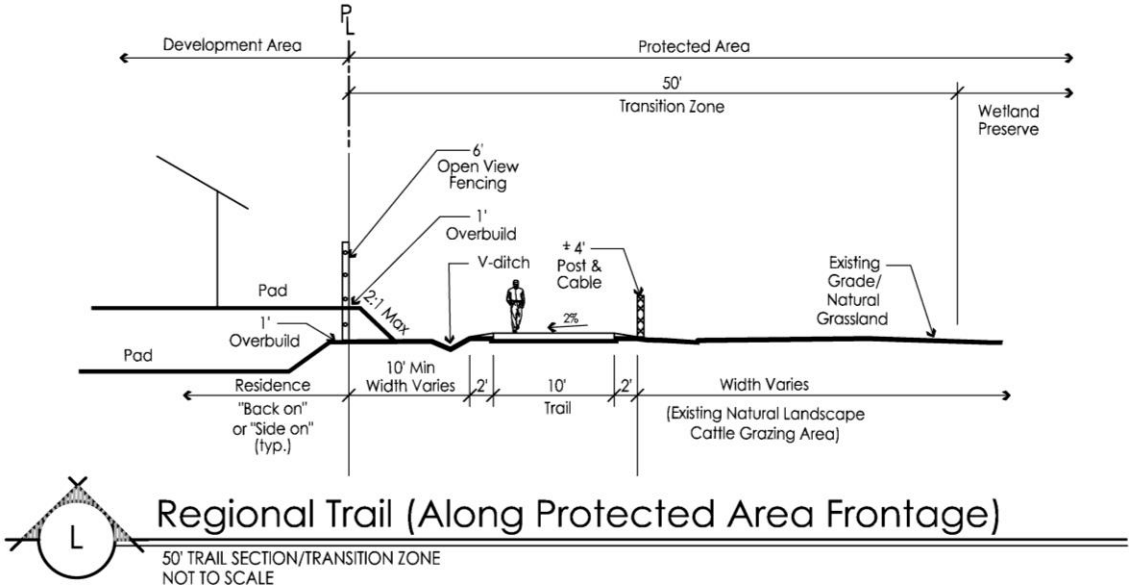
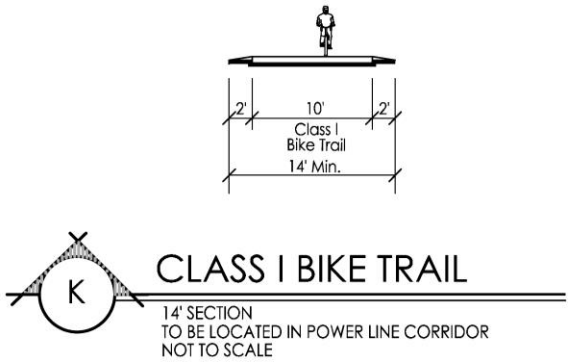


Exhibit 32: Class I Trail Section



3.9 PARKS + OPEN SPACE DESIGN PROGRAM

3.9.1 Overall Park + Open Space Plan

The Ranch Overall Park and Open Space Plan provides a variety of recreation opportunities, including active Community park, Neighborhood Park, passive parks, and open spaces within the Plan Area. The system of parks and open space will create a cohesive outdoor environment that complements the surrounding neighborhood form, playing an integral role in shaping the community as a whole. Proposed parks are located throughout the Plan Area, linked by residential streets, trails, and enhanced open space connections. The parks and open space system will greatly enhance the visual nature, quality of life, housing desirability, and the overall community image.

The Overall Parks and Open Space Plan is divided into two park programs: Public and Private. Within The Gateway and Parkview Neighborhoods a 10.8-acre public park combined with the adjacent Open Space Parkway will accommodate a premier park program, several detention basins as well as off-street Class I bicycle and pedestrian trail. This Corridor trends generally in a northeast-southwest orientation and provides community-wide open space. The community park consists of two regulation size soccer fields to be owned and maintained by Cordova Recreation & Park District. Public open space is generally owned and maintained by the City of Rancho Cordova.

The Four Seasons Neighborhood provides parks and recreation. For residents of this neighborhood this system of private amenities includes a clubhouse, linear park, community garden and off-street paths which create a looped walking network. These Four Seasons amenities will be privately owned and maintained as part of a Home Owners Association (HOA).

The Plan Area also includes a large Wetland Preserve that will be maintained in perpetuity for the preservation of threatened and/or endangered species. A trail around the Wetland Preserve will incorporate interpretive signage regarding the Wetland Preserve's special site characteristics, plant and animal inhabitants and on-going maintenance efforts.

Bicycle Facilities

Bicycle facilities shall be incorporated into each phase of The Ranch. The bicycle facilities and features shall include bicycle parking facilities for the multifamily, parks, recreation, and commercial uses, and may include bicycle lockers, showers for employment-generating uses, or bicycle-related signage.

Parkland Dedication

The Ranch public and private parks within the Plan Area contribute to the required parkland dedication. As outlined in the City's General Plan, 'All new residential development is required by the State to dedicate parkland at a rate determined by the land authority. The City of Rancho Cordova requires a rate of five acres per 1,000 population. In addition, the City of Rancho Cordova requires open space dedication at a rate of one acre per 1,000 population.' Table 5 outlines the required and provided parkland dedication.

Lighting Standards

A lighting plan shall be prepared prior to the approval of any improvement plans or building permits for park facilities. The lighting plan shall demonstrate that the lighting systems have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. The lighting plan shall include the following:

- Design of site lighting and exterior building light fixtures to reduce the effects of light pollution and glare from glass and metal surfaces;
- Lighting shall be directed downward, and light fixtures shall be shielded to reduce upward and spillover lighting;
- Where it is not feasible to fully shield light fixtures from light pollution, such as the sports field lights, the sports fields shall be located as to minimize the effect of lighting on nearby residential uses and the lighting shall be directed downward, be of the minimum wattage and height suitable for illuminating the playing surfaces and immediately surrounding areas, and shall be shielded and hooded to prevent light trespass outside of the park boundary and any adjacent roadway and to minimize any backscatter to the night sky.
- Lighting for each playfield, parking area, and structure shall have control boxes that allow operation of specific areas of lighting in order to only illuminate the field(s) and parking area(s) in use at any given time.
- Lights shall be turned off when the fields, parking areas, and structures are not in use.
- Parking lot lights added within the powerline easement east of the Community Park shall not be installed until the poles and fixtures have been reviewed and approved by easement holder. (PG&E or SMUD)

These requirements shall be noted on the project improvement plans.

Table 5: Parkland Dedication

QUIMBY DEDICATION					
Designation	**Units**	**PPF**	**Required dedicaton**	**Location**	**Proposed dedication**
Market Rate					
SFR	732	2.95	10.80	Community Park	10.78
				Neigborhood Park	2.19
MFR	215	1.54	1.66	25% Park Parking lots	0.2575
Active Adult					
AA SFR	705	2	7.05	Rec Center	4.62
AA MFR	38	1.04	0.1976	Linear Park	1.4
				Community Garden	1.58
Totals	**1690**		**19.70**		**20.8275**

CITY OPEN SPACE DEDICATION					
Designation	**Units**	**PPF**	**Required dedicaton**	**Location**	**Proposed dedication**
Market Rate					
SFR	732	2.95	2.16	25% Lot R	1.965
MFR	215	1.54	0.33	Lot U	1.21
				25% Lot S	0.7275
				25% Lot I	0.5725
				25% Lot Q	0.5625
Active Adult					
SFR	705	2	1.41		
Senior MFR	38	1.04	0.04		
Totals	**1690**		**3.94**		**5.0375**

The following pages illustrate the overall parks and open space plan including individual conceptual park plans, landscape standards and monumentation.

Exhibit 33: Overall Parks + Open Space System
(Subject to change)

3.9.2 Conceptual Park + Open Space Program

The park designs and programs for uses shown in this section are conceptual in nature and are subject to further design refinements. For purposes of this handbook, the park plans/ and programs are separated and listed by neighborhood, as previously identified in this handbook, and described in detail on the following pages.
Concept only. Layout is subject to change.

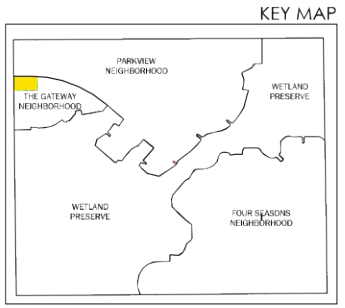
The Gateway Neighborhood

The Gateway Neighborhood represents the public front door to the community and marks one's arrival to The Ranch SPA. As such, prominent community entry feature and plaza are planned for the intersection of Ranch Cordova Parkway and Chrysanthy Boulevard. Refer to Section 3.7.4, Signage + Monumentation, for more detail on the community entries.

In addition, this neighborhood also provides opportunity for residential and retail-service uses to interface by providing a parks or plaza to orient the neighborhood, creating a focal meeting area and community gathering space. The plaza is envisioned to have a formal, urban design yet provide passive-use recreational spaces.

PARKS PROGRAM
Linear connection to town center
Plaza at village end with water fountain
Raised planters with minor turf berms
Linear turf parkway strip
Landscaped transition to higher density homes
Site amenities: benches, trash receptacles, drinking fountains

Exhibit 34: The Gateway Neighborhood Plaza Concept



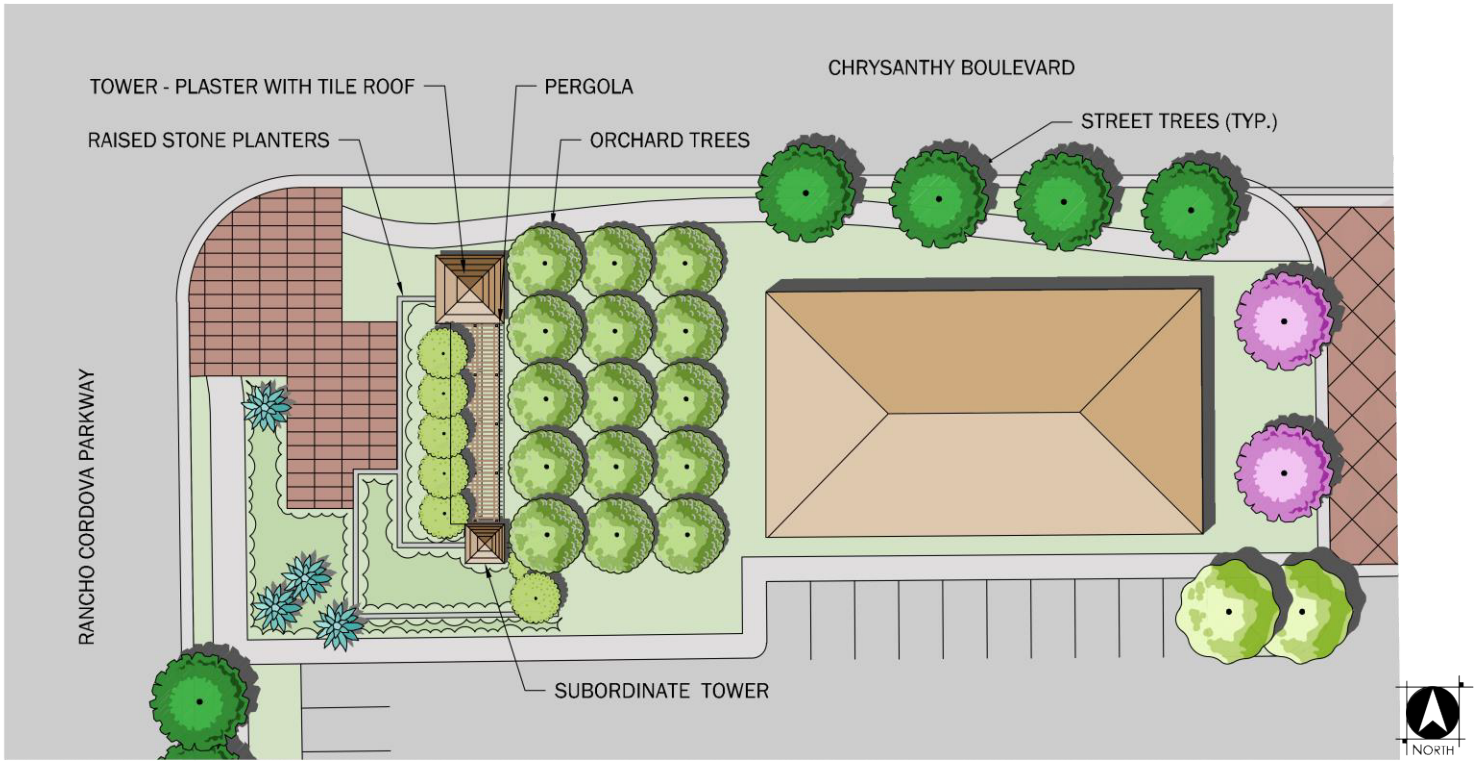
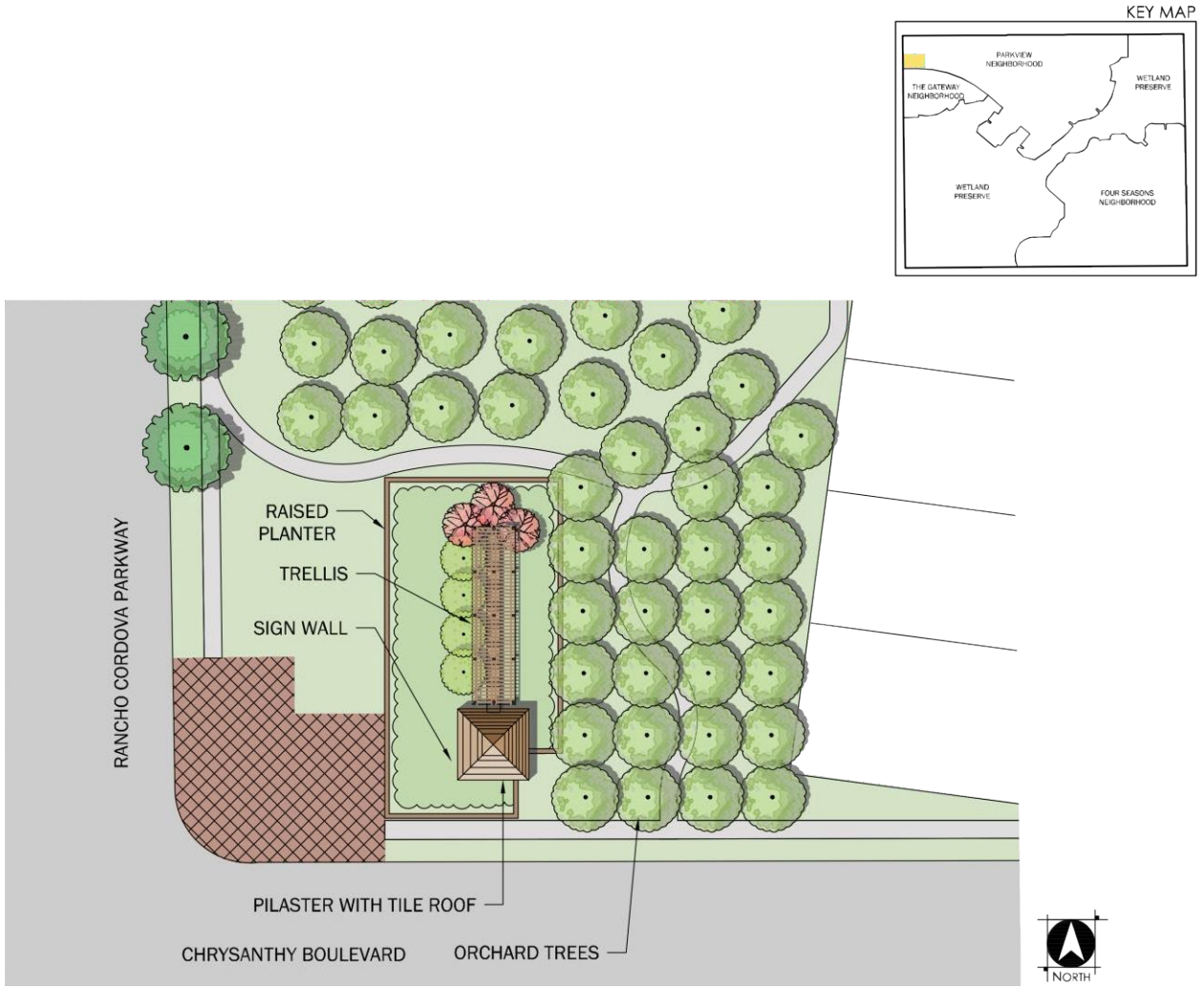


Exhibit 35: The Parkview Neighborhood Community Entry
Concept only. Layout is subject to change.



Parkview Neighborhood

This neighborhood is home to an 11-acre public community park, combined with the adjacent 8-acre open space parkway and a 2.1-acre neighborhood park. The parks serve the neighborhood and the community to provide active and passive recreational uses for the plan area. The community park is envisioned to have active recreation facilities. The open space in the adjacent power line corridor will be a natural, informal design.

The open space parkway consists of an existing 275' wide power line easement that provides Community-wide Open Space and offers direct pedestrian connectivity throughout the Plan Area and to other areas of the Sunrise Douglas Community Plan. Improvements include a Class I trail system consisting of a 10' wide asphalt or concrete trail with 2' gravel shoulders and will provide regional connectivity through the Plan Area.

The neighborhood park is envisioned to serve high density villages. The park will be an ideal location for a tot lot and will feature a basketball court available for all ages. The exact programing will be determined in collaboration with CRPD and local residents.

The park design elements within Parkview Neighborhood will be consistent with the architectural character of the surrounding neighborhood. The community park programing will be adjusted as needed to meet current trends and community needs when the design for the community park commences, consistent with the Cordova Recreation & Park District *Preliminary District-wide Facilities Distribution Plan* (June 2016). Final programming will be determined during the design phase of the community park.

The Programs for Uses and Conceptual designs are as follows.

COMMUNITY PARK PROGRAM

Two regulation-sized soccer fields, public restrooms, and other facilities typical to community parks such as children's play areas, picnic shelters and sports courts.

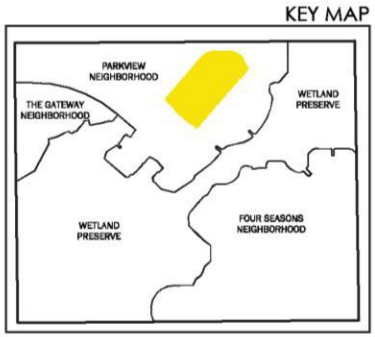
NEIGHBORHOOD PARK PROGRAM

Play structures, sports courts, picnic areas, shade structures, benches, tables, barbeque and trash cans.

PROGRAM FOR OTHER PARKS

Meandering, Class I Bike and Pedestrian Trail
Site amenities: dog stations, trash receptacles, drinking fountains
Surface parking for adjacent community park facility
Detention basin facilities

Exhibit 36: Parkview Conceptual Plan of Community Park



* Kite flying is prohibited in this area. Signs shall be posted to inform the public.

Exhibit 37: Parkview Conceptual Open Space Power Line Corridor
(Improved with drought tolerant plants and very limited turf area)

Four Seasons Neighborhood

This gated Neighborhood is home to a private recreation center, linear park, and community garden. The system of park amenities within this private community are meant to orient the neighborhood and provide focal meeting areas for community gatherings. The parks and open space system are envisioned to have a formal design and provide passive and active use recreational spaces.

The park design elements within the Four Seasons Neighborhood will be consistent with the architectural character of the surrounding neighborhood. The programs for uses and conceptual designs are as follows.

Four Seasons Parking

Parking on private streets within Four Seasons neighborhood on streets are allowed on one side only on streets up to 35 feet wide.

Table 6: Four Seasons Clubhouse & MFR Parking Requirements

Use	Area/Units	Rate	Parking
Clubhouse (approx. 19,000 sf)	19	2	38
AA MFR	38	0.5	19
AA MFR Guest	38	0.1	3.8
Total			**60.8**

ADA per building code

LINEAR PARK PROGRAM
Picnic trellis with enhanced paving and raised planter
Informal turf & grasses
Canopy shade trees
Meandering pathway
Site amenities: benches, trash receptacles & drinking fountains

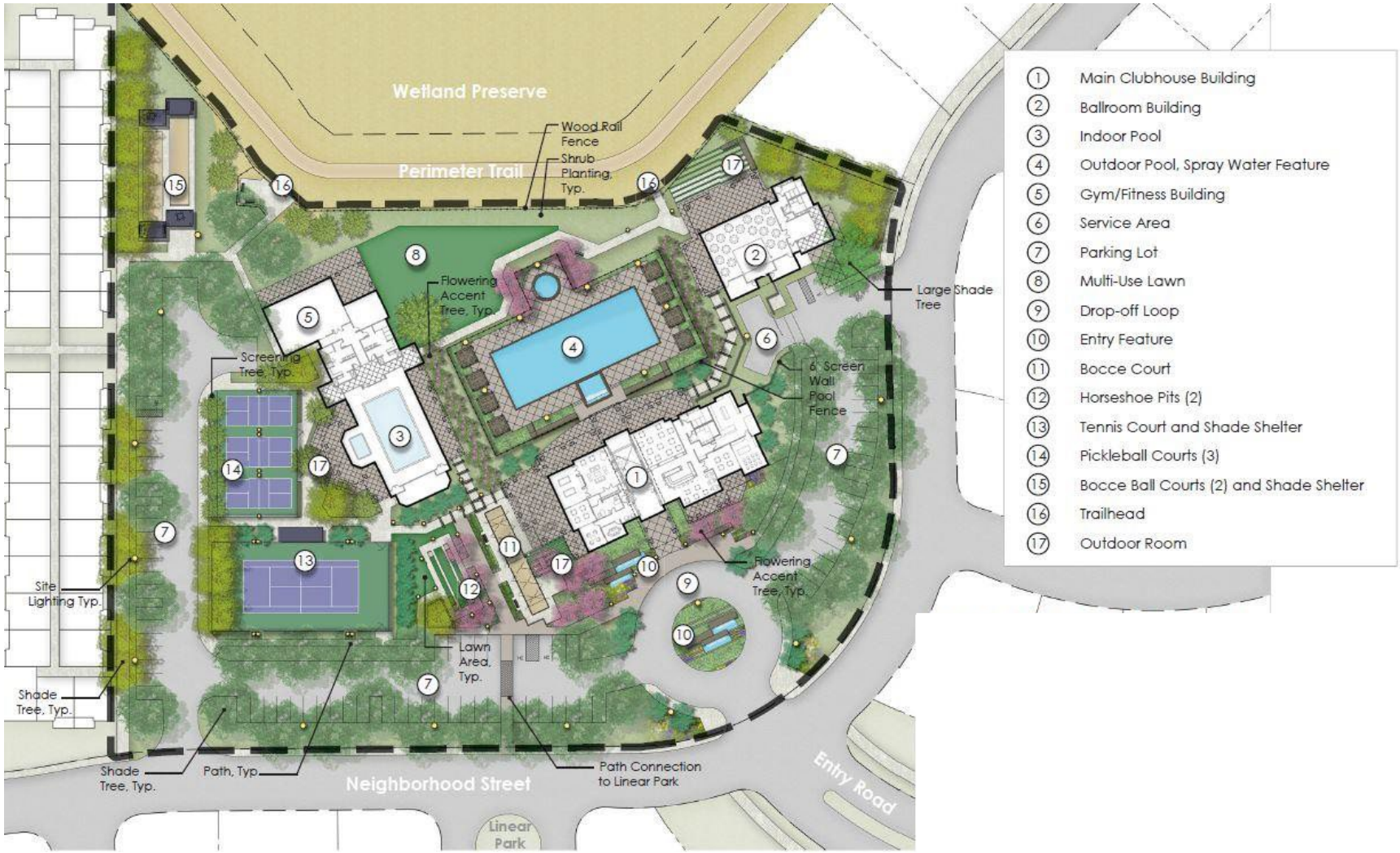
COMMUNITY GARDEN
Community garden plots
Picnic area with trellis
Raised bed planters
Site amenities: picnic tables, trash receptacles & drinking fountains

MAIN COMMUNITY ENTRY
Gates and guard house
Prominent entry monumentation
Landscaped median
Wide landscaped corridors with street trees
Water features
(Secondary entries will have understated gated entries.

RECREATION CENTER PROGRAM
Gym/Fitness/Showers/Lockers
Aerobics/Multipurpose Room
Ballroom/Assembly
Cards/Mojang Room/Billiard tables
Club Room
Bistro (w/Pro Kitchen)
Lounge/Bar
Kitchen Demonstration/Lounge/TV Events
Small Conference Room
HOA Office Suite
Staff Breakroom
IT Room
Fire Room(s)
Storage Room (Maintenance)
Pickleball Courts (At Least 4)
BBQ/Outdoor Kitchen Stations/Tables
Putting Green
Pool (s) and Spas
Shaded Structures
Fire Pits

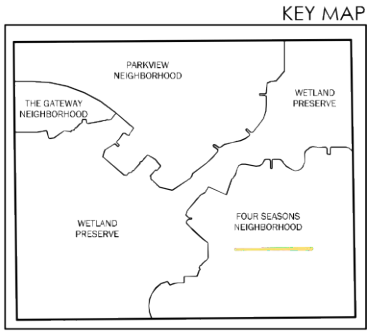
*The above program is subject to change

Exhibit 38: Four Seasons Recreation Center.



Note: Concept only. Site Plan is subject to change.

Exhibit 39: Four Seasons Linear Park Conceptual Plan
(Concept only, subject to change)



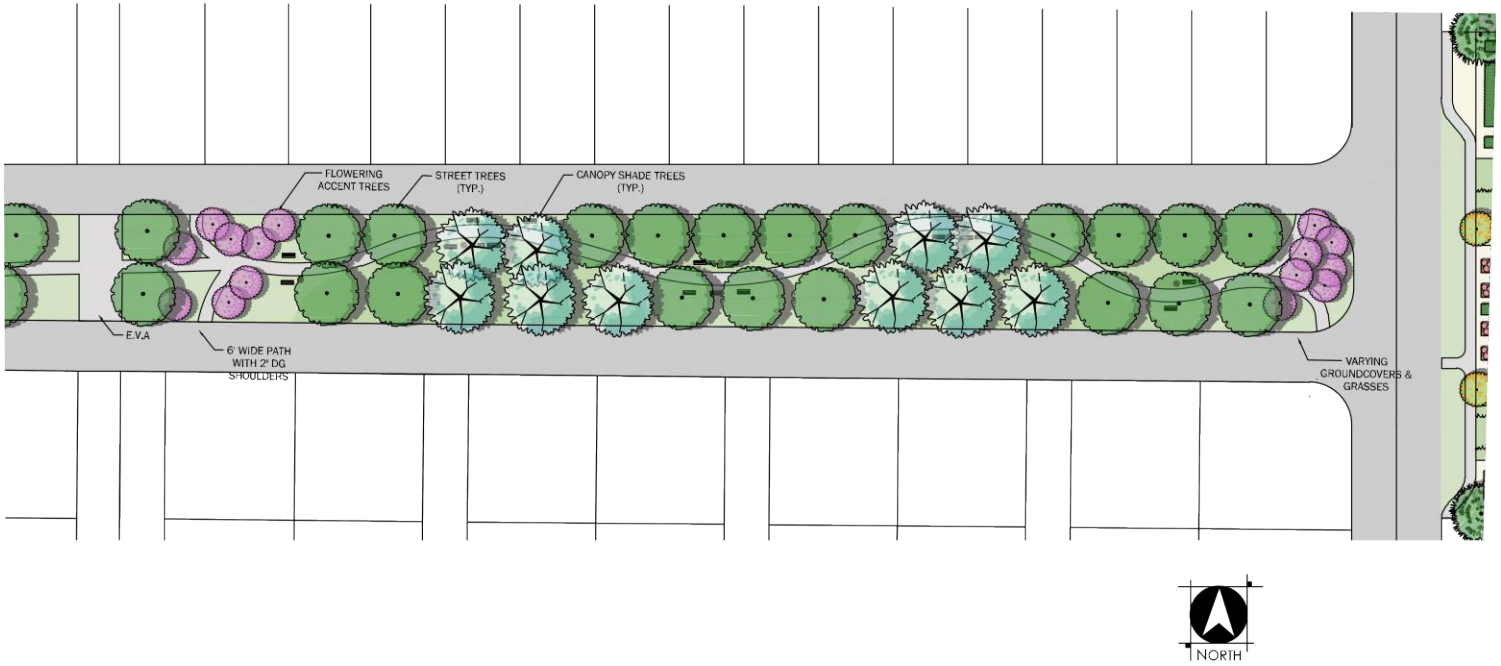
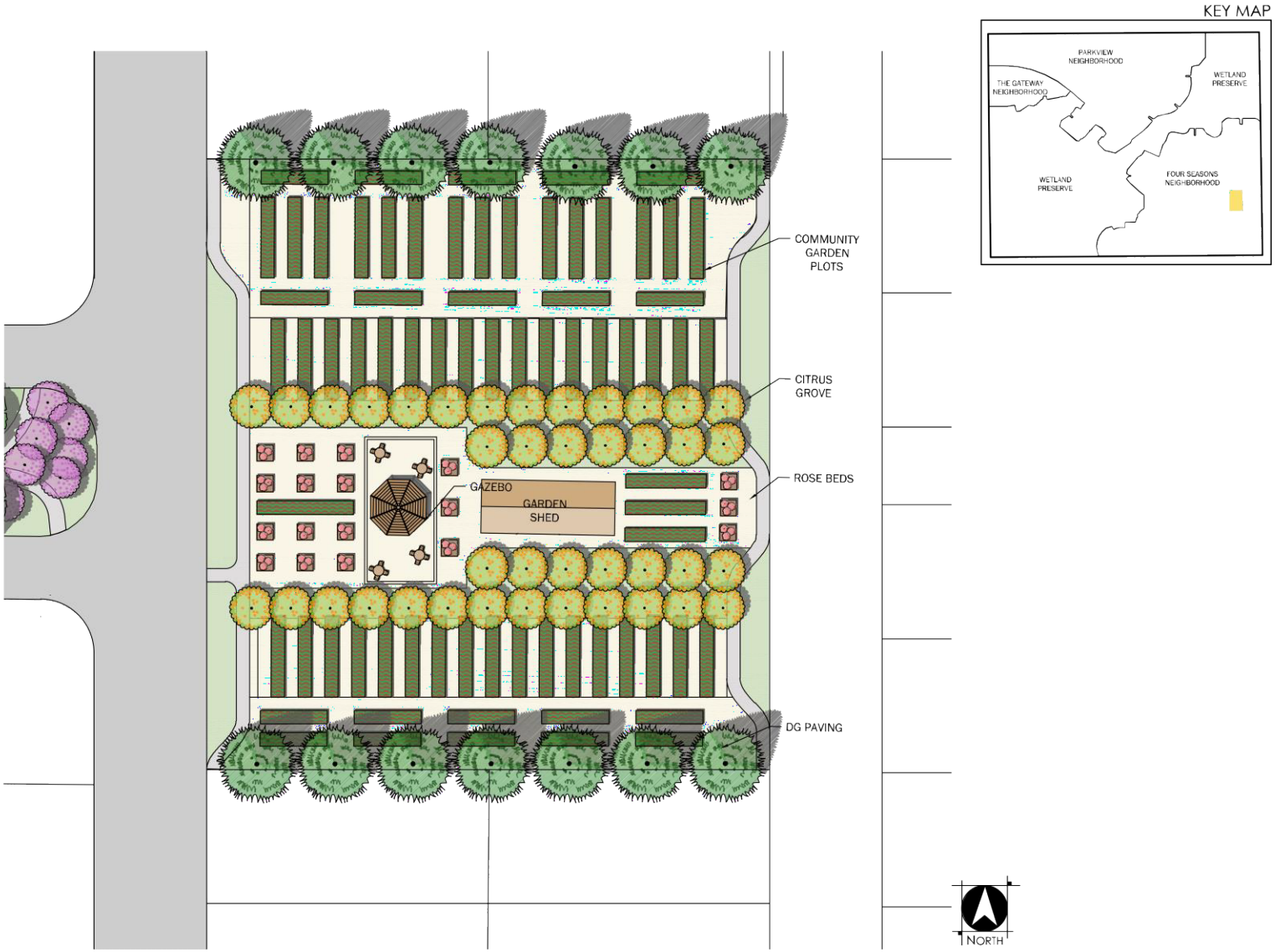


Exhibit 40: Four Seasons Community Garden Conceptual Plan (Concept only, subject to change).



3.9.3 Landscape Standards

The intent of the landscape design within each neighborhood is to provide continuity throughout the community. Landscaping guidelines specify standards for streetscapes and public spaces. Using deciduous and evergreen plant material, year-round interest will be given to the site with an evenly layered plant design. This layered plant design helps to frame views and highlight special features and can also screen or diminish adverse views and utilities.

The streetscape within The Ranch community is unified through a consistent palette of ground cover, shrubs, and street trees. A minimum of 2,240 new trees will be included in the project, as street trees and trees included in the parks and landscaping areas. The street trees create a canopy along all public streets to increase the aesthetics of the neighborhood while providing shade and a walkable environment. All street trees should be a minimum of 15 gallons in size at the time of planting and centered in the parkway strip or behind the sidewalk in a few locations where there is an attached sidewalk. A mix of evergreen and deciduous trees is encouraged as primary and accent tree options.

The landscaping of public spaces should be carefully considered to attract visitors. Trees with a consistent canopy should be used in areas where shade is desirable especially along the walking path along the roadways. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop to pedestrian activities.

The following landscape guidelines and standards apply to the community:

- Landscaping should be used to define outdoor spaces, softening and complementing structures
- Provide landscaping to screen parking, loading, storage and equipment areas
- Provide landscaping to shade and enhance the streetscape, parking areas, and outdoor gathering places
- Detention facilities should be planted to create the appearance of natural vegetation, with careful consideration of plant selection to ensure survival and compatibility of a proper functioning drainage system; and,
- Landscape should be drought tolerant.

Plant Palette

Refer to the Cordova Recreation & Park District *Design & Construction Standard Manual* (June 2015) for preferred trees, shrubs and groundcover. A minimum of 50% of trees and vegetation on each lot shall be drought-resistant. Additional trees and plants may be utilized with administrative review.

Turf Area

Turf for residential uses shall be at least 70% less than the maximum allowed turf area.

Irrigation

All irrigation shall use water-efficient irrigation systems that include automatic rain shut-off, maximum gallon per minute restriction, and WiFi connectivity features.

Public Art

Public art is encouraged and may be incorporated into public community spaces such as urban plazas and parks.

Fencing

Open view fence shall be installed along all lots backing to the preserve and open space lots. The fences will be wrought iron (or similar material), as seen in exhibit 41. Good neighbor fences will be installed on side property lines adjacent to open space lots and paseos. Please see exhibit 42.

3.9.4 Signage, Entry Monumentation, and Walls

Entry features and monumentation create an identity or "sense of place" for a community. Entries provide a rhythm to the streetscape, acting as a defining element that reinforces the overall architectural and landscape design theme. Both Primary and Secondary monumentation and associated signage are envisioned for The Ranch. To follow, are examples of primary and secondary monuments which may be found throughout the community.

The Primary Entry to the community is Located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. The entry feature at this major intersection is a combination of plant material, hardscape elements, decorative structures and paving, and signage (Exhibit 46).

Gates and a guard house are located at the main entrance to the Active Adult neighborhoods at Chrysanthy Boulevard (Exhibit 49). All other Active Adult entries will be scaled down and recessed from Chrysanthy Blvd. Secondary entries are designed to have a similar feel as the rest of The Ranch community, including a combination of plant material, hardscape elements, paving, and signage.

The following guidelines and standards apply to entry features and monumentation:

- Neighborhood identification signage or thematic logos may be incorporated into pilasters or low walls
- Entry street corners may incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters and pedestrian gateways
- Groupings of evergreen or deciduous flowering trees shall be used to highlight each entry
- Thematic landscaping material consistent with Plant Palette, will set the tone for the community
- Must not interfere with vehicular sight lines

Exhibit 41: Open View Fencing

Exhibit 42: Good Neighbor/Privacy Fencing

Walls and fences are intended to provide screening and buffering between different land uses, to define the edges of roadways and public landscape, and to provide privacy and security for private homes. Masonry sound and safety walls are provided along the edges of the primary roadways. (Exhibit 43) These walls also provide for the entry and signage that are described in this section. Enhanced fencing is provided along the main entry drives within the project (along the enhanced landscape pedestrian walks), and lot line fencing between homes.

Exhibit 43: Example of wall detailing (preliminary design, subject to change)

Exhibit 44: Primary Entry (Rendering - Preliminary design, subject to change)

Exhibit 45: Examples of Primary Community Entry Monumentation

Exhibit 46: Community Entry Monumentation.

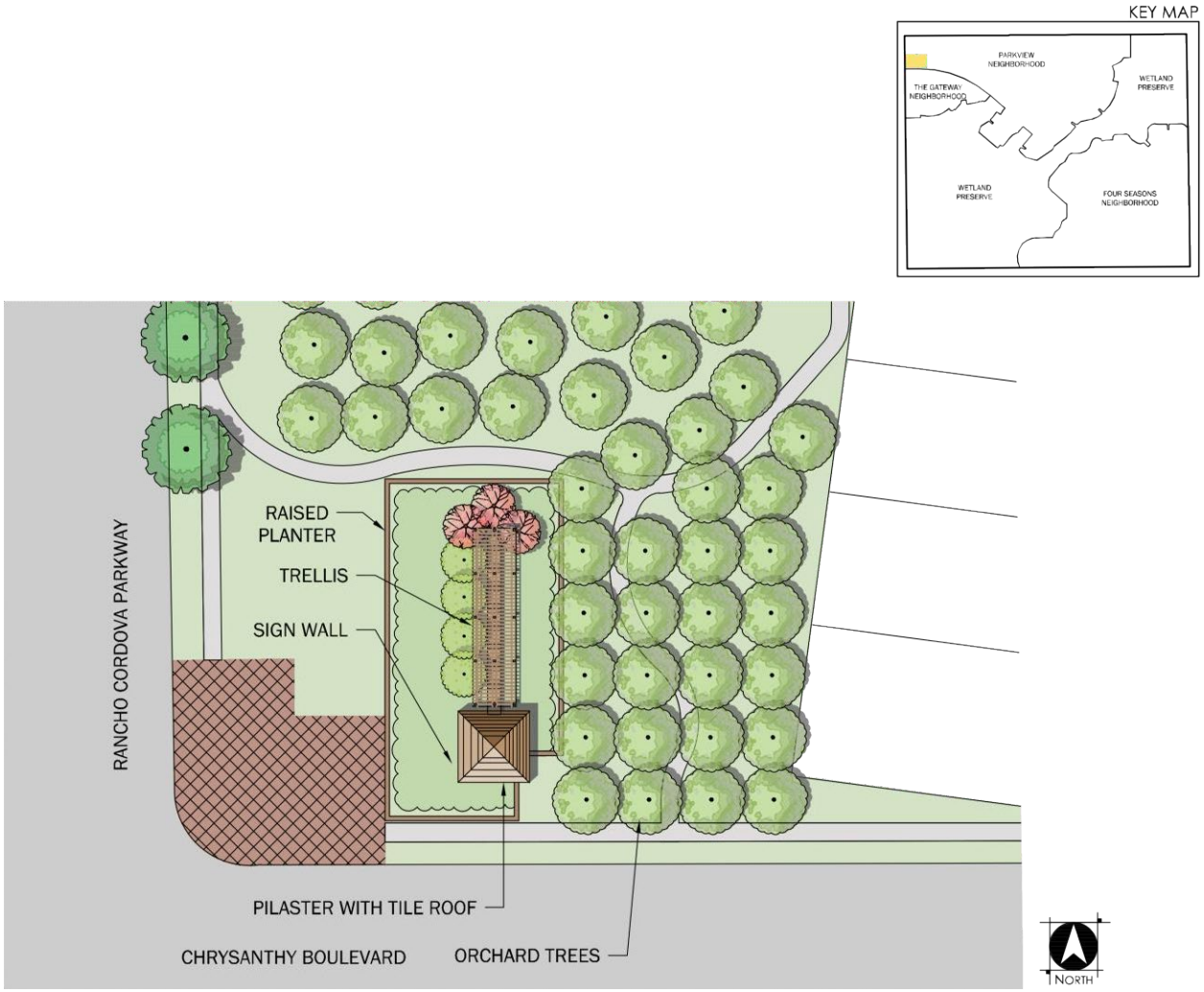
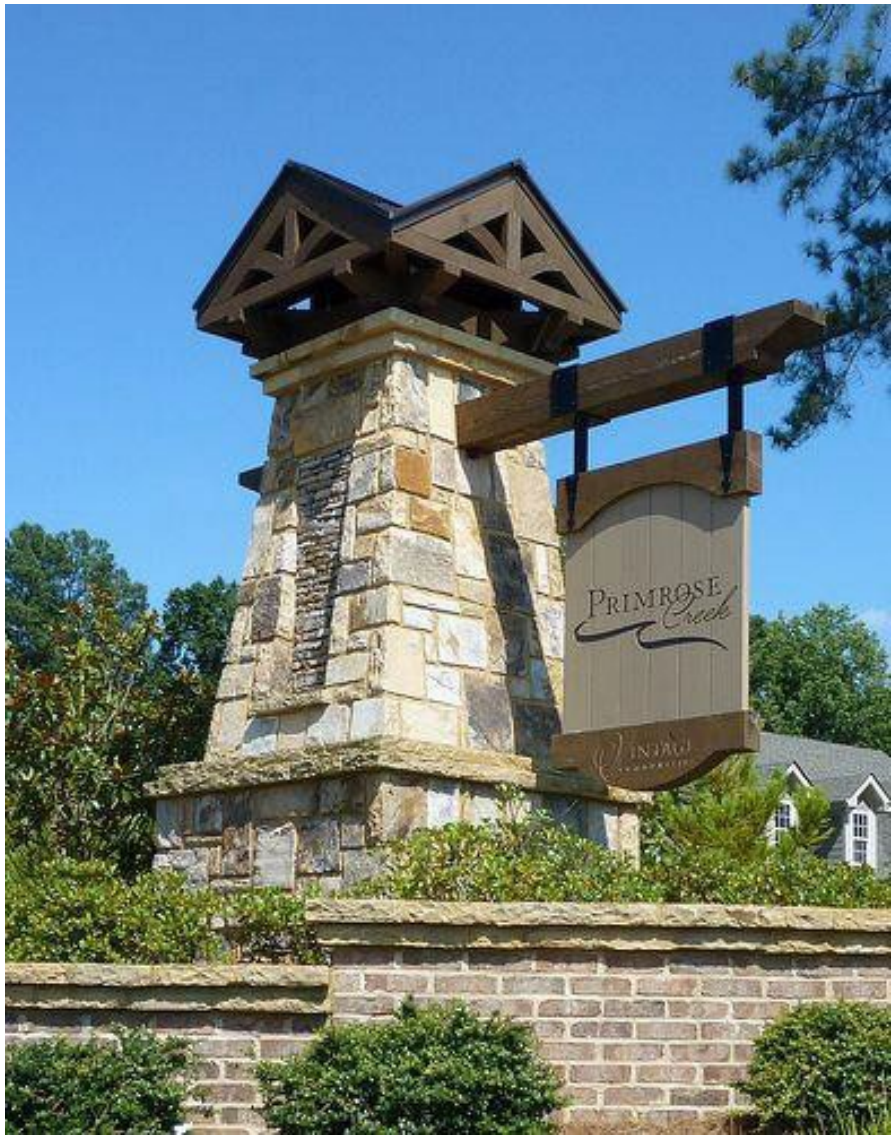


Exhibit 47: Examples of Secondary Community Entry Monumentation



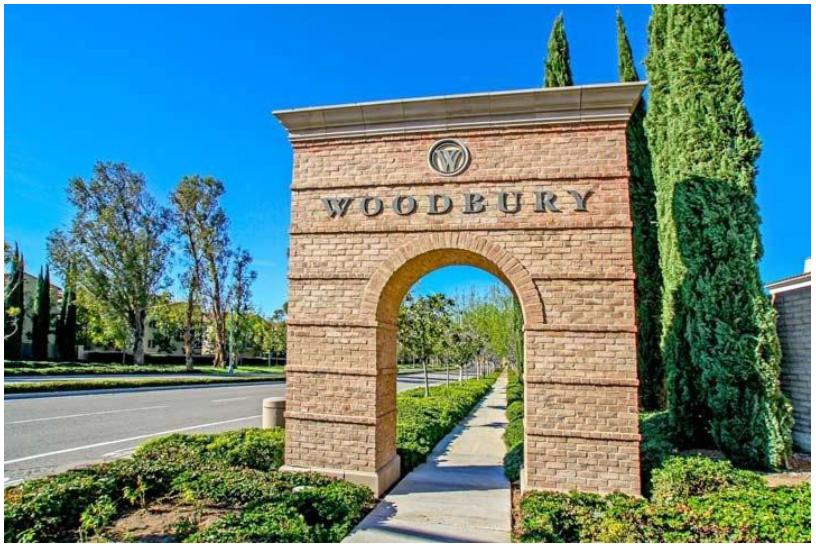
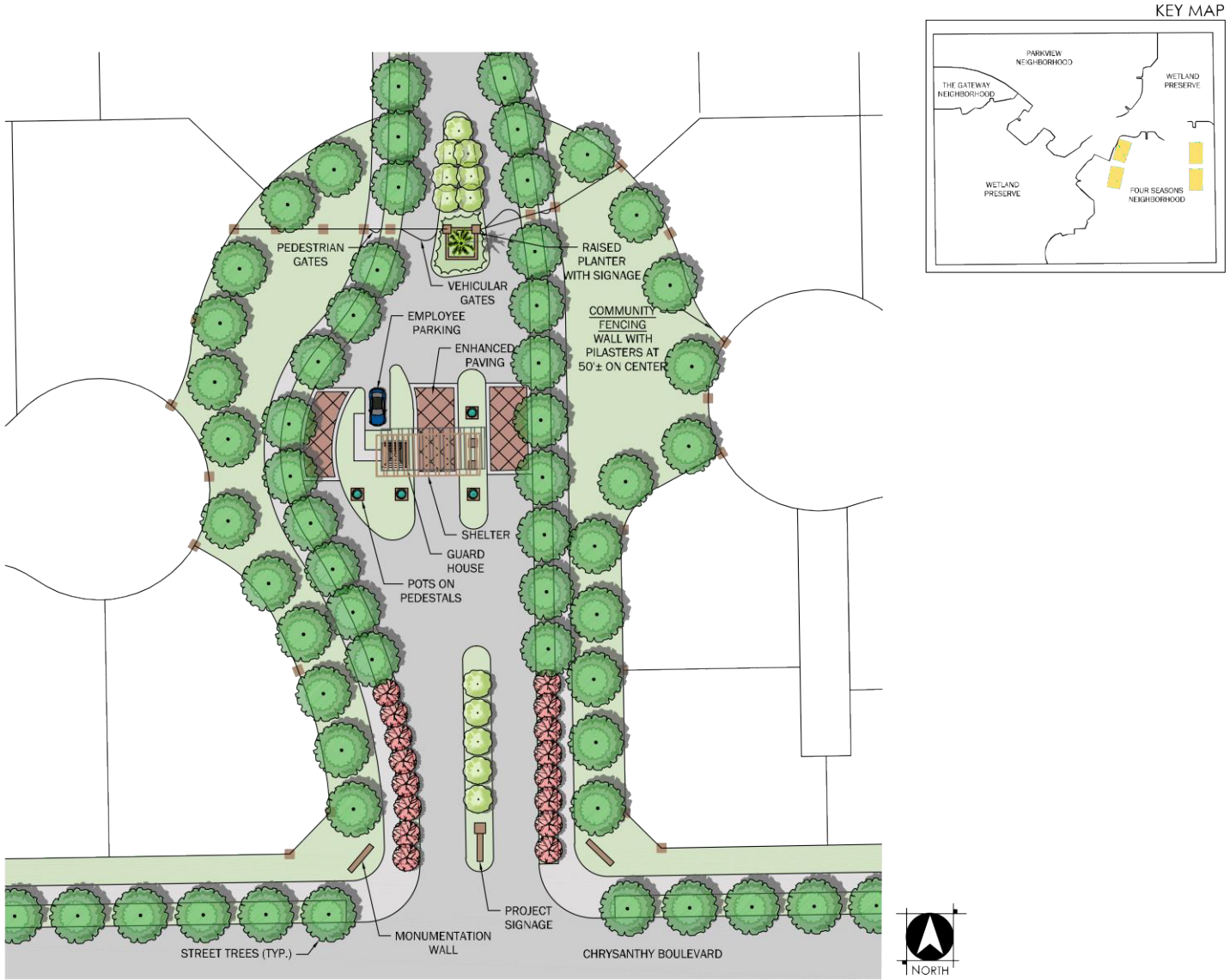


Exhibit 48: Four Seasons Gated Entry
(Preliminary Design, subject to change)

Exhibit 49: Four Seasons Community Primary Entry Plan



3.9 WETLAND PRESERVE

The TRSPA includes a 200+/- acre Wetland Preserve which will be protected through a perpetual conservation easement. The Applicant is working with the South Sacramento Habitat Conservation Plan (SSHCP) to implement the Preserve. The SSHCP is a regional effort that will provide development and infrastructure Project with a streamlined, predictable federal and state permitting process by creating a Preserve System to protect habitat, open space, and agricultural lands.

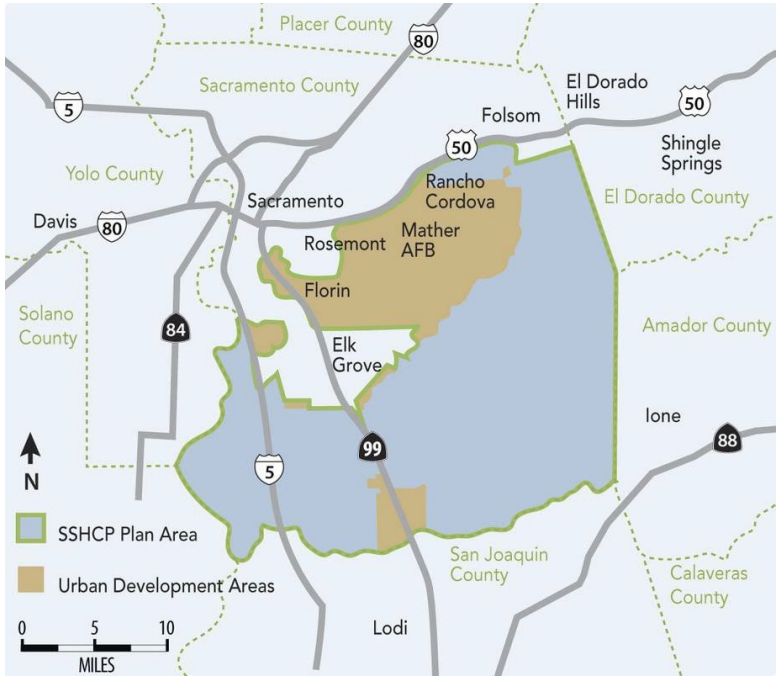
The SSHCP was adopted by the City of Rancho Cordova on October 15, 2018. The SSHCP allows project proponents within the Plan Area to simplify and expedite the state and federal Endangered Species Act (ESA) permitting process. It is anticipated that the SSHCP will receive approval to sell mitigation credits for Incidental Take Permits in late March-Early April of 2019.

Other Related Permitting

In addition to streamlining the ESA permitting processes, a separate but parallel multi-tiered permitting program has been developed to streamline Clean Water Act Section 404 and 401 permitting process (see SSHCP Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) Appendix C) and a Master Streambed Alternation Agreement will be prepared to address Section 1602 of the California Fish and Game Code.

Incidental Take

The SSHCP will allow the Sacramento County (the County), the City of Rancho Cordova, City of Galt, Sacramento County Water Agency, and the Southeast Connector Joint Powers Authority (collectively referred to as the Plan Permittees) to issue an Incidental Take Permit (ITP) for activities and projects they conduct. In addition, the three local Land Use Authority Permittees (the County, Galt, and Rancho Cordova) have the ability to extend incidental take coverage provided by the SSHCP ITPs to activities and projects implemented by Third-Party Project Proponents that are under the jurisdiction of that Land Use Authority Permittee. This will allow Third-Party Project Proponents to avoid the extensive negotiation and processing currently required to obtain individual project permits under the California Endangered Species Act (CESA) from the California Department of Fish and Wildlife (CDFW) and project ESA compliance from the U.S. Fish and Wildlife Service (USFWS).



Ultimately the SSHCP Conservation Strategy will result in an interconnected Preserve System totaling 36,282 acres of which TRSPA will be a part of. All SSHCP Preserves will be preserved in perpetuity and would be acquired either as a fee title or as conservation easements, although most of the Preserve System will be acquired using conservation easements. As the SSHCP is implemented over the 50-Year Permit Term, the new 36,282-acre SSHCP Preserve System will be established in a manner that supplements, complements, and links together many of the existing preserves within the Plan Area.

Monitoring SSHCP

The frameworks for two monitoring programs have been developed. The first framework is the "South Sacramento Habitat Conservation Plan (SSHCP) Compliance and Avoidance and Minimization Measure Monitoring (AMM) Program Framework." This monitoring program framework was developed to monitor compliance with the Plan requirements, the Implementing Agreement, and the permits. A second monitoring program framework, the "SSHCP Preserve System Monitoring and Management Program" was developed to monitor the effectiveness of the Plan in terms of protecting Covered Species, natural communities, and ecosystem processes within the SSHCP Preserve System and to evaluate the effects of preserve management actions.

Land Dedication

The applicant proposes to dedicate the entire area of the wetland preserve to the HCP Authority. Therefore, Land Dedication in lieu of Development Fees implementation strategy outlined in Chapter 9 of the SSHCP is being proposed by the applicant. The SSHCP describes a land dedication process where project proponents can dedicate land towards satisfying their mitigation requirements and thereby reduce their development fees. When the dedication of land (or a re-establishment/establishment site) is accepted into the SSHCP Preserve System, development fees will be adjusted by reducing the appropriate portion(s) of the development fee (e.g., the "land" component of the SSHCP development fee) at a 1:1 ratio. It should be noted that some components of the proposed SSHCP development fees (i.e., "Other" fees shown in Table 12-5) will remain unchanged, as these fee revenues are used to fund SSCHP requirements for management and monitoring, changed circumstances, plan administration, plan development, and endowment). Land dedication in lieu of paying the land purchase component of the SSHCP development fee is only awarded after the Implementing Entity has approved the land dedication and recordation of a conservation easement or transfer of fee title to the Implementing Entity has occurred.

Endowment

The development fees include a contribution to a non-wasting endowment fund designed to generate sufficient interest to cover the ongoing annual costs beyond the 50-year Permit Term. The endowment needs are based on estimates of the long-term average real interest rate.

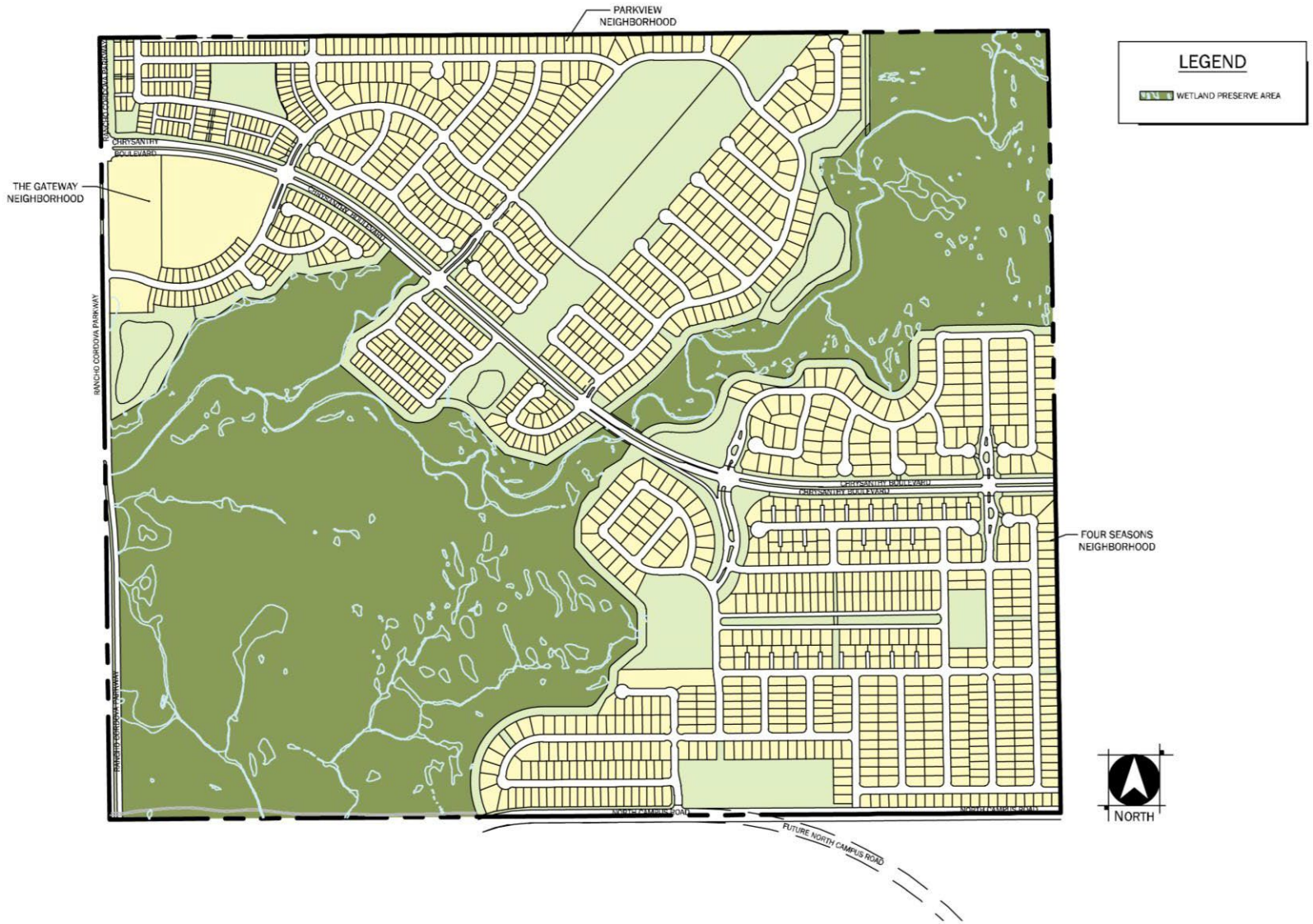
Preserve

The preserve will be fenced, and the conservation easement will specifically prohibit public access to the preserve. The easement will also prohibit vegetation removal, burning and dumping, discing, addition of roads or trails, equipment or fuel storage, alteration of topography, motor vehicle use, application of harmful chemicals, construction activities, or planting vegetation except for the express purpose of habitat monitoring and maintenance. Discing and mowing will only be allowed for fire control purposes and will be conducted in manner to avoid adverse impacts to vernal pool habitat.

Trails

Within the TRSPA, trails are located alongside the extensive Wetland Preserve. The trail will consist of a 10' wide all-weather surface with 2' shoulders on either side. The trail will be set back from the adjacent development a minimum of 10' and 0-5' from the curb and gutter on local streets and adjacent to the curb and gutter along minor arterials. The edge of the trail adjacent to the preserve will be clearly delineated with a low post and cable fence or any other similar delineation; no landscaping is permitted to occur within the wetland preserve boundary. Cattle have historically grazed the site and it is possible that this practice will be continued for weed abatement and fire control, as well as to provide a perpetual view into the site's historic agricultural past.

Exhibit 50: Wetland Preserve (Subject to change)



3.10 INFRASTRUCTURE

3.10.1 Sanitary Sewer

The Ranch SPA is located within Area 2 of the BR East Rancho Expansion Trunk Shed (2015 Amendment) of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD}. SASD amended the BR East Rancho Trunk Shed in 2015, ahead of the scheduled 2020 System Capacity, to include The Ranch in the buildout expansion facilities. At build-out, The Ranch SPA will be served by a trunk main connecting to the existing Aerojet Interceptor 1B located in Chrysanthy Boulevard (east of Rancho Cordova Parkway), which drains to Location #1 Outfall at S132 Chrysanthy Pump Station.

The following Sewer Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Rancho Cordova General Plan citywide policy mandates public sewer service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the SPA will be served by a public sewer collection system.

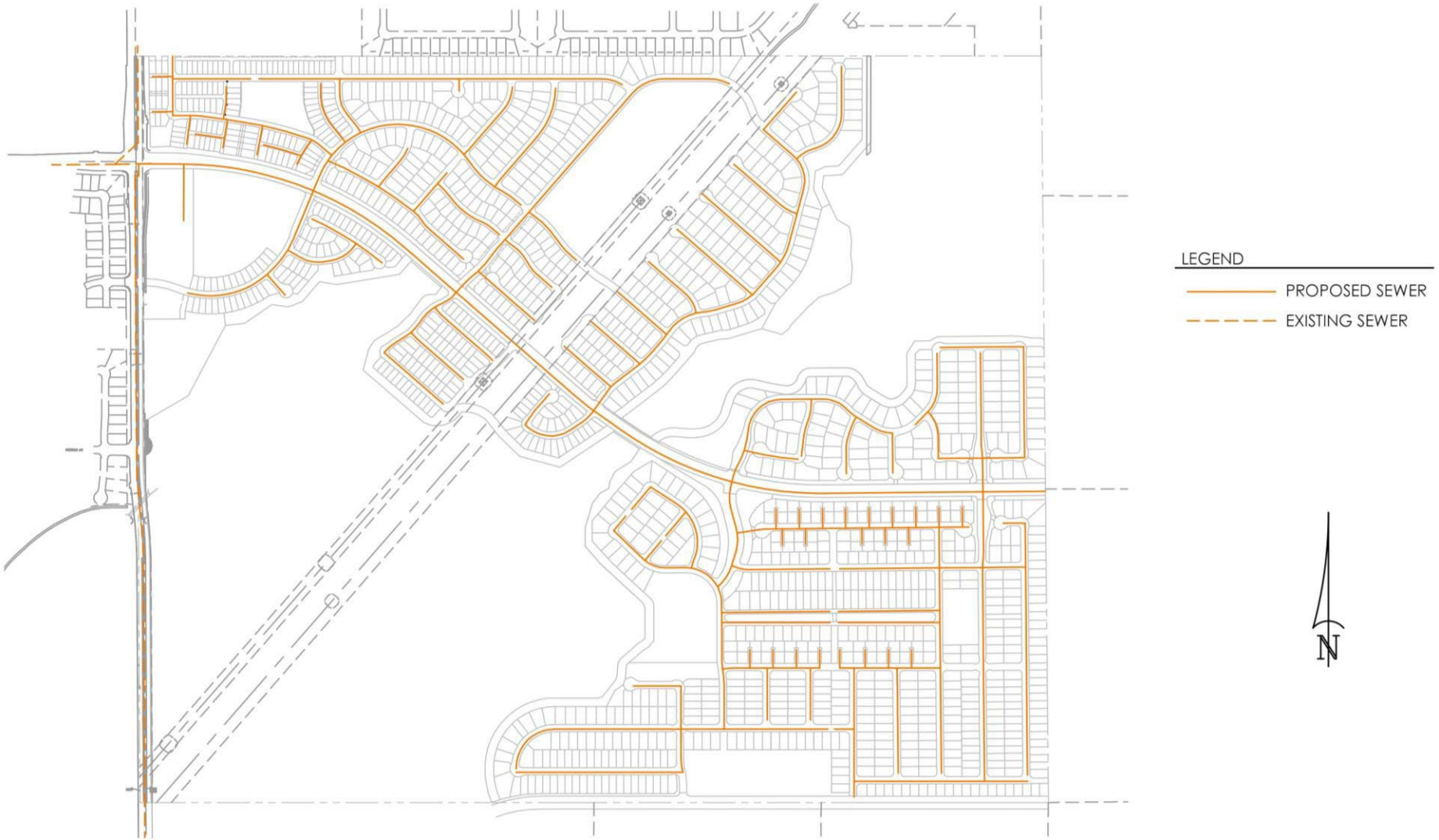
- Design and construction of phased sewer infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Rancho Cordova and SASD staff, per SASD Sewer Ordinance (Effective 2/9/2018).

- Building permits for proposed projects shall not be approved until an approved Sewer Study for the Plan Area is approved by SASD.

- Interim sewer facilities, if required for phased development of the Plan Area, shall be designed in consultation with SASD and SRCSD.

The proposed on-site sewer collection system is illustrated in Exhibit 51.

Exhibit 51: Sanitary Sewer (Subject to change)



3.10.2 Water Service

The Ranch SPA is within service area Zone 40 of the Sacramento County Water Agency (SCWA). SCWA will provide water service to each developable parcel and building of The Ranch SPA. The SCWC has an adequate source of water to meet the needs of The Ranch SPA as outlined in their letter provided to the City of Rancho Cordova. A water distribution system, constructed in phases, in and through The Ranch SPA will consist of a 24-inch, 12-inch and 8-inch diameter pipes, providing water to each of the proposed land uses in the quantity and pressure necessary for the intended development. Development of the project's water system will be consistent with the Regional Water Forum Agreement. Each project development phase will convey water in the appropriate quantity and pressure to support the proposed level of development without impacting the surrounding area.

Water demands were projected for The Ranch SPA based on the land uses identified and the standard methodology implemented by the SCWA. The projected demands are similar to the existing water uses within the SCWA service area. The proposed water distribution system has been designed and sized to service this demand.

The following Water Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project phasing plan:

- The City of Rancho Cordova General Plan Citywide policy mandates public water service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, The Ranch SPA will be served by a public water distribution system.

- Design and construction of phased water infrastructure into and through The Ranch SPA will be done with the approval and to the satisfaction of the City of Rancho Cordova and SCWA staff.

- The Ranch SPA is required to connect to the existing SCWA system at a minimum of two locations. Interim water facilities, if required for phased development of the Plan Area, shall be designed in consultation with the City of Rancho Cordova, SCWA staff, and coordination with adjacent projects.

- Building permits for proposed projects shall not be approved until SCWA staff approves a Water Distribution Plan for The Ranch SPA. In addition, Building Permits for the proposed project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).

The proposed on-site water distribution system is illustrated in Exhibit 52.

Exhibit 52: Water Service (Subject to change)

3.10.3 Drainage

The Ranch SPA topography is characterized by gently rolling terraces, numerous hills, and depressions. Current land use is cattle grazing. The unnamed tributary to the lower Morrison Creek South meanders down the middle, generally from the northeast to southwest.

The project consists of two development areas at the northwest and southeast quadrants, with the remaining area left as open space and an environmental corridor for the Lower Morrison Creek South. The northwest quadrant will drain to the Lower Morrison Creek South, and the southeast quadrant will drain to both the Lower Morrison Creek South and Kite Creek.

The open spaces will also include detention basins that will provide water quality and stormwater management. The management includes capture and treatment of summer irrigation flows, hydromodification of storm runoff, and attenuation of very large storms so that post-project flow rates are equal to or less than existing conditions. There will be three basins to manage runoff from the northwest quadrant development and two basins to manage the southeast quadrant stormwater runoff. Adequate overland release paths to convey runoff in excess of storm drainage collection pipe capacities shall be provided.

With the exception of a major road crossing (Chrysanthy Boulevard) and four outflows from the respective detention basins, the unnamed tributary to LMCS will remain as a meandering channel within an open space corridor. The outfall for the southern portion of the Southeast quadrant into Kite Creek is tentatively planned to be part of a larger outfall that will serve the proposed Sun Creek Specific Plan.

The following Drainage Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- Design and construction of phased drainage infrastructure into and through The Ranch SPA will be done with the approval and to the satisfaction of the City of Rancho Cordova.

- Building permits for proposed projects shall not be approved until the City of Rancho Cordova approves a Drainage Study of The Ranch SPA.

- Interim drainage facilities, if required for phased development of The Ranch SPA, shall be designed in consultation with City of Rancho Cordova staff.

The proposed on-site drainage system is illustrated in Exhibit 53.

Exhibit 53: Drainage Map (Subject to change)

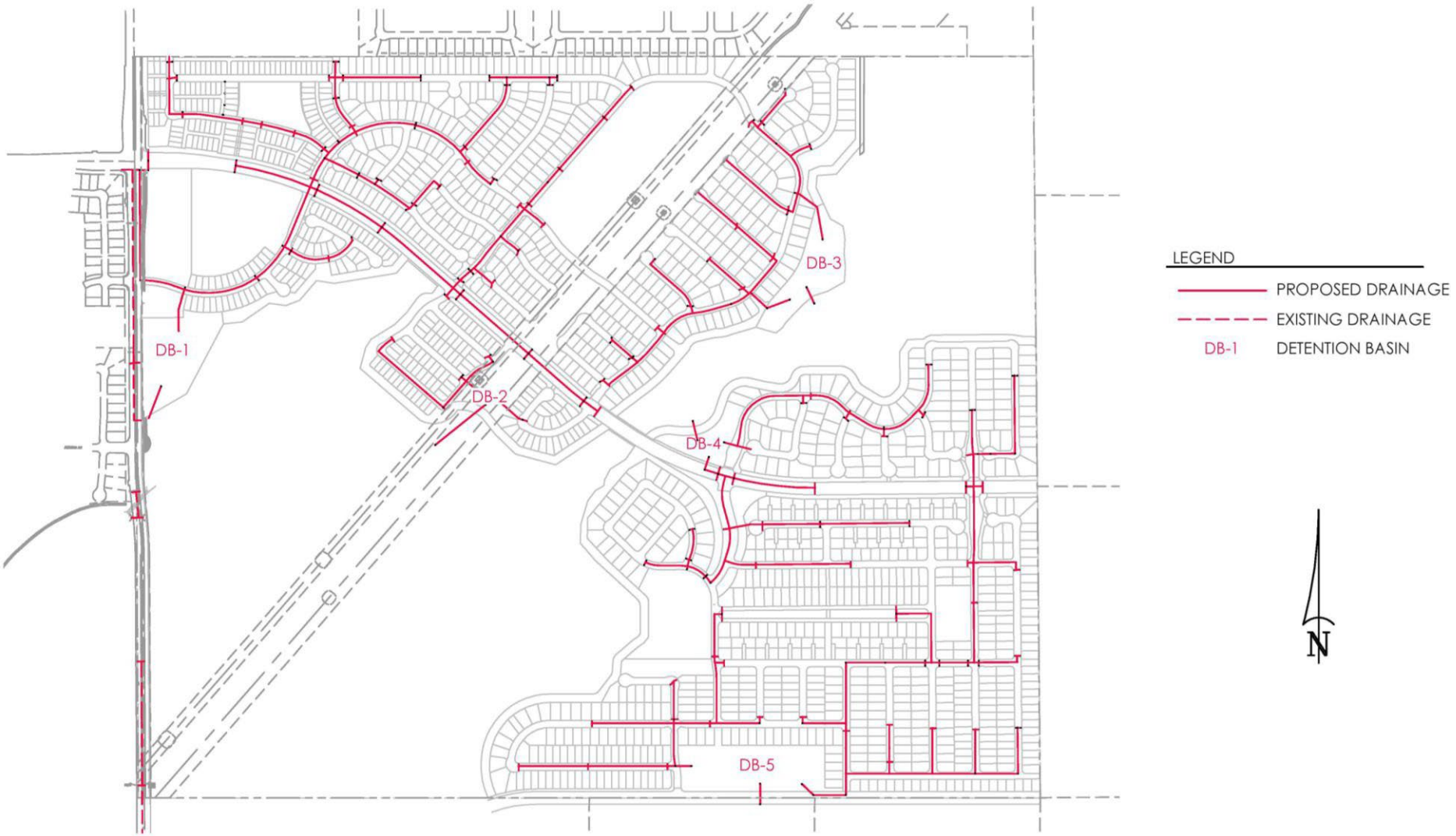
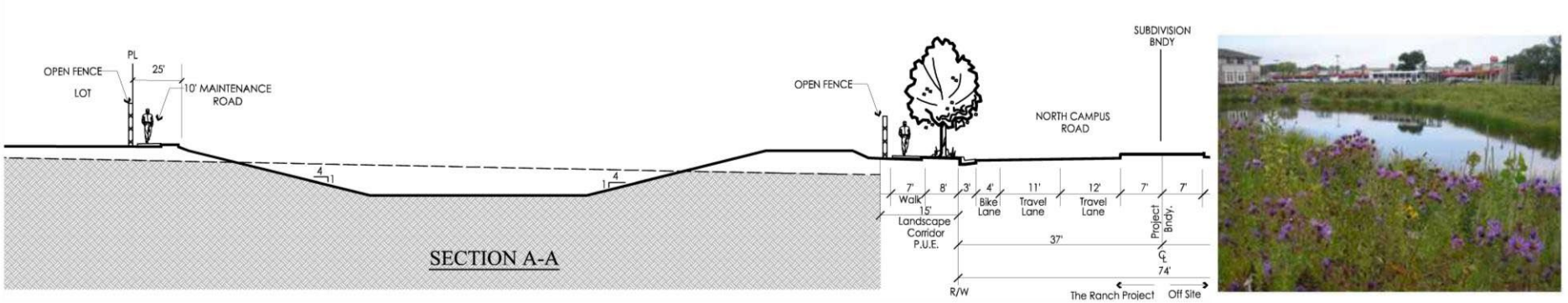
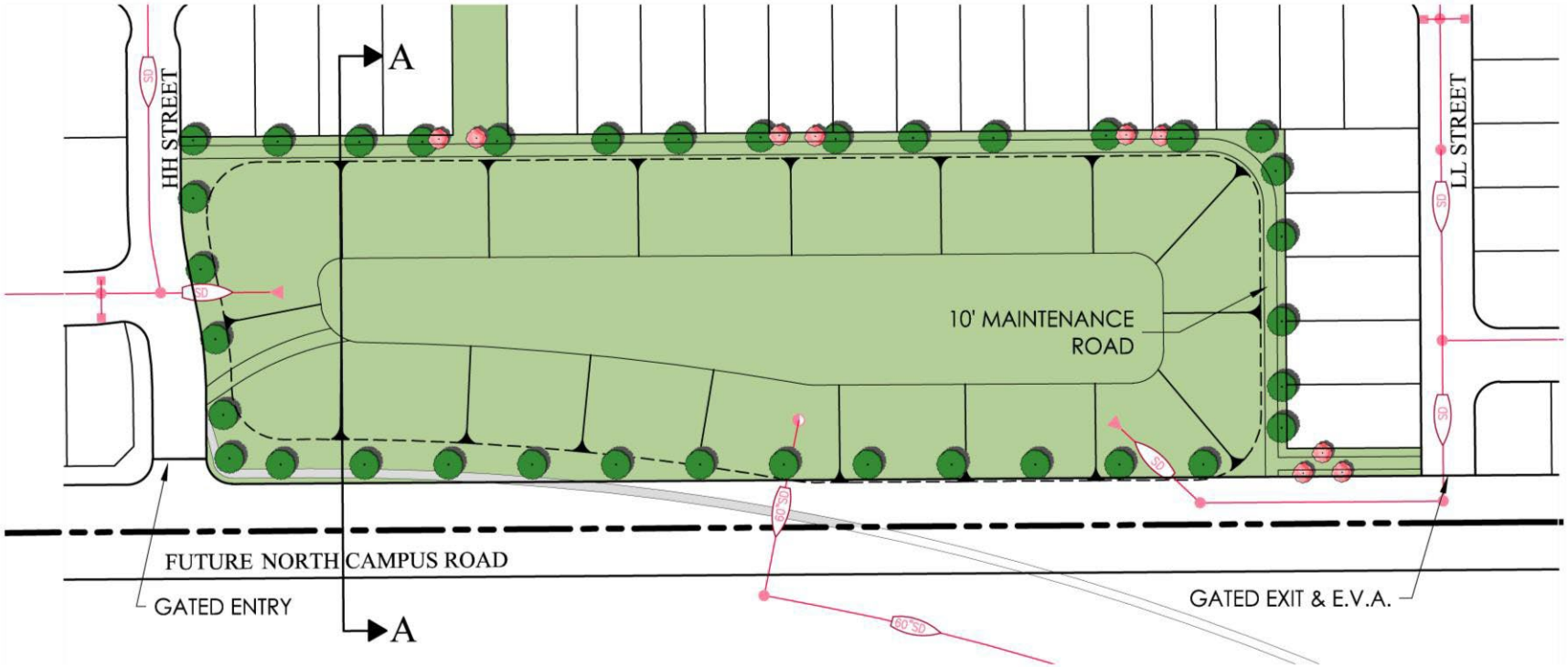


Exhibit 54: Section A-A Drainage Basin Illustration (Subject to change)

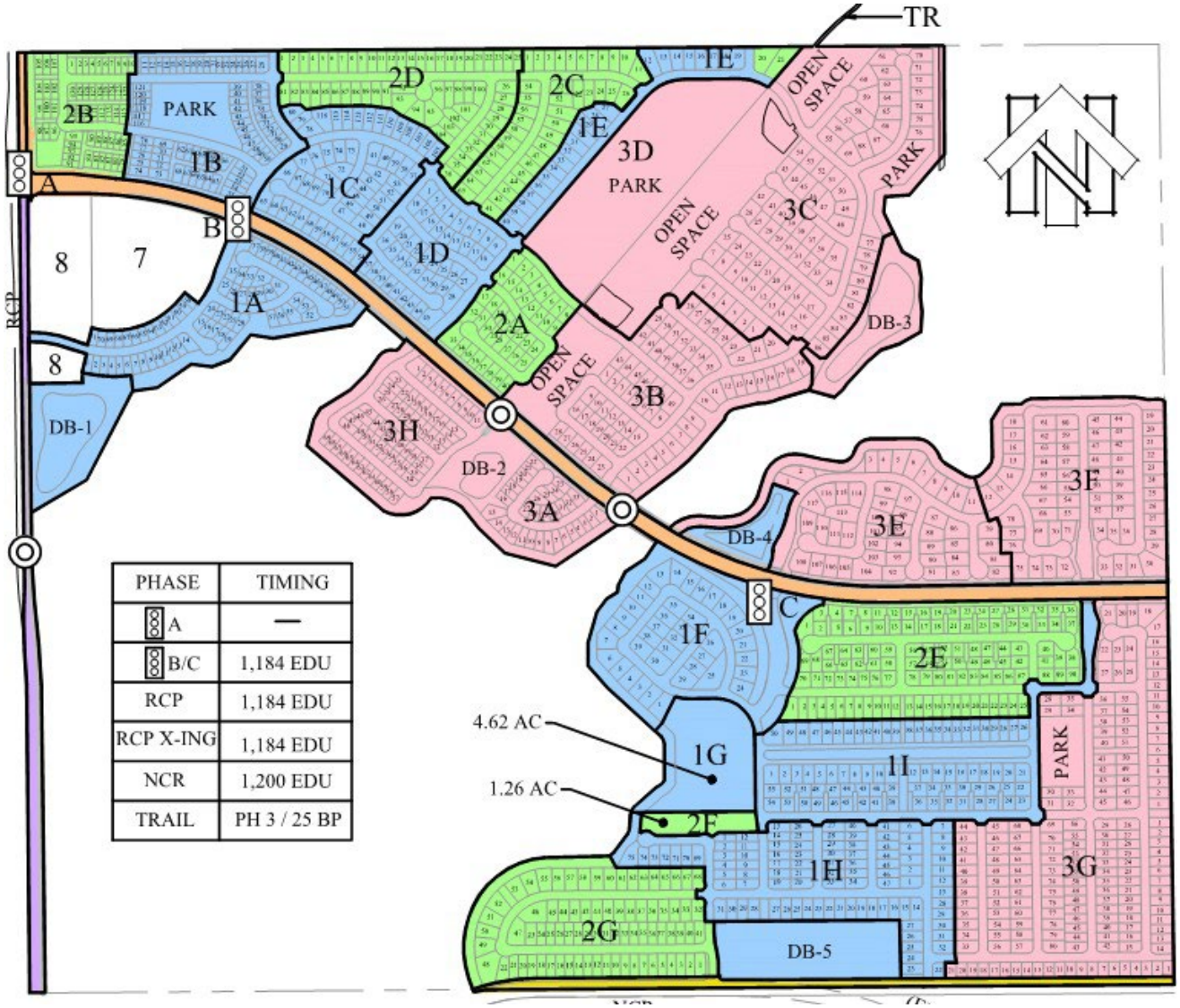




3.10.4 Phasing

A phasing plan has been prepared and included to demonstrate the logical, timely and appropriate completion of the infrastructure and roadway facilities, required to serve the phased build-out of the Plan Area. Refer to Exhibit 55 on the following page for the Phasing Map.

Exhibit 55: Phasing Plan (Subject to change)



LEGEND

PHASE BOUNDARY

(P) TRAFFIC SIGNAL

(P) PEDESTRIAN PUSH BUTTON

DB = DETENTION BASIN

BP = BUILDING PERMIT

A	B
BASIN LOCATION	PHASES DEPENDENT ON BASIN COMPLETION
DB-1	1A, 1B, 1C, 1D, 1E, 2A, 2B, 2C, 2D, 3D, 7 & 8
DB-2	3A
DB-3	3B & 3C
DB-4	1F & 2E /3E, 3F (PARTIAL)
DB-5	1G, 1H, 1I, 2F, 2G & 3G 3F (PARTIAL)

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL APPROVING A MAJOR DESIGN REVIEW FOR THE RANCH FOUR SEASONS PROJECT NO. PLND-0722-0045

WHEREAS, K. Hovnanian at Jaeger Ranch LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for Major Design Review approval for The Ranch Four Seasons within The Ranch Special Planning Area; and

WHEREAS, the Major Design Review is for three product lines shown as Autumn, Summer, and Spring and include a total of 12 floor plans with 3 architectural styles; and

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

WHEREAS, the project site was previously analyzed as a part of The Ranch Special Planning Area Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

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

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

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

    Evidence: The proposed residential project has been analyzed as part of the Ranch Special Planning Area Environmental Impact Report. Since the proposed project is in conformity with what was reviewed as part of the Special Planning Area EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

    a) **Finding**: 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.

Evidence: The project site is located within the Ranch Special Planning Area Medium Density Residential (MDR) designation and Low-Density Residential (LDR) designation. All proposed housing products are consistent with the required standards and regulations for each conventional lot size, with the exception of the Spring product which is contingent upon the modified language proposed in Ordinance XX-2022: Ranch Special Planning Area Amendment. Should the Ordinance be approved, the Spring product line will be in compliance with required development standards and setbacks.

b) **Finding:** 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.

Evidence: The applicant, K Hovnanian, is presenting a design package that includes three product lines (Summer, Spring, and Autumn) with a total of 12 floor plans each with 3 architectural styles. The variation of product lines and styles will create a vibrant and welcoming streetscape throughout the Four Seasons active adult community. Conditions of approval have also been included to alternate between floor plans and architectural styles to ensure street variation.

c) **Finding**: 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.

Evidence: The project includes a variety of architectural styles within three product lines that have been proposed throughout various villages within the Active Adult Community. The product is consistent with other homes already approved and constructed within The Ranch Special Planning Area and would maintain an overall design concept throughout the area.

d) **Finding**: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and adopted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes of circulation.

3. Effective Date

a. This Resolution shall become effective upon the effective date of City Council Ordinance No. XX-2022 adopting The Ranch Special Planning Area Amendments.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

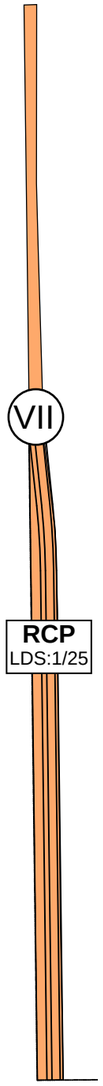
ATTEST:

_____
Stacy Leitner, CMC
City Clerk

ATTACHMENT 4
Exhibit A to the Resolution

THE RANCH

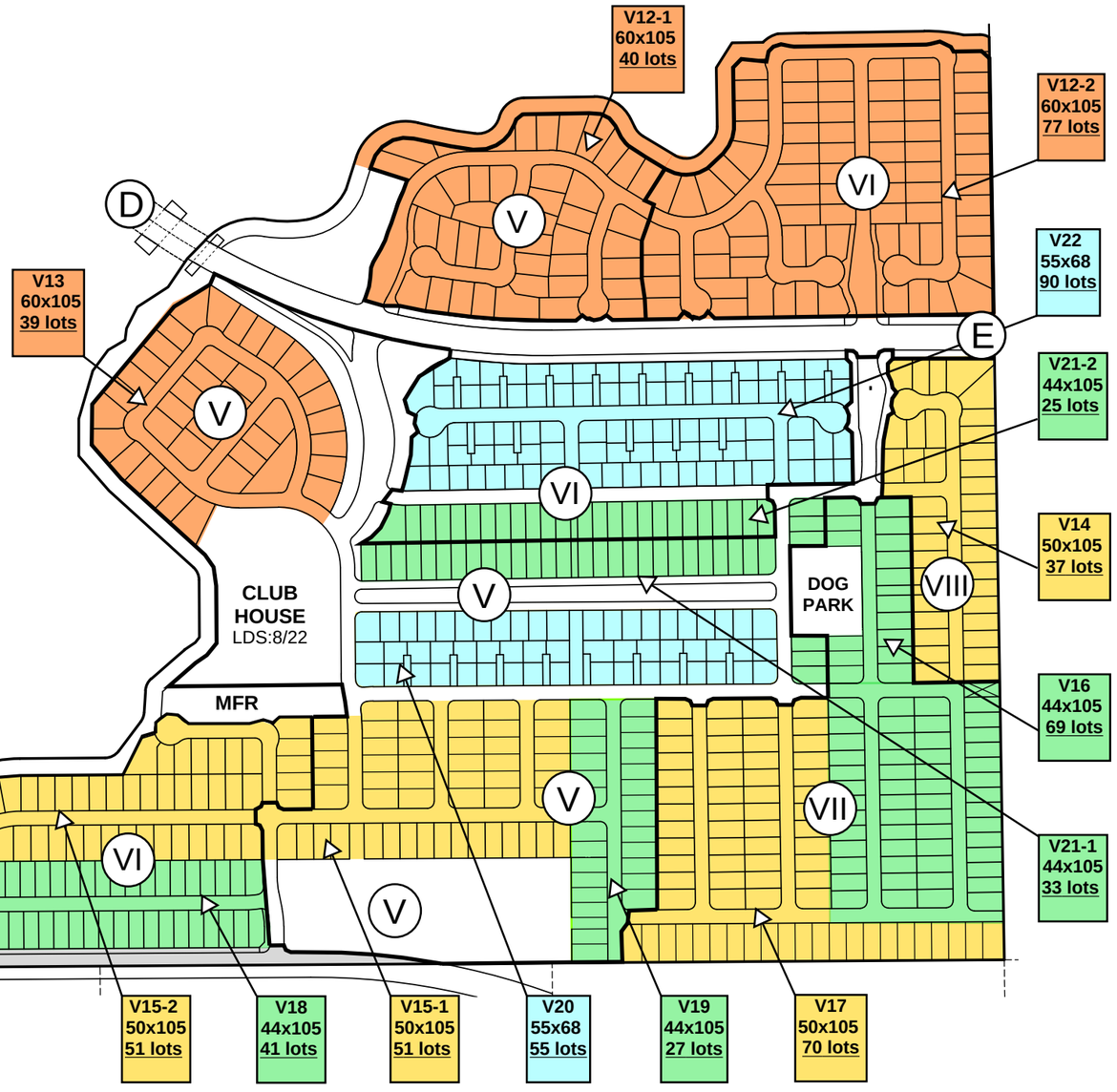
Age Qualified
Product Site Plan

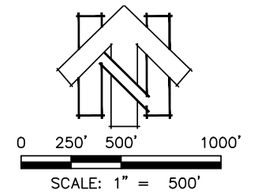


LEGEND

LDS - LAND DEV START
OFS - OPEN FOR SALE
FD - FIRST DELIVERY

PHASE BOUNDARY





PRODUCT & UNITS

WINTER 56x68	145
SPRING 44x105	195
SUMMER 50x105	209
AUTUMN 60x105	156

AQ - 705

Design Review | Spec 2 | 60' x 100' Lots

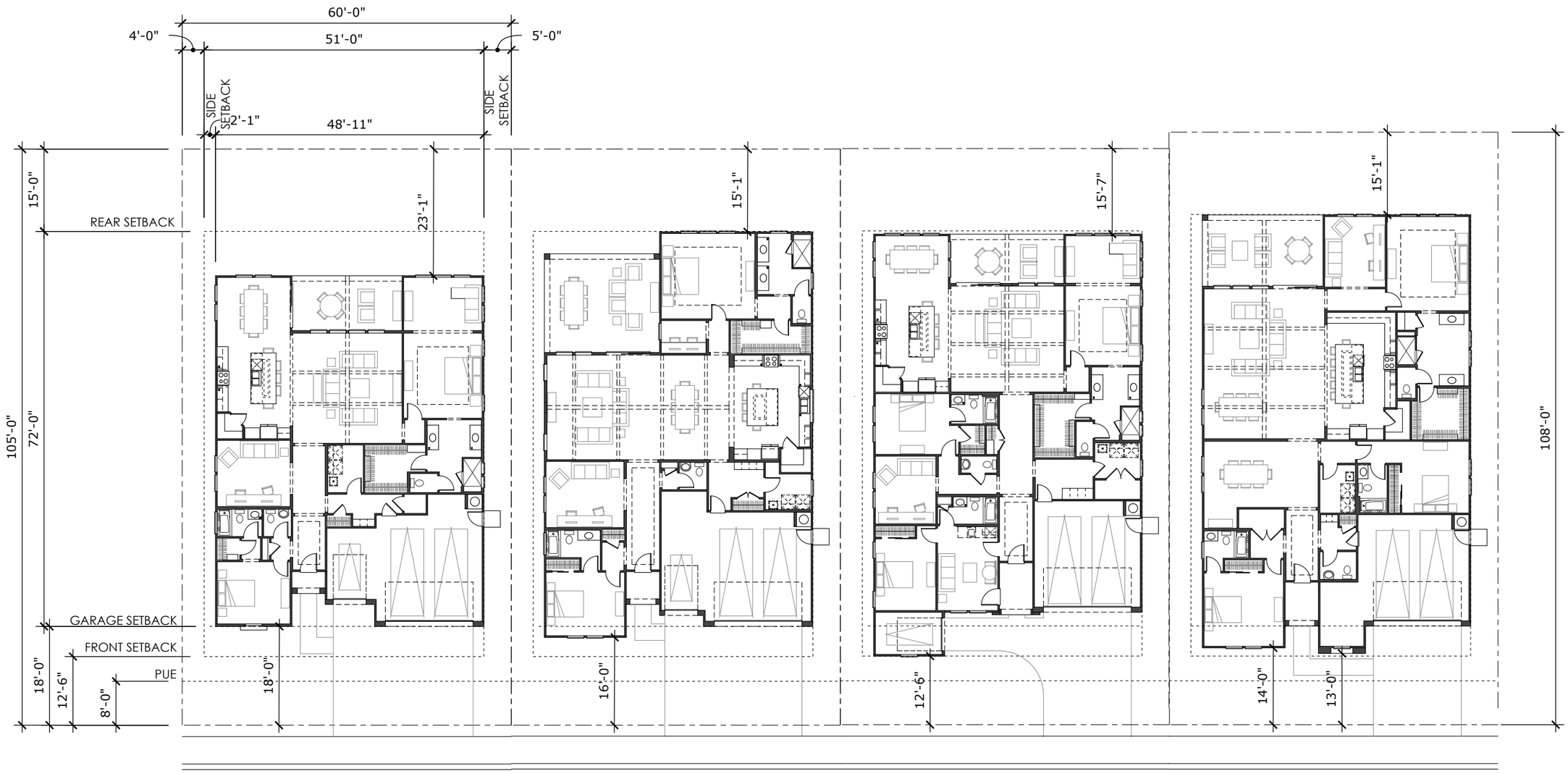
The Ranch :: Rancho Cordova, CA

October 6, 2022

NCD - THE RANCH - AUTUMN SERIES - Rancho Cordova, CA

50' Age Qualified - Autumn Series *(158) 60'X105' (TYP.) LOT - (50'x77'-6"/50'x72' BLDG ENVELOPE)*

	Floors	Livable SF	Width	Base Depth	Max Depth	Bedrooms	Bath	Nook	Dining	Den	Esuite	Esuite+	HOVHub	HOVHall	Laundry	Garage	Patio
Plan 1 *6623 - MORSE*	*1*	*2,264*	*50'*	*63'-11"*	*69'-11"*	2 (OPT 3)	2.5	1	1	1	***N/A***	***N/A***	1	1	DN	2 + CART	*STANDARD*
Plan 2 *6626 - CARVER*	*1*	*2,446*	*50'*	*73'-11"*	*74'-11"*	2 (OPT 3)	2.5	1	2	1	1	***N/A***	1	1	DN	2 + CART	*STANDARD*
Plan 3 *6630 - BELL ESP*	*1*	*2,729*	*50'*	*76'-11"*	*76'-11"*	3	3.5	1	2	OPT	1	1	1	1	DN	2 + CART	*STANDARD*
Plan 4 *6603 - FRANKLIN*	*1*	*2,916*	*50'*	*78'-11"*	***79'-11"***	3	2.5	1	2	1	1	***N/A***	1	1	DN	2 + CART	*STANDARD*



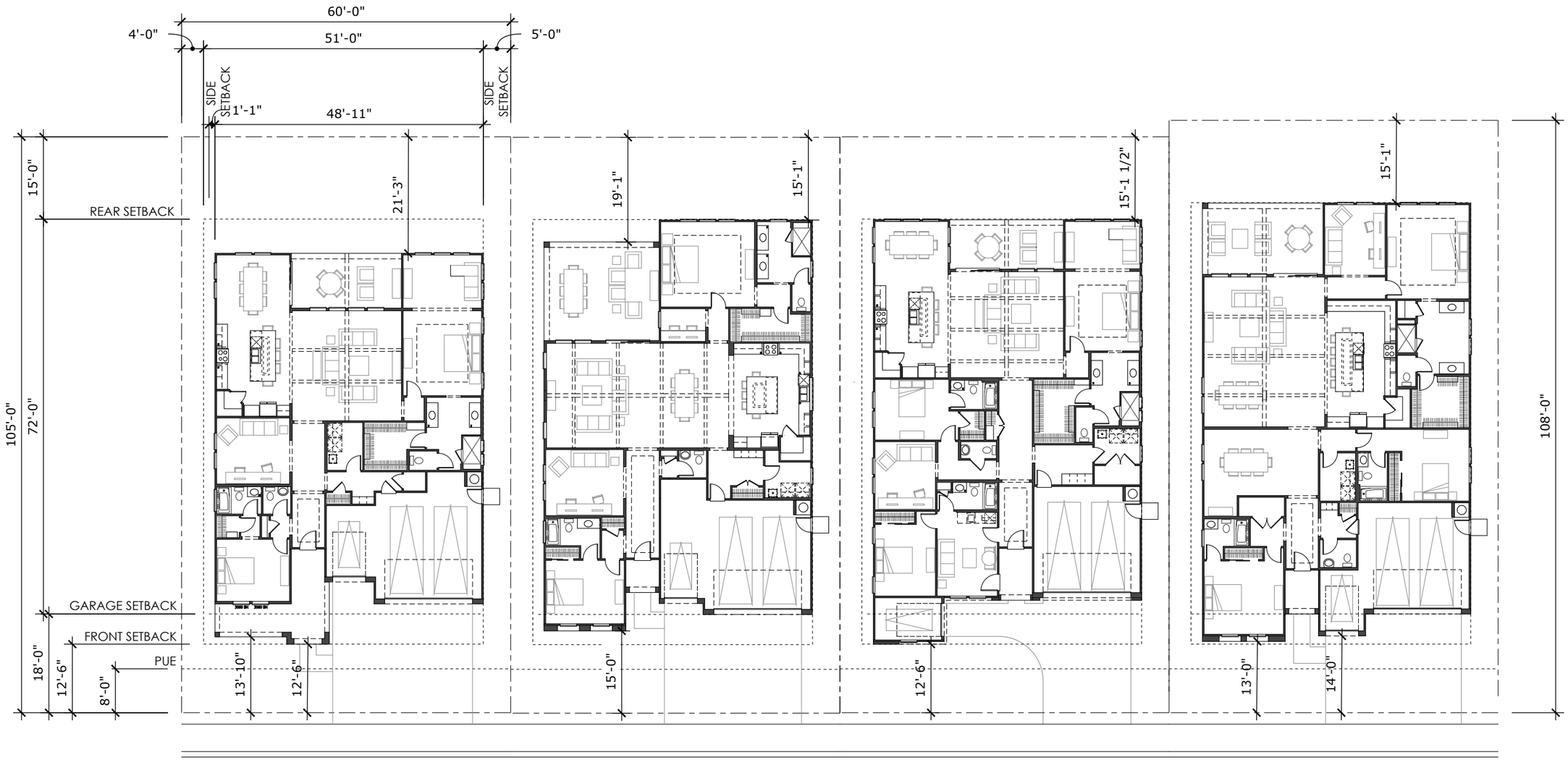
MORSE
PLAN 1 - #6624
FORM VB - MEDITERRANEAN
2,264 SQ. FT. :: 48'-11" x 63'-11"

CARVER
PLAN 2 - #6627
FORM WB - FARMHOUSE
2,415 SQ. FT. :: 48'-11" x 73'-11"

BELL ESP
PLAN 3 - #6630
FORM VB - MEDITERRANEAN
2,729 SQ. FT. :: 48'-11" x 76'-11"

FRANKLIN
PLAN 4 - #6603
FORM WB - FARMHOUSE
2,916 SQ. FT. :: 48'-11" x 78'-11"

SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



MORSE
PLAN 1 - #6624
FORM WB - FARMHOUSE
2,264 SQ. FT. :: 48'-11" x 71'-3"

CARVER
PLAN 2 - #6627
FORM VB - MEDITERRANEAN
2,415 SQ. FT. :: 48'-11" x 74'-11"

BELL ESP
PLAN 3 - #6630
FORM ZB - CONTEMPORARY
2,729 SQ. FT. :: 48'-11" x 77'-4 1/2"

FRANKLIN
PLAN 4 - #6603
FORM VB - MEDITERRANEAN
2,916 SQ. FT. :: 48'-11" x 79'-11"

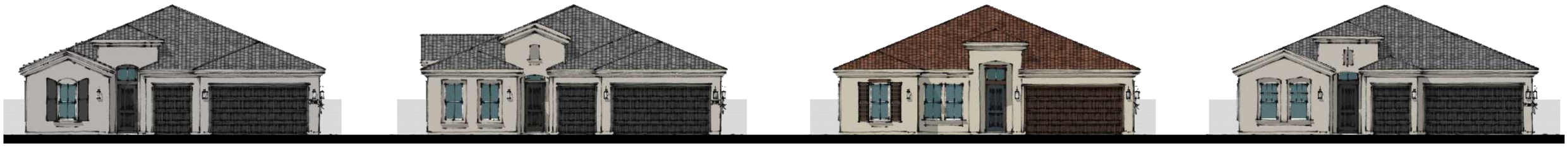
SETBACK EXHIBIT - MAX CONDITION
SCALE :: 1" = 20'-0"

PLAN 1 - #6624 | MORSE

PLAN 2 - #6627 | CARVER

PLAN 3 - #6630 | BELL

PLAN 4 - #6603 | FRANKLIN



FORM VB - MEDITERRANEAN

FORM WB- FARMHOUSE

FORM ZB - CONTEMPORARY

FRONT ELEVATION MATRIX
SCALE: N.T.S.

PLAN 1 - #6624 | MORSE

PLAN 2 - #6627 | CARVER

PLAN 3 - #6630 | BELL

PLAN 4 - #6603 | FRANKLIN

FORM VB - MEDITERRANEAN

FORM WB- FARMHOUSE

FORM ZB - CONTEMPORARY

REAR ELEVATION MATRIX
SCALE: N.T.S.

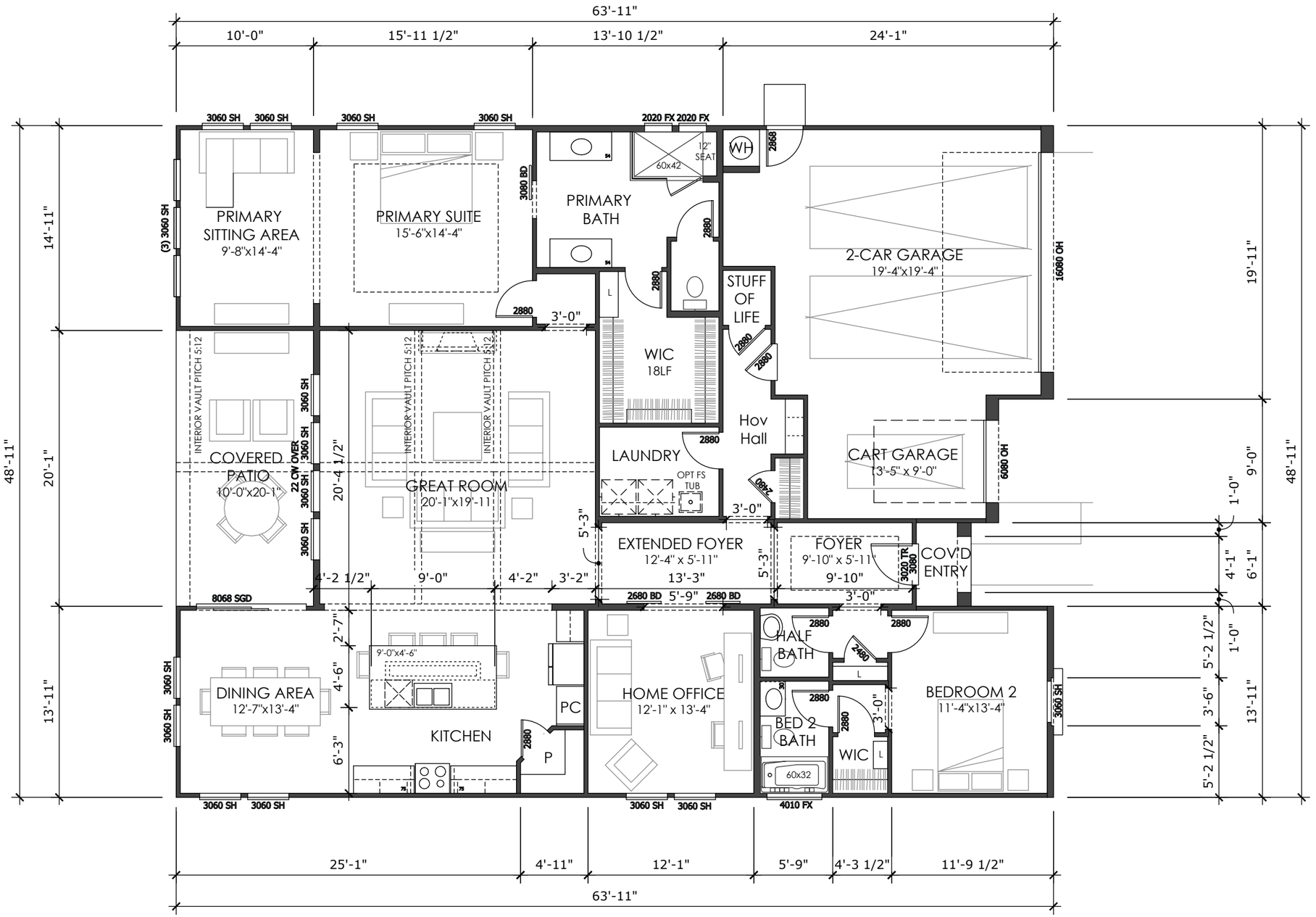
BELL ESP	**CARVER**	**CARVER**	**MORSE**	**FRANKLIN**
PLAN 3 - #6630	**PLAN 2 - #6627**	**PLAN 2 - #6627**	**PLAN 1 - #6624**	**PLAN 4 - #6603**
FORM VB - MEDITERRANEAN	FORM WB - FARMHOUSE	FORM ZB - CONTEMPORARY	FORM VB - MEDITERRANEAN	FORM WB - FARMHOUSE
2,729 SQ. FT. :: 48'-11" x 76'-11"	2,415 SQ. FT. :: 48'-11" x 73'-11"	2,415 SQ. FT. :: 48'-11" x 74'-4 1/2"	2,264 SQ. FT. :: 48'-11" x 63'-11"	2,916 SQ. FT. :: 48'-11" x 78'-11"

STREET SCENE - FRONT
SCALE = NTS

BELL ESP	**CARVER**	**CARVER**	**MORSE**	**FRANKLIN**
PLAN 3 - #6630	**PLAN 2 - #6627**	**PLAN 2 - #6627**	**PLAN 1 - #6624**	**PLAN 4 - #6603**
FORM VB - MEDITERRANEAN	FORM WB - FARMHOUSE	FORM ZB - CONTEMPORARY	FORM VB - MEDITERRANEAN	FORM WB - FARMHOUSE
2,729 SQ. FT. :: 48'-11" x 76'-11"	2,415 SQ. FT. :: 48'-11" x 73'-11"	2,415 SQ. FT. :: 48'-11" x 74'-4 1/2"	2,264 SQ. FT. :: 48'-11" x 63'-11"	2,916 SQ. FT. :: 48'-11" x 78'-11"

STREET SCENE - REAR
SCALE = NTS

50' ACTIVE ADULT :: SP-2



PLAN 1

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 65'-11"**
PLAN #:	6624
SCALE:	1/8" = 1'-0"
PLAN NAME:	MORSE

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

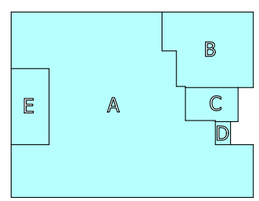
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,264**
(A) 1ST FLR LIVABLE:	2,264
(B) 2 CAR GARAGE:	442
(C) CART GARAGE:	123
(D) COVERED ENTRY:	
ELEVATION VB:	24
ELEVATION WB:	200
ELEVATION ZB:	50
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	-
ELEVATION WB:	-
ELEVATION ZB:	3

MAX FOOTPRINT: **3,201**

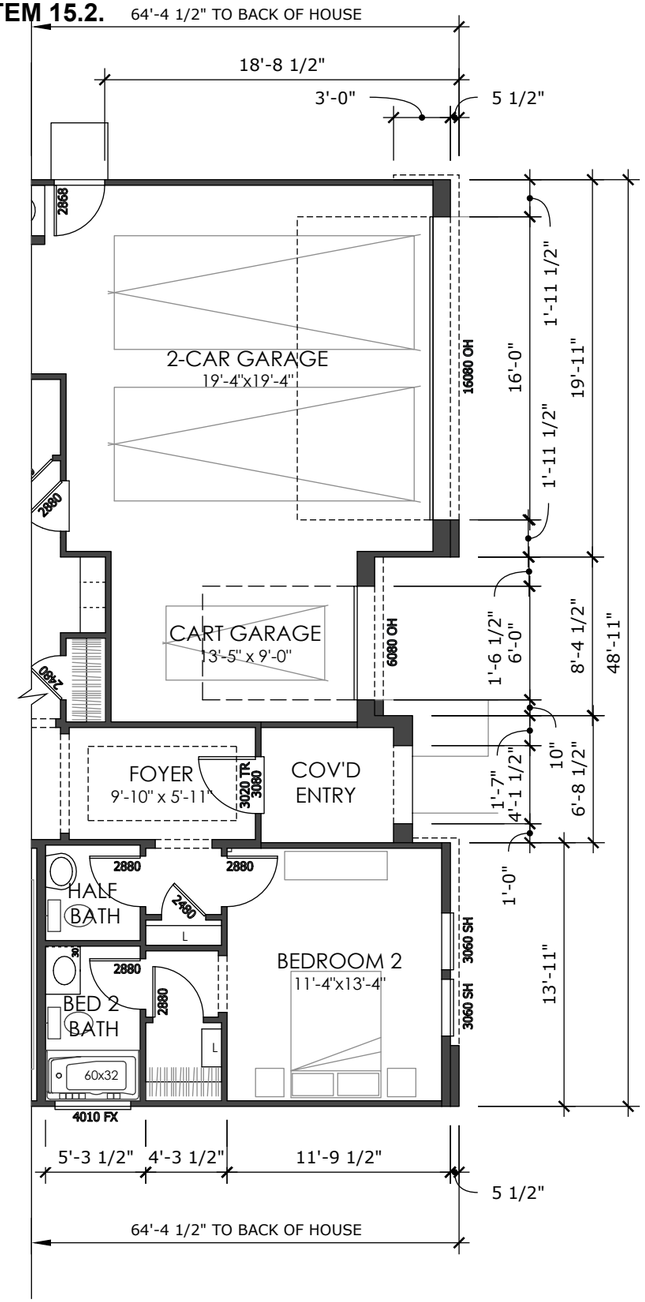
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,201 /6,300 = 50.8%

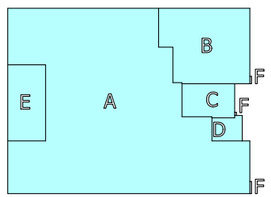


FLOOR PLAN
FORM VB - MEDITERRANEAN

FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

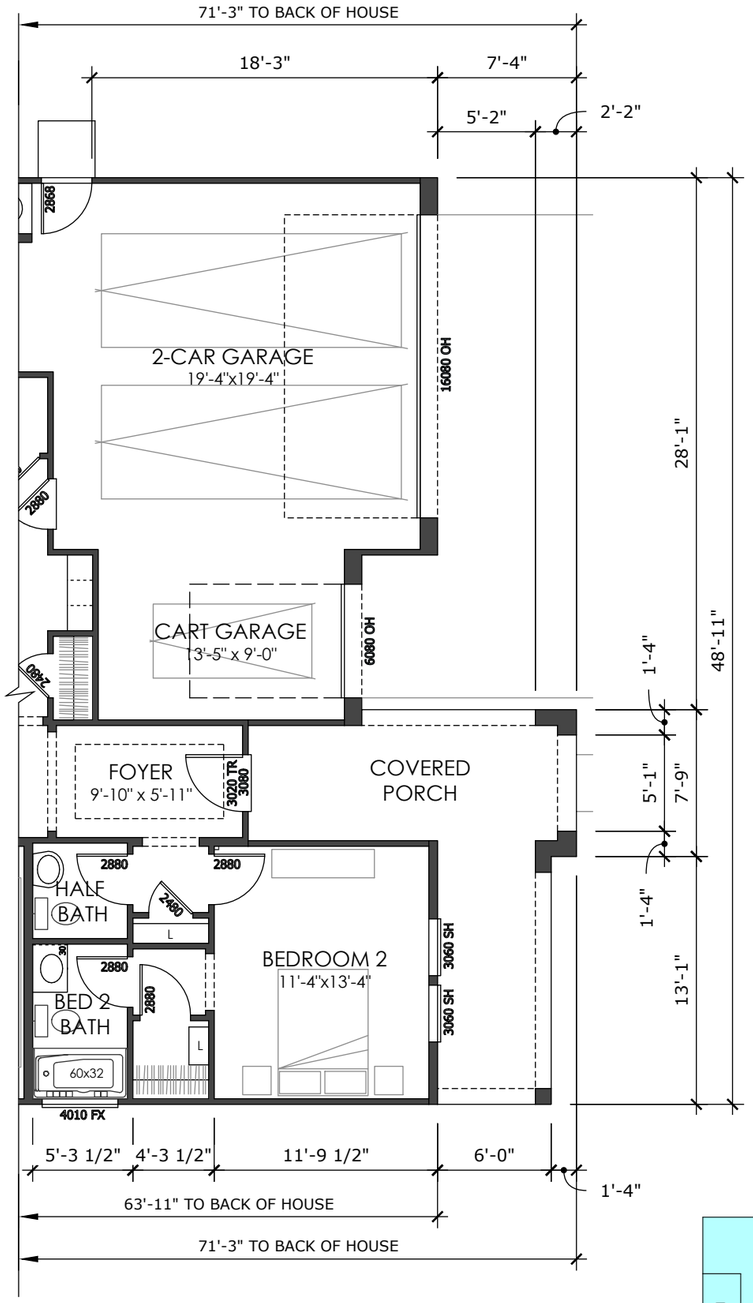
KHovnanian Homes

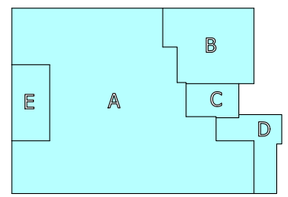




FLOOR PLAN :: WEST, SPEC 2

FORM ZB - CONTEMPORARY





FLOOR PLAN :: WEST, SPEC 2

FORM WB - FARMHOUSE

ATTACHMENT 4
Exhibit A to the Resolution

50' ACTIVE ADULT :: SP-2

PLAN 1

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 65'-11"**
PLAN #:	6624
SCALE:	1/8" = 1'-0"
PLAN NAME:	MORSE

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

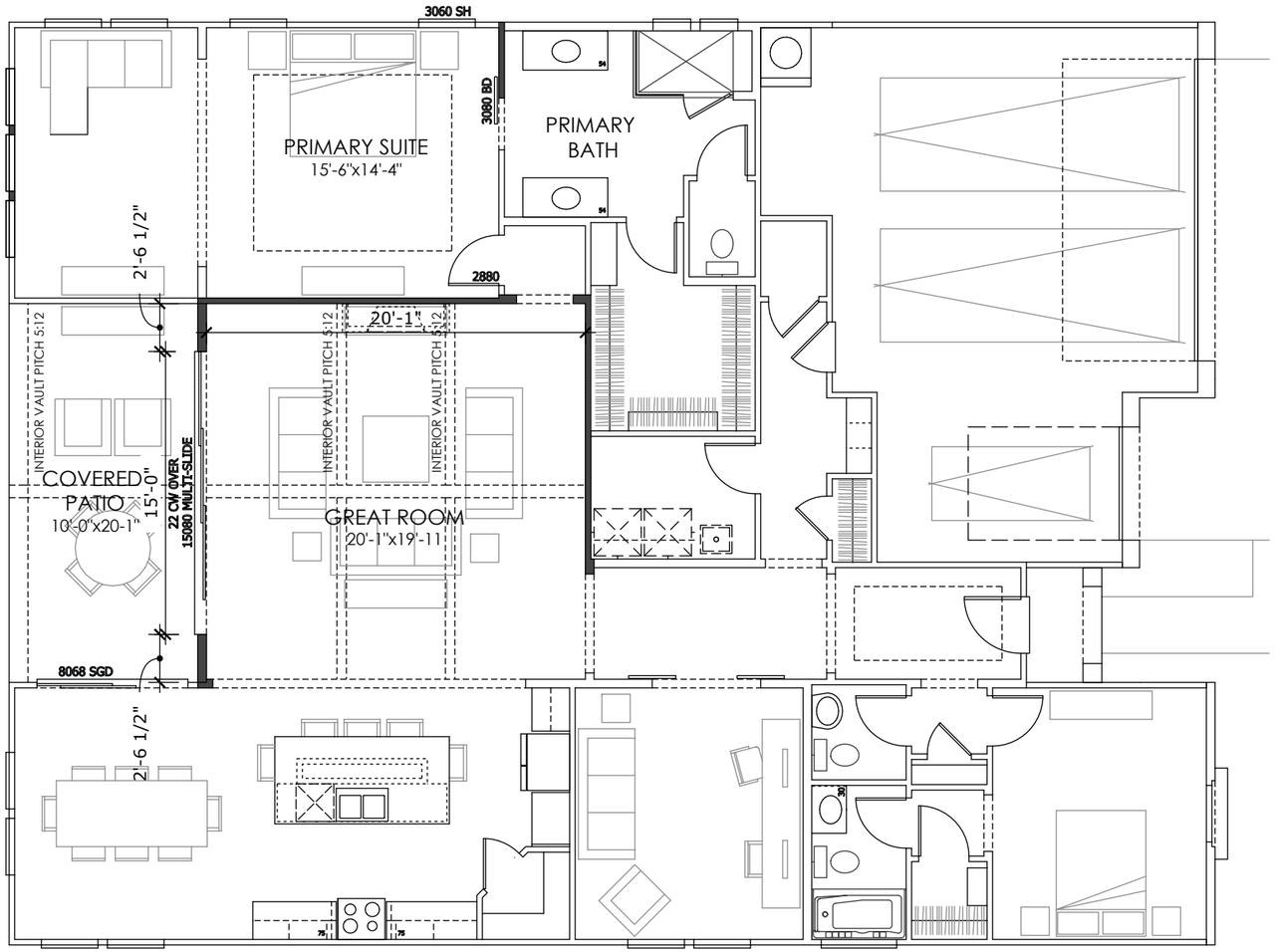
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,264**
(A) 1ST FLR LIVABLE:	2,264
(B) 2 CAR GARAGE:	442
(C) CART GARAGE:	123
(D) COVERED ENTRY:	
ELEVATION VB:	24
ELEVATION WB:	200
ELEVATION ZB:	50
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	-
ELEVATION WB:	-
ELEVATION ZB:	3

MAX FOOTPRINT: **3,201**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,201 /6,300 = 50.8%

50' ACTIVE ADULT :: SP-2



PLAN 1 *(OPTIONS)*

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 65'-11"**
PLAN #:	6624
SCALE:	1/8" = 1'-0"
PLAN NAME:	MORSE

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

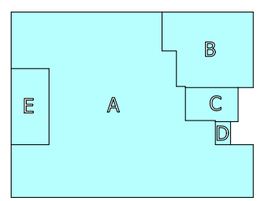
MAX. LIVABLE (A):	**2,264**
(A) 1ST FLR LIVABLE:	2,264
(B) 2 CAR GARAGE:	442
(C) CART GARAGE:	123
(D) COVERED ENTRY:	
ELEVATION VB:	24
ELEVATION WB:	200
ELEVATION ZB:	50
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	-
ELEVATION WB:	-
ELEVATION ZB:	3

MAX FOOTPRINT: **3,201**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,201 /6,300 = 50.8%

FLOOR PLAN
FORM VB -
MEDITERRANEAN

OPTION :: 15080 MULTI-SLIDE DOOR



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12

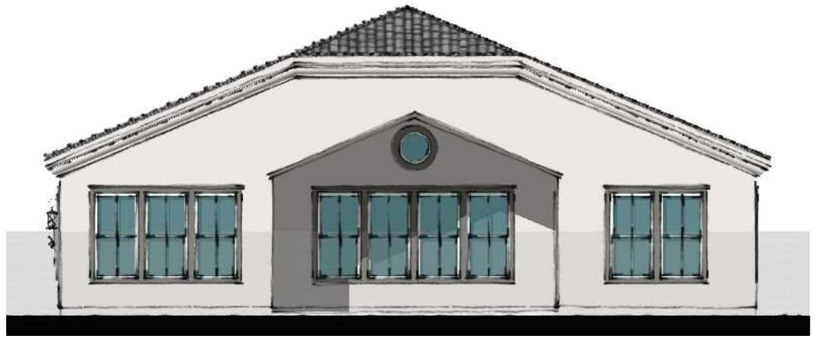
50' ACTIVE ADULT :: SP-2

PLAN 1

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 63'-11"**
PLAN #:	6624
PLAN NAME:	MORSE
FORM VB:	MEDITERRANEAN

FORM VB - MEDITERRANEAN
FRONT VIEW: N.T.S.

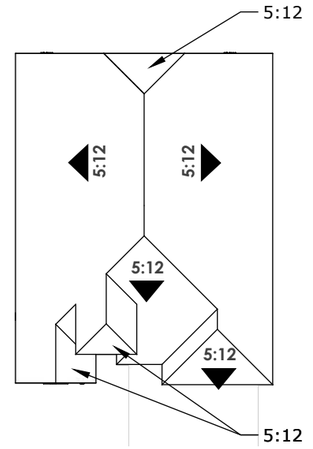
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE EAVE DETAIL (STUCCOED EAVES)
5. PLATE HEIGHT - 10'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. INTERIOR VAULT @ 5:12 PITCH
8. PLATE @ TOWER 15'-1" A.F.F.

KHovnanian Homes

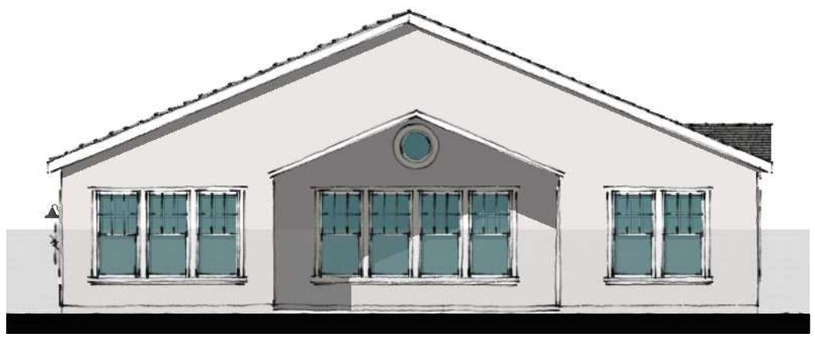
50' ACTIVE ADULT :: SP-2

PLAN 1

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 71'-3"**
PLAN #:	6624
PLAN NAME:	MORSE
FORM WB:	FARMHOUSE

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

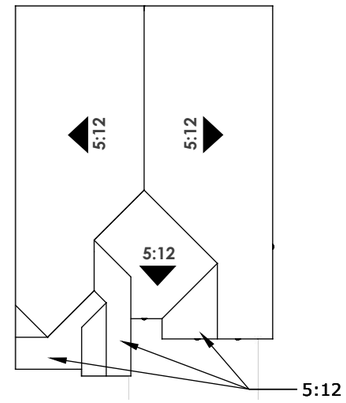
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 5:12 PITCH
9. PLATE @ TOWER 13'-7" A.F.F.

KHovnanian Homes

50' ACTIVE ADULT :: SP-2

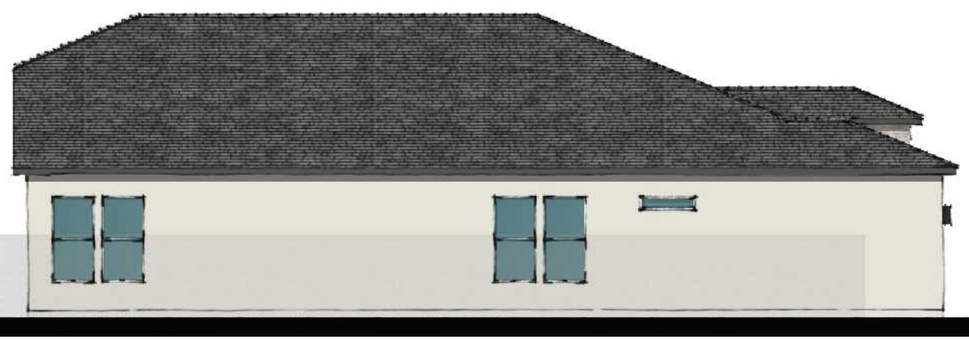
PLAN 1

LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 64'-5"**
PLAN #:	6624
PLAN NAME:	MORSE
FORM ZB:	CONTEMPORARY

FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.

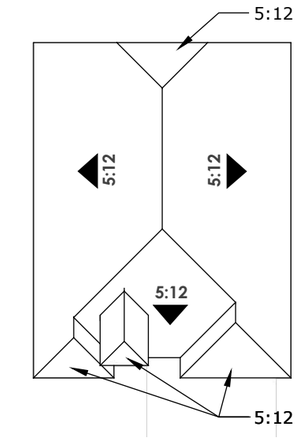
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES & HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING ACCENTS
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 13'-7" A.F.F.
9. INTERIOR VAULT @ 5:12 PITCH

KHovnanian Homes

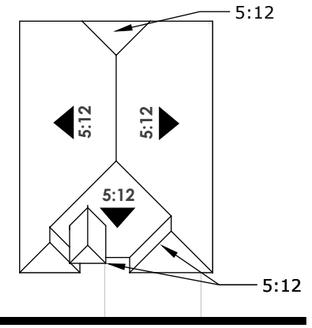
50' ACTIVE ADULT :: SP-2

PLAN 1 *(OPTIONS)*

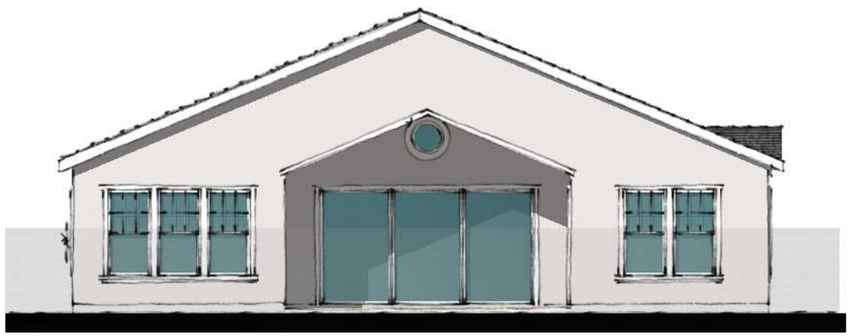
LIV. SF:	**2,264**
PLAN W x D:	**48'-11" x 64'-5"**
PLAN #:	6624
PLAN NAME:	MORSE
FORM:	ALL FORMS
OPT 15O80 SGD	

FORM ZB - CONTEMPORARY

REAR ELEVATION
SCALE: 3/32" = 1'0"

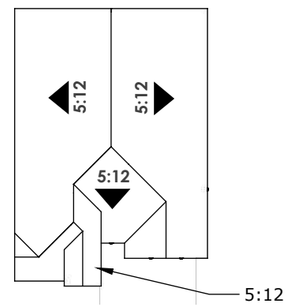


ROOF PLAN | SCALE: N.T.S.



FORM WB - FARMHOUSE

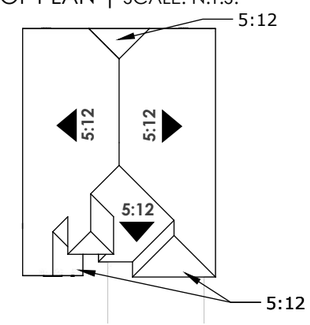
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM VB - MEDITERRANEAN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

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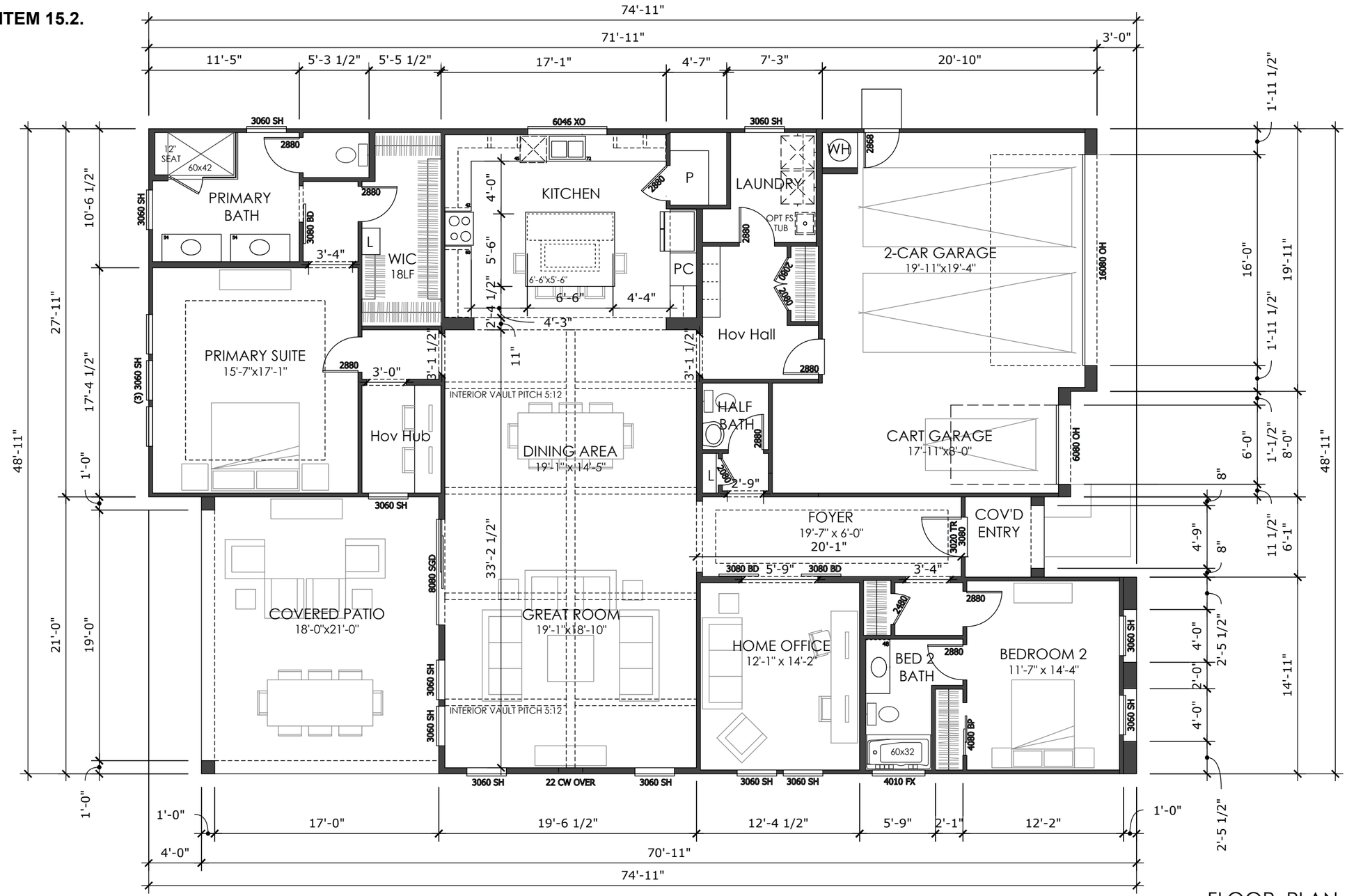
50' ACTIVE ADULT :: SP-2



FLOOR PLAN
FORM VB - MEDITERRANEAN

PLAN 2

LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-11"**
PLAN #:	6627
SCALE:	1/8" = 1'-0"
PLAN NAME:	CARVER

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

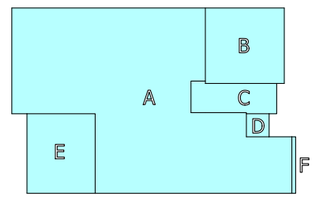
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

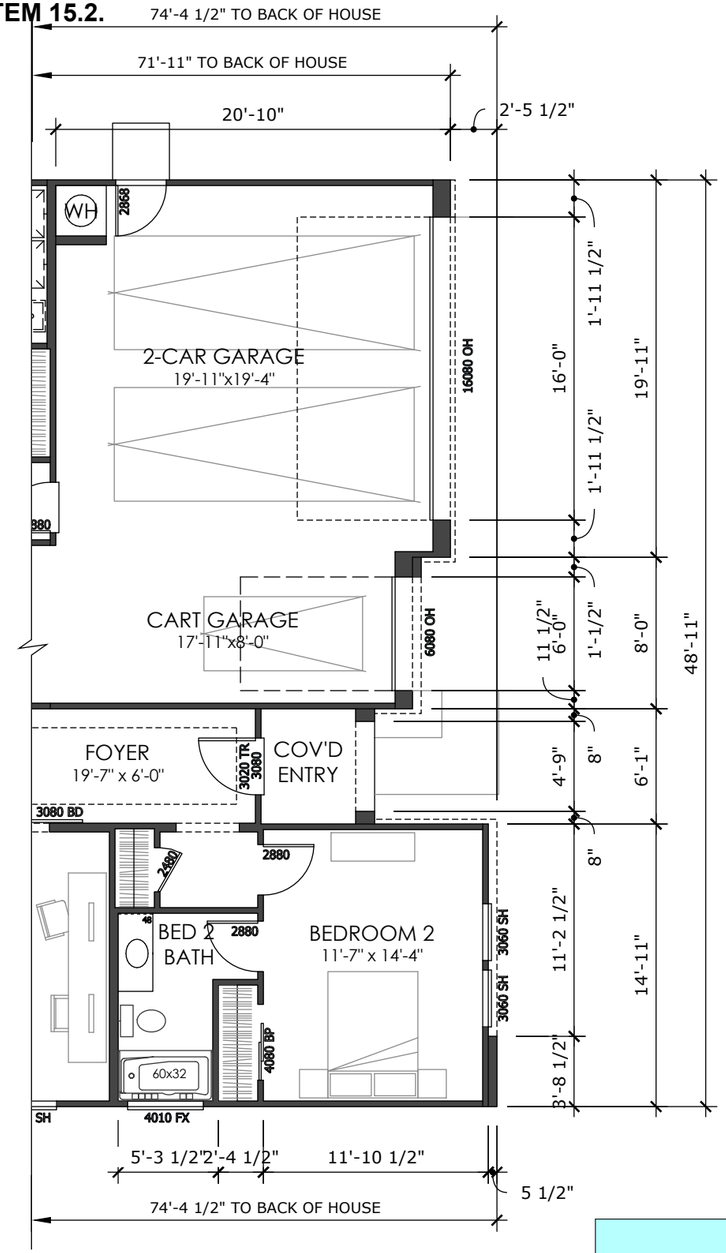
MAX. LIVABLE (A):	**2,415**
(A) 1ST FLR LIVABLE:	2,415
(B) 2 CAR GARAGE:	415
(C) CART GARAGE:	179
(D) COVERED ENTRY:	
ELEVATION VB:	37
ELEVATION WB:	37
ELEVATION ZB:	37
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	2

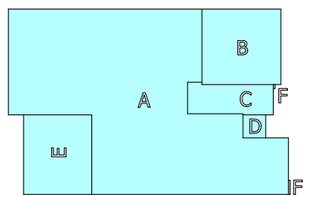
MAX FOOTPRINT: **3,438**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,438 /6,300 = 54.5%



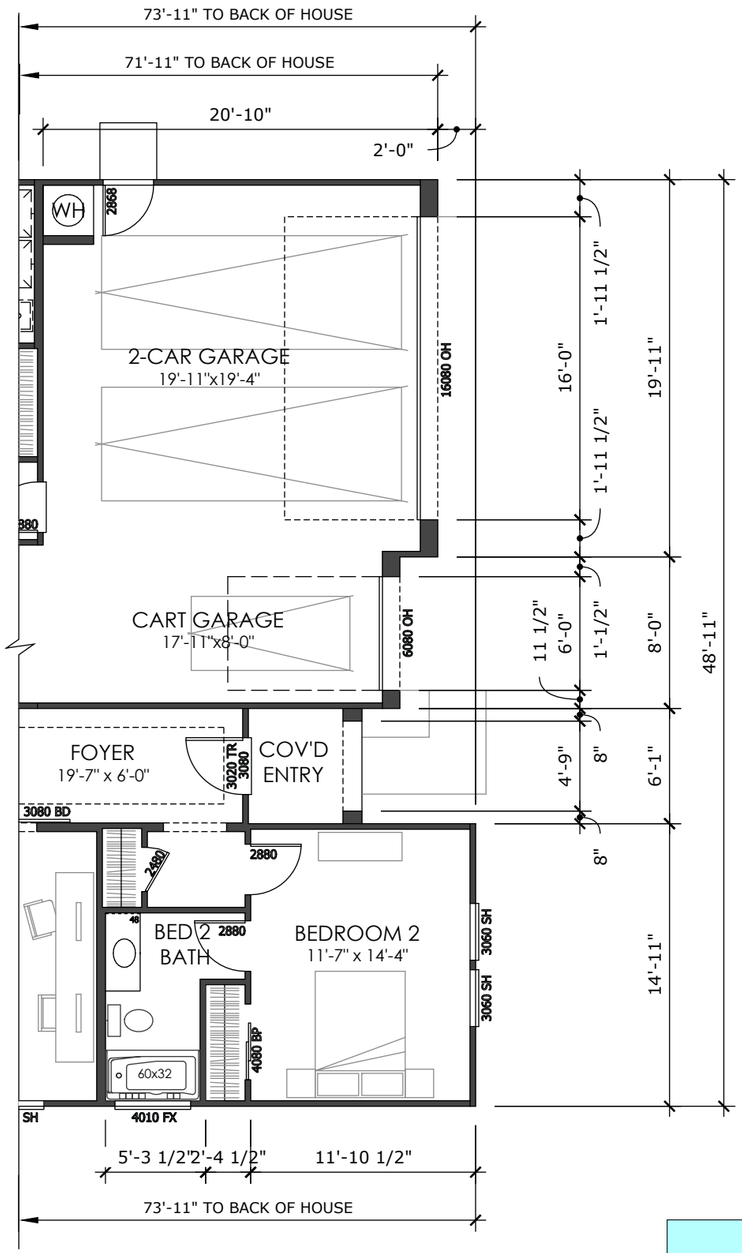
FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

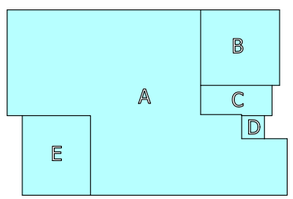




FLOOR PLAN :: WEST, SPEC 2

FORM ZB - CONTEMPORARY





FLOOR PLAN :: WEST, SPEC 2

FORM WB - FARMHOUSE

ATTACHMENT 4
Exhibit A to the Resolution

50' ACTIVE ADULT :: SP-2

PLAN 2

LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-11"**
PLAN #:	6627
SCALE:	1/8" = 1'-0"
PLAN NAME:	CARVER

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

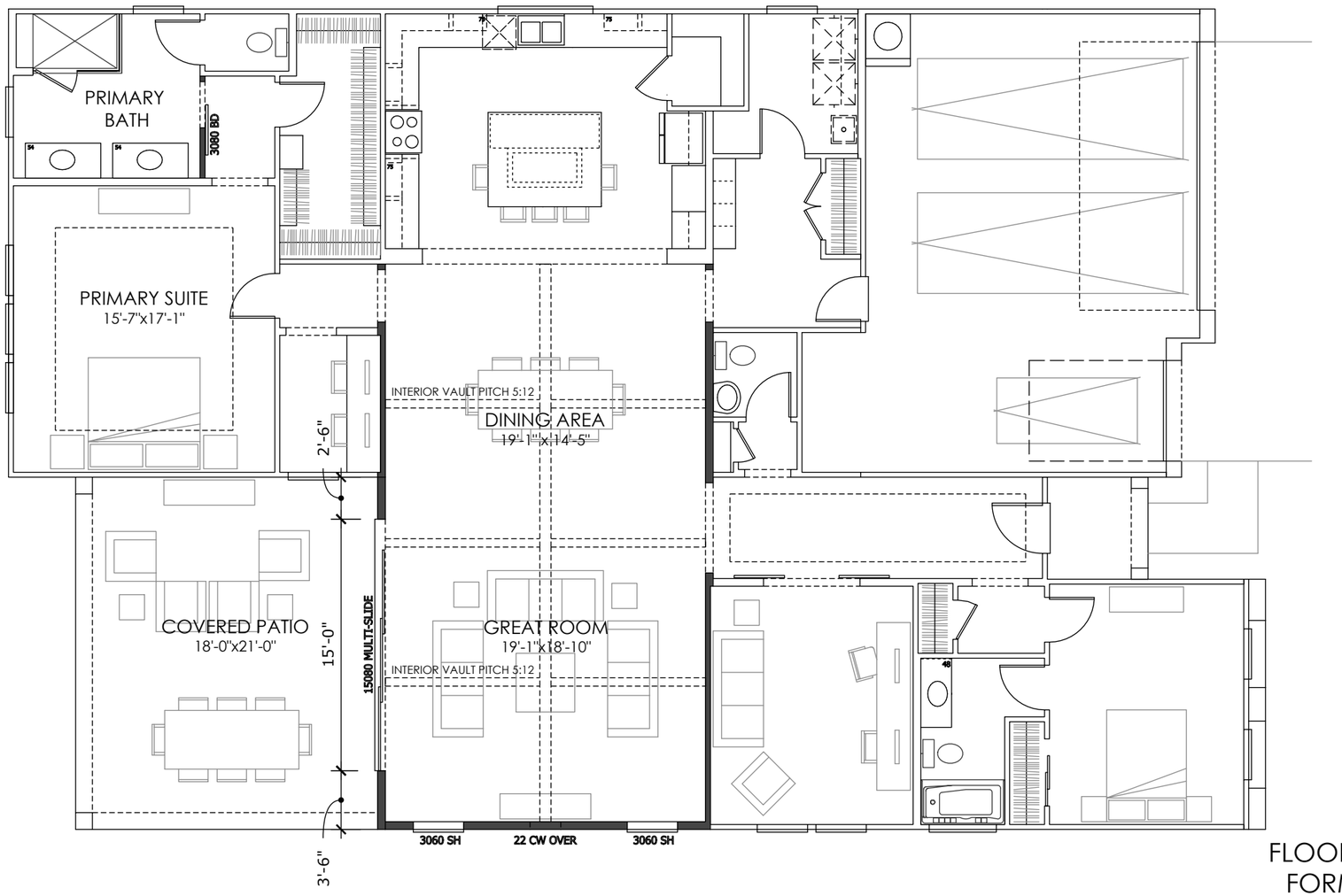
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,415**
(A) 1ST FLR LIVABLE:	2,415
(B) 2 CAR GARAGE:	415
(C) CART GARAGE:	179
(D) COVERED ENTRY:	
ELEVATION VB:	37
ELEVATION WB:	37
ELEVATION ZB:	37
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	2

MAX FOOTPRINT: **3,438**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,438 /6,300 = 54.5%

50' ACTIVE ADULT :: SP-2



PLAN 2 *(OPTIONS)*

LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-11"**
PLAN #:	6627
SCALE:	1/8" = 1'-0"
PLAN NAME:	CARVER

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

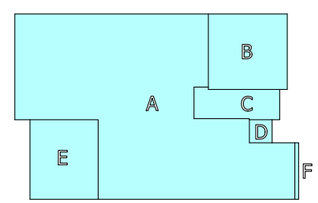
MAX. LIVABLE (A):	**2,415**
(A) 1ST FLR LIVABLE:	2,415
(B) 2 CAR GARAGE:	415
(C) CART GARAGE:	179
(D) COVERED ENTRY:	
ELEVATION VB:	37
ELEVATION WB:	37
ELEVATION ZB:	37
(E) COVERED PATIO:	201
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	2

MAX FOOTPRINT: **3,438**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,438 /6,300 = 54.5%

FLOOR PLAN
FORM VB -
MEDITERRANEAN

OPTION :: 15080 MULTI-SLIDE DOOR



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12

50' ACTIVE ADULT :: SP-2

PLAN 2

LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-11"**
PLAN #:	6627
PLAN NAME:	CARVER
FORM VB:	MEDITERRANEAN

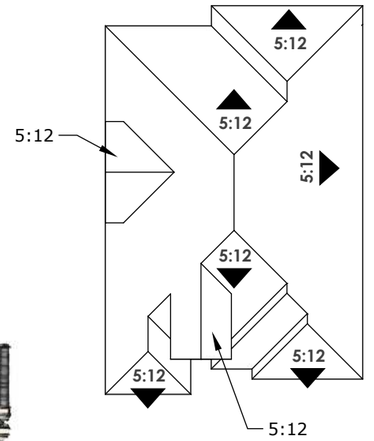
FORM VB - MEDITERRANEAN
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE EAVE DETAIL (STUCCOED EAVES)
5. PLATE HEIGHT - 10'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. INTERIOR VAULT @ 5:12 PITCH
8. PLATE @ TOWER 16'-1" A.F.F.

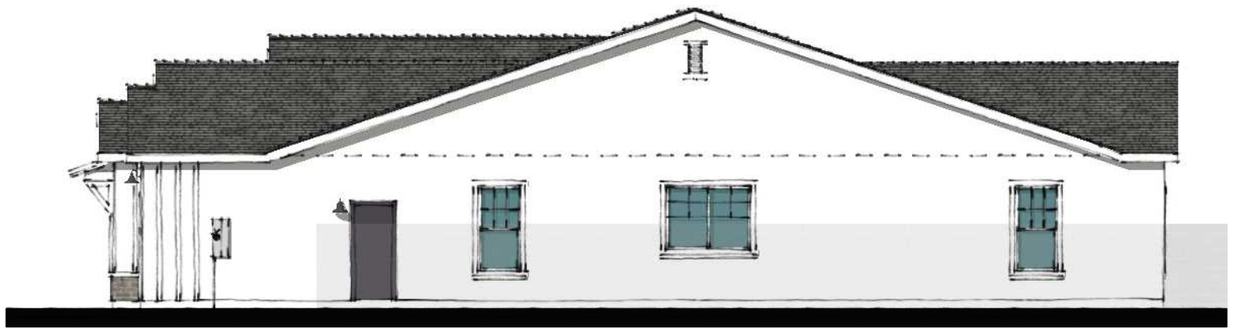
NCD The Ranch :: Rancho Cordova, CA

50' ACTIVE ADULT :: SP-2

PLAN 2

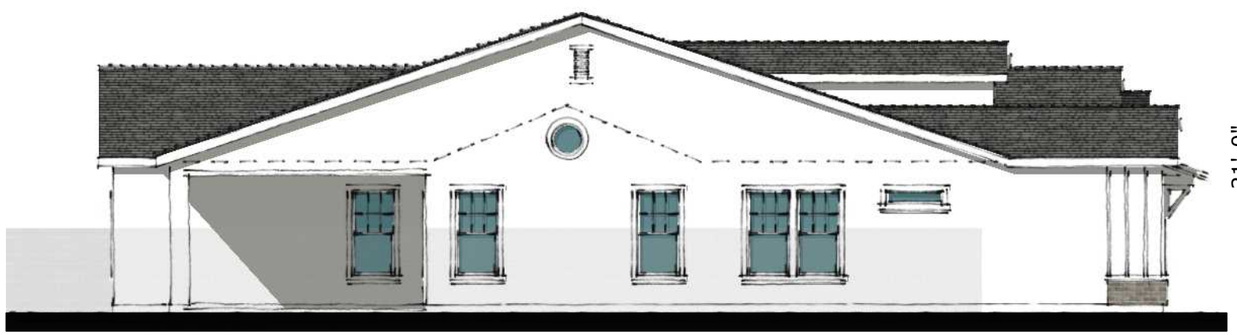
LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 73'-11"**
PLAN #:	6627
PLAN NAME:	CARVER
FORM WB:	FARMHOUSE

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



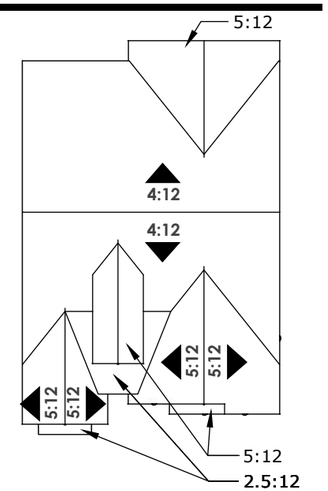
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 5:12 PITCH
9. PLATE @ TOWER 16'-3" A.F.F.
10. MASONRY VENEER ACCENTS

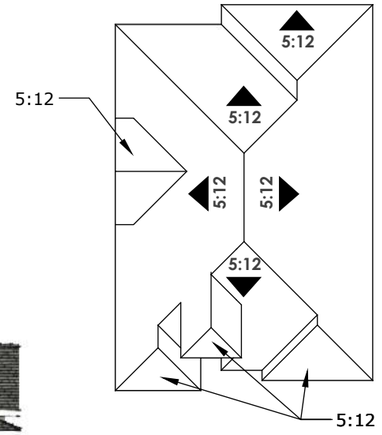
KHovnanian Homes

50' ACTIVE ADULT :: SP-2

PLAN 2

LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-2"**
PLAN #:	6627
PLAN NAME:	CARVER
FORM ZB:	CONTEMPORARY

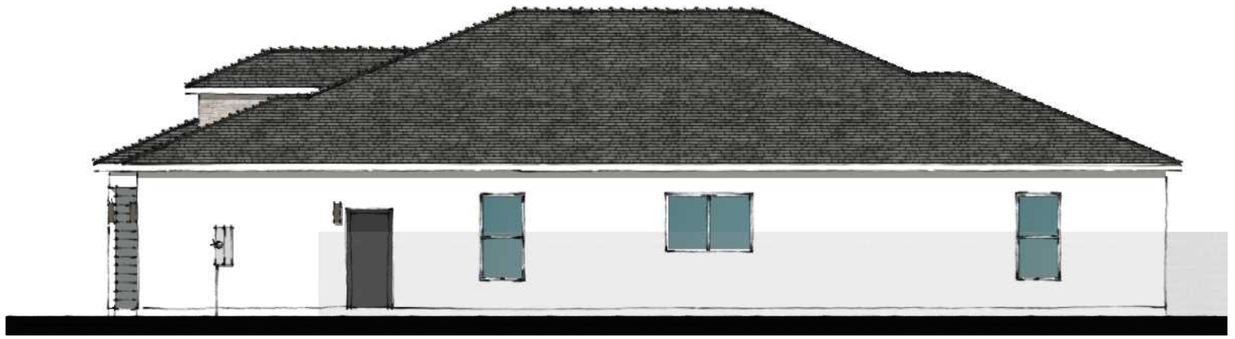
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES & HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING ACCENTS
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 16'-1" A.F.F.
9. INTERIOR VAULT @ 5:12 PITCH



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

KHovnanian Homes

NCD The Ranch :: Rancho Cordova, CA

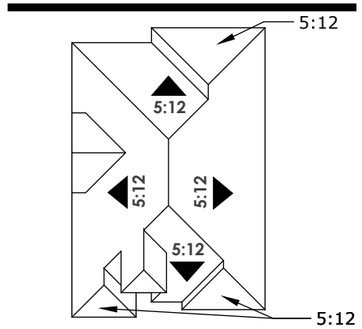
50' ACTIVE ADULT :: SP-2

PLAN 2 *(OPTIONS)*

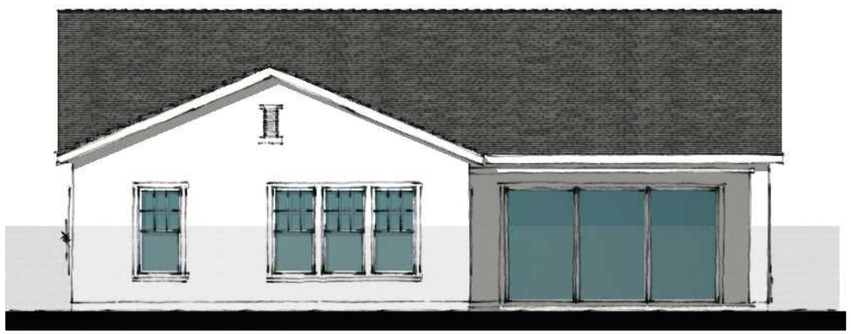
LIV. SF:	**2,415**
PLAN W x D:	**48'-11" x 74'-11"**
PLAN #:	6627
PLAN NAME:	CARVER
FORM:	ALL FORMS
OPT. 15080 SGD	

FORM ZB - CONTEMPORARY

REAR ELEVATION
SCALE: 3/32" = 1'0"

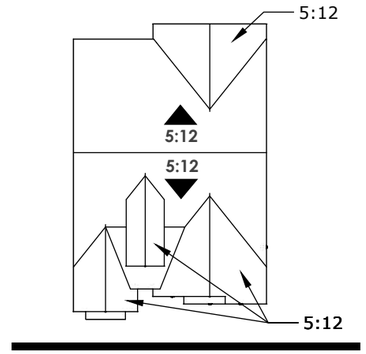


ROOF PLAN | SCALE: N.T.S.



FORM WB - FARMHOUSE

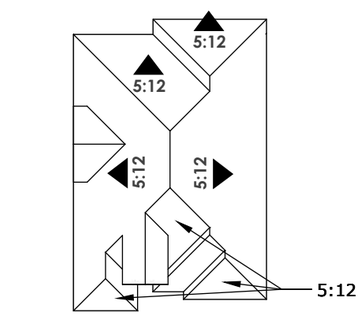
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM VB - MEDITERRANEAN

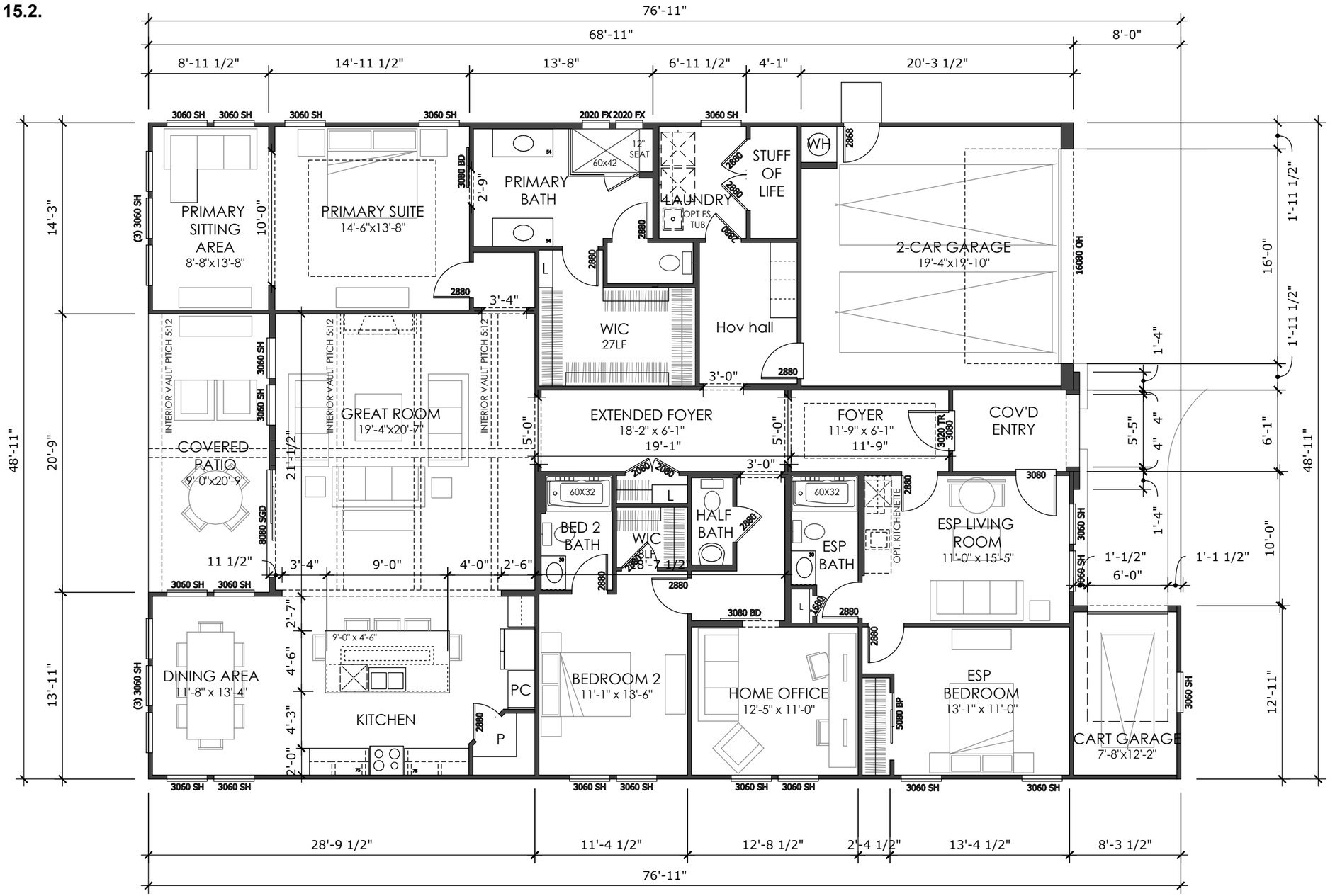
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian Homes

50' ACTIVE ADULT :: SP-2



FLOOR PLAN
FORM VB - MEDITERRANEAN

PLAN 3

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 76'-11"**
PLAN #:	6630
SCALE:	1/8" = 1'-0"
PLAN NAME:	BELL ESP

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

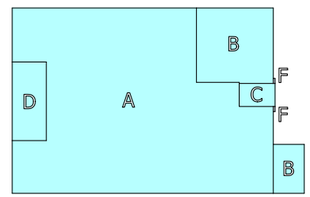
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,729**
(A) 1ST FLR LIVABLE:	2,729
(B) 2 CAR GARAGE:	401
(C) CART GARAGE:	103
(D) COVERED ENTRY:	
ELEVATION VB:	59
ELEVATION WB:	55
ELEVATION ZB:	59
(E) COVERED PATIO:	187
(F) ARCH. PROJECTION:	
ELEVATION VB:	1
ELEVATION WB:	-
ELEVATION ZB:	4

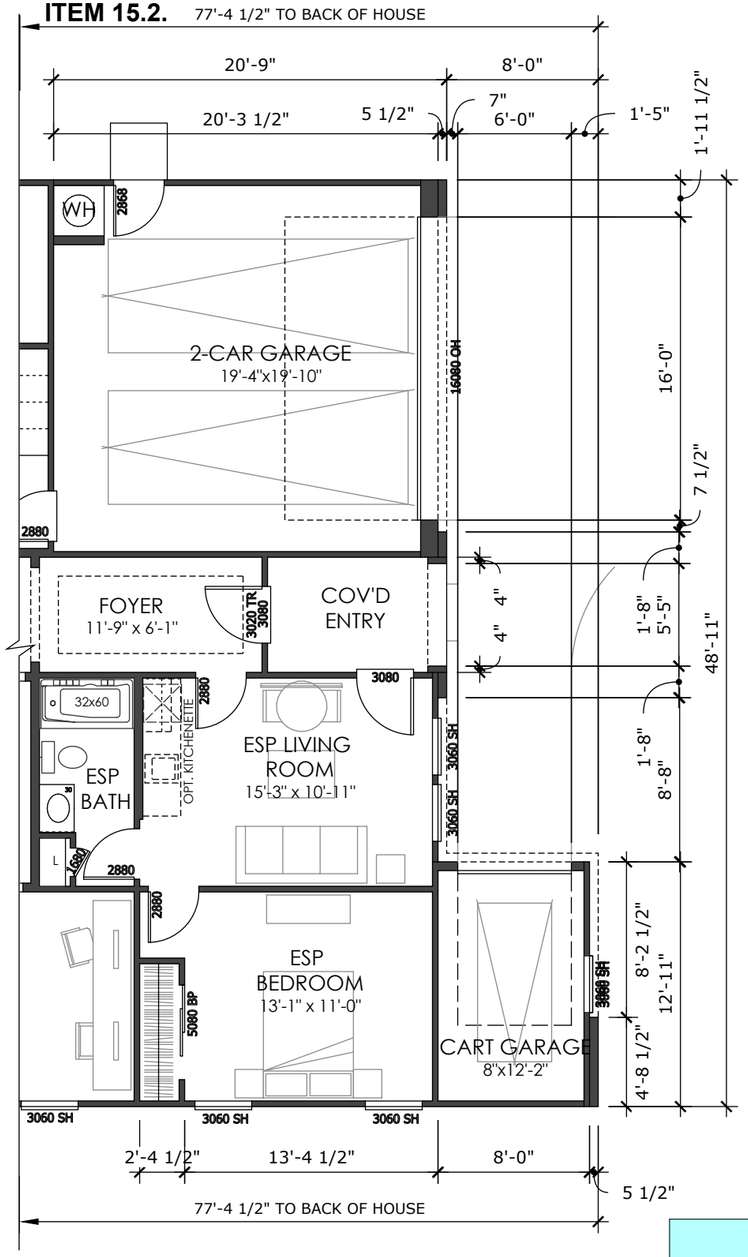
MAX FOOTPRINT: **3,479**

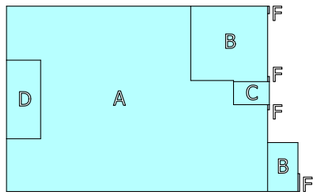
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,479 /6,300 = 55.2%



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

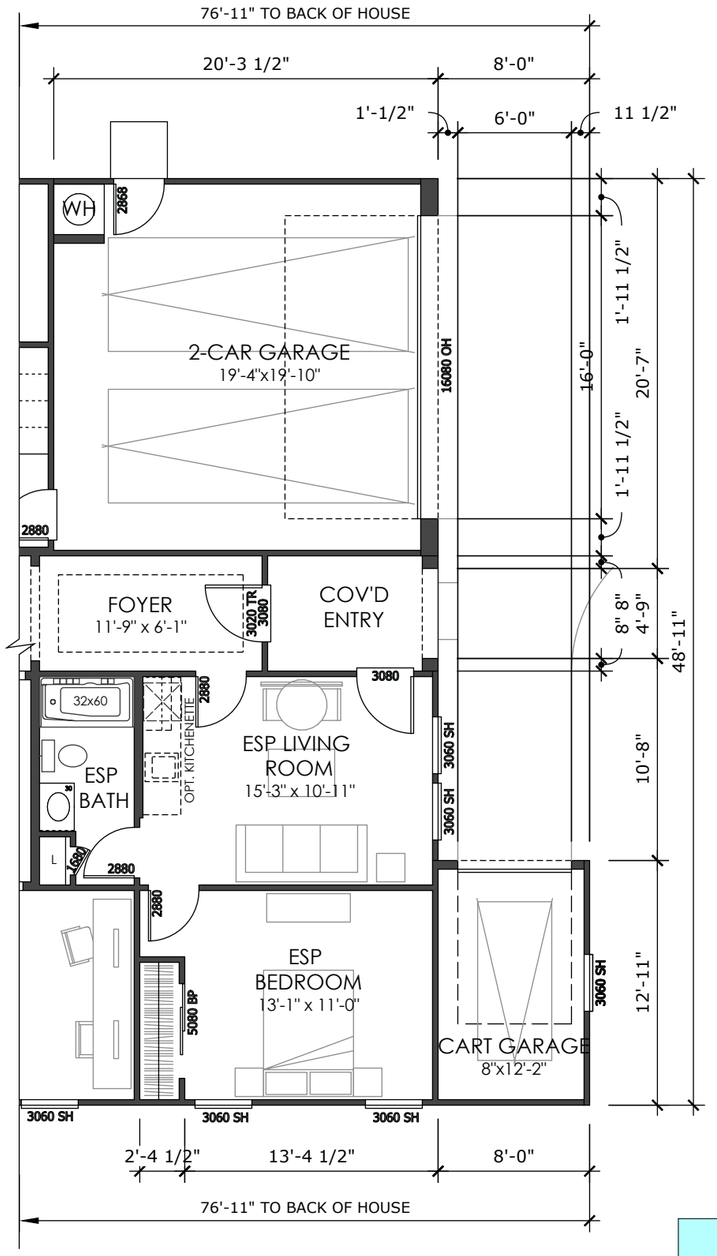
KHovnanian Homes

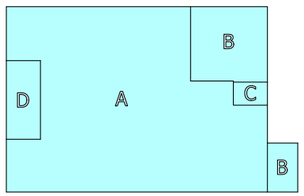




FLOOR PLAN :: WEST, SPEC 2

FORM ZB - CONTEMPORARY





FLOOR PLAN :: WEST, SPEC 2

FORM WB - FARMHOUSE

ATTACHMENT 4
Exhibit A to the Resolution

50' ACTIVE ADULT :: SP-2

PLAN 3

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 76'-11"**
PLAN #:	6630
SCALE:	1/8" = 1'-0"
PLAN NAME:	BELL ESP

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

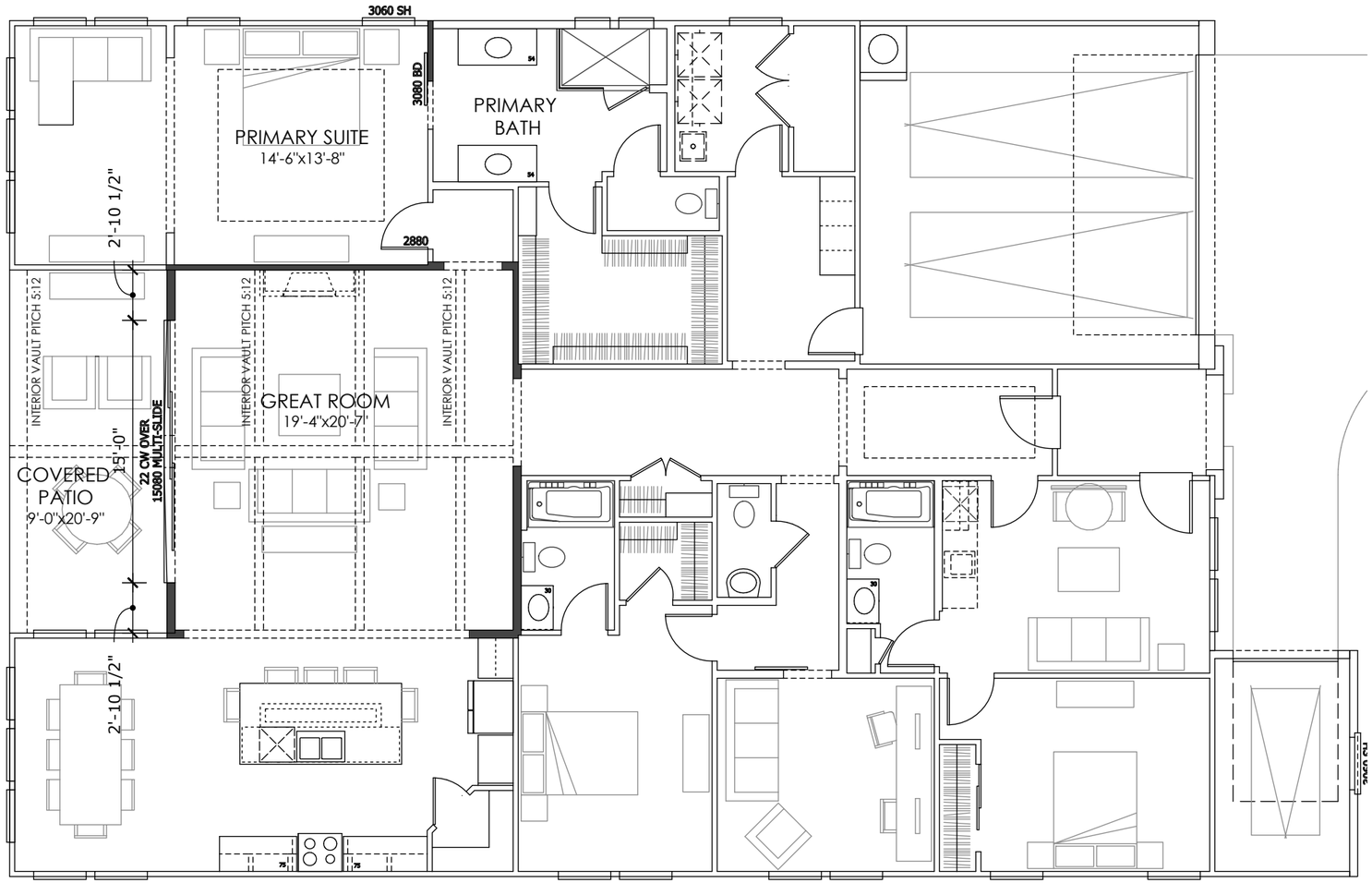
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,729**
(A) 1ST FLR LIVABLE:	2,729
(B) 2 CAR GARAGE:	401
(C) CART GARAGE:	103
(D) COVERED ENTRY:	
ELEVATION VB:	59
ELEVATION WB:	55
ELEVATION ZB:	59
(E) COVERED PATIO:	187
(F) ARCH. PROJECTION:	
ELEVATION VB:	1
ELEVATION WB:	-
ELEVATION ZB:	4

MAX FOOTPRINT: **3,479**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,479 /6,300 = 55.2%

50' ACTIVE ADULT :: SP-2



FLOOR PLAN
FORM VB -
MEDITERRANEAN

OPTION :: 15080 MULTI-SLIDE DOOR

PLAN 3 *(OPTIONS)*

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 76'-11"**
PLAN #:	6630
SCALE:	1/8" = 1'-0"
PLAN NAME:	BELL ESP

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

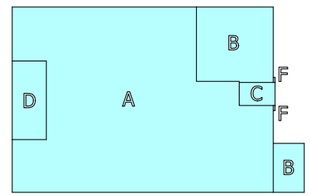
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,729**
(A) 1ST FLR LIVABLE:	2,729
(B) 2 CAR GARAGE:	401
(C) CART GARAGE:	103
(D) COVERED ENTRY:	
ELEVATION VB:	59
ELEVATION WB:	55
ELEVATION ZB:	59
(E) COVERED PATIO:	187
(F) ARCH. PROJECTION:	
ELEVATION VB:	1
ELEVATION WB:	-
ELEVATION ZB:	4

MAX FOOTPRINT: **3,479**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,479 /6,300 = 55.2%



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12

KHovnanian Homes

50' ACTIVE ADULT :: SP-2

PLAN 3

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 76'-11"**
PLAN #:	6630
PLAN NAME:	BELL
FORM VB:	MEDITERRANEAN

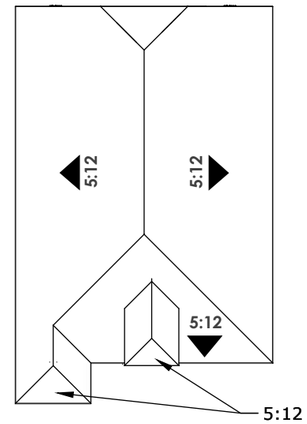
FORM VB - MEDITERRANEAN
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE EAVE DETAIL (STUCCOED EAVES)
5. PLATE HEIGHT - 10'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. INTERIOR VAULT @ 5:12 PITCH
8. PLATE @ TOWER 14'-7" A.F.F.

KHovnanian Homes

NCD The Ranch :: Rancho Cordova, CA

50' ACTIVE ADULT :: SP-2

PLAN 3

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 76'-11"**
PLAN #:	6630
PLAN NAME:	BELL
FORM WB:	FARMHOUSE

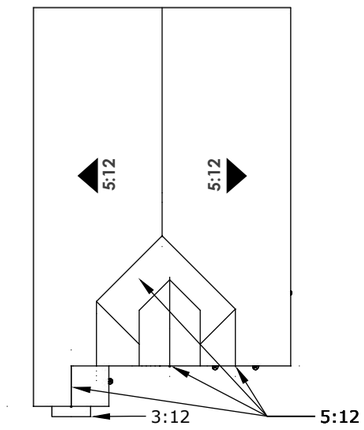
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 5:12 PITCH
9. PLATE @ TOWER 15'-1" A.F.F.
10. MASONRY VENEER ACCENTS

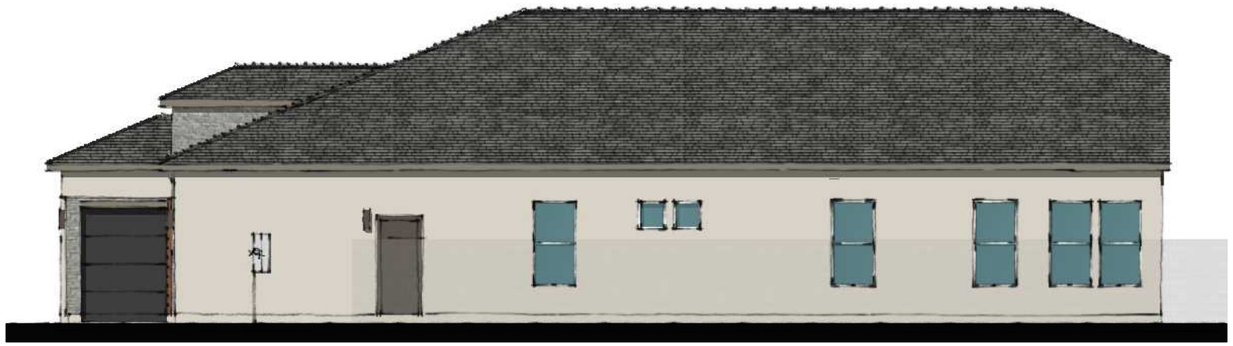
KHovnanian Homes

50' ACTIVE ADULT :: SP-2

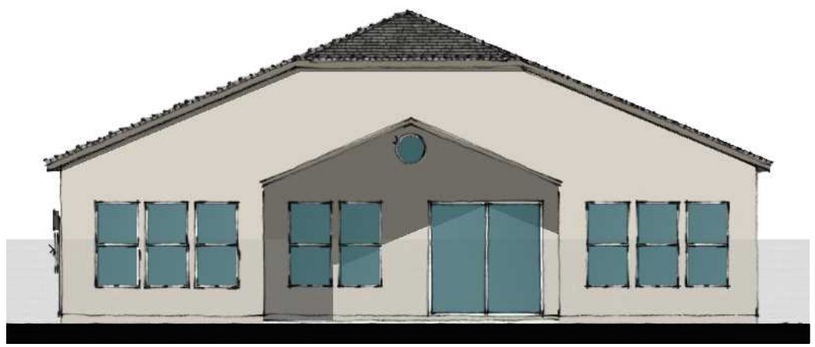
PLAN 3

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 77'-5"**
PLAN #:	6630
PLAN NAME:	BELL
FORM ZB:	CONTEMPORARY

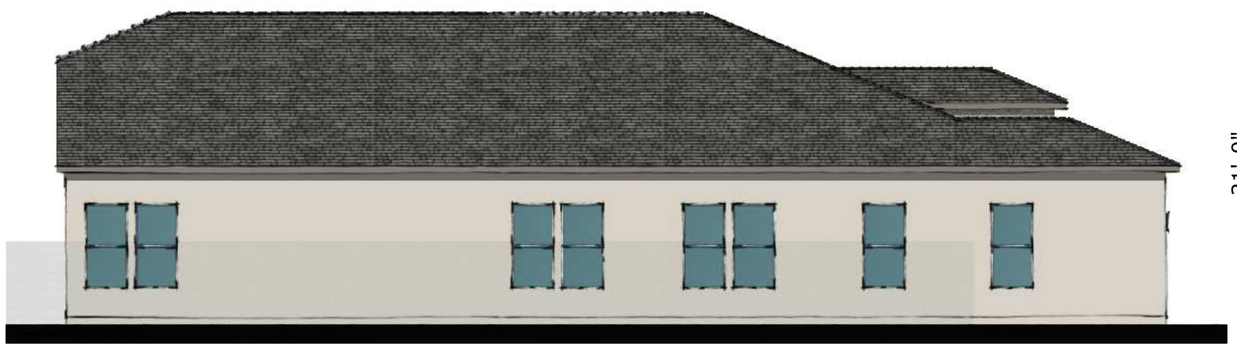
FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

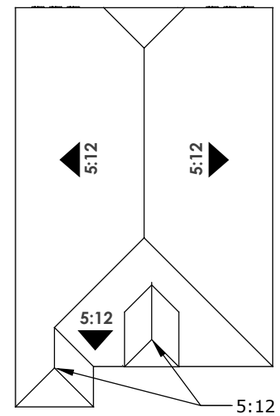


REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

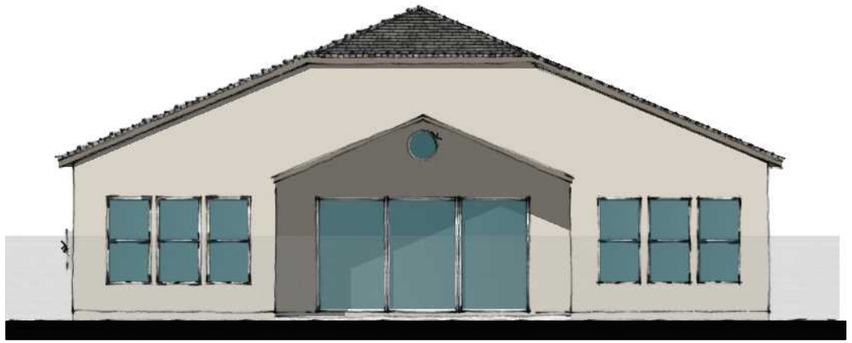
1. PROMINENT GABLES & HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING ACCENTS
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 15'-1" A.F.F.
9. INTERIOR VAULT @ 5:12 PITCH

KHovnanian Homes

50' ACTIVE ADULT :: SP-2

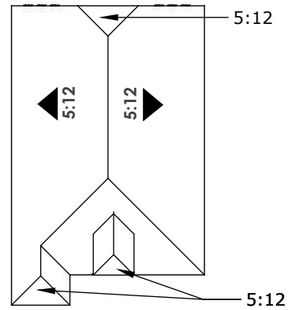
PLAN 3 *(OPTIONS)*

LIV. SF:	**2,729**
PLAN W x D:	**48'-11" x 79'-2"**
PLAN #:	6630
PLAN NAME:	BELL
FORM:	ALL FORMS
OPT. 15080 SGD	



FORM ZB - CONTEMPORARY

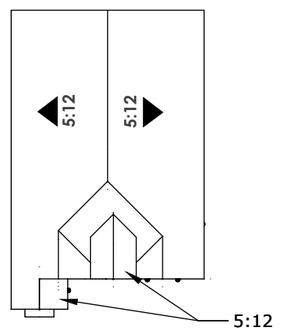
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

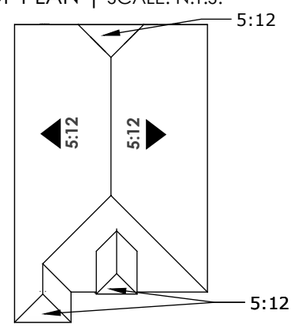
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM VB - MEDITERRANEAN

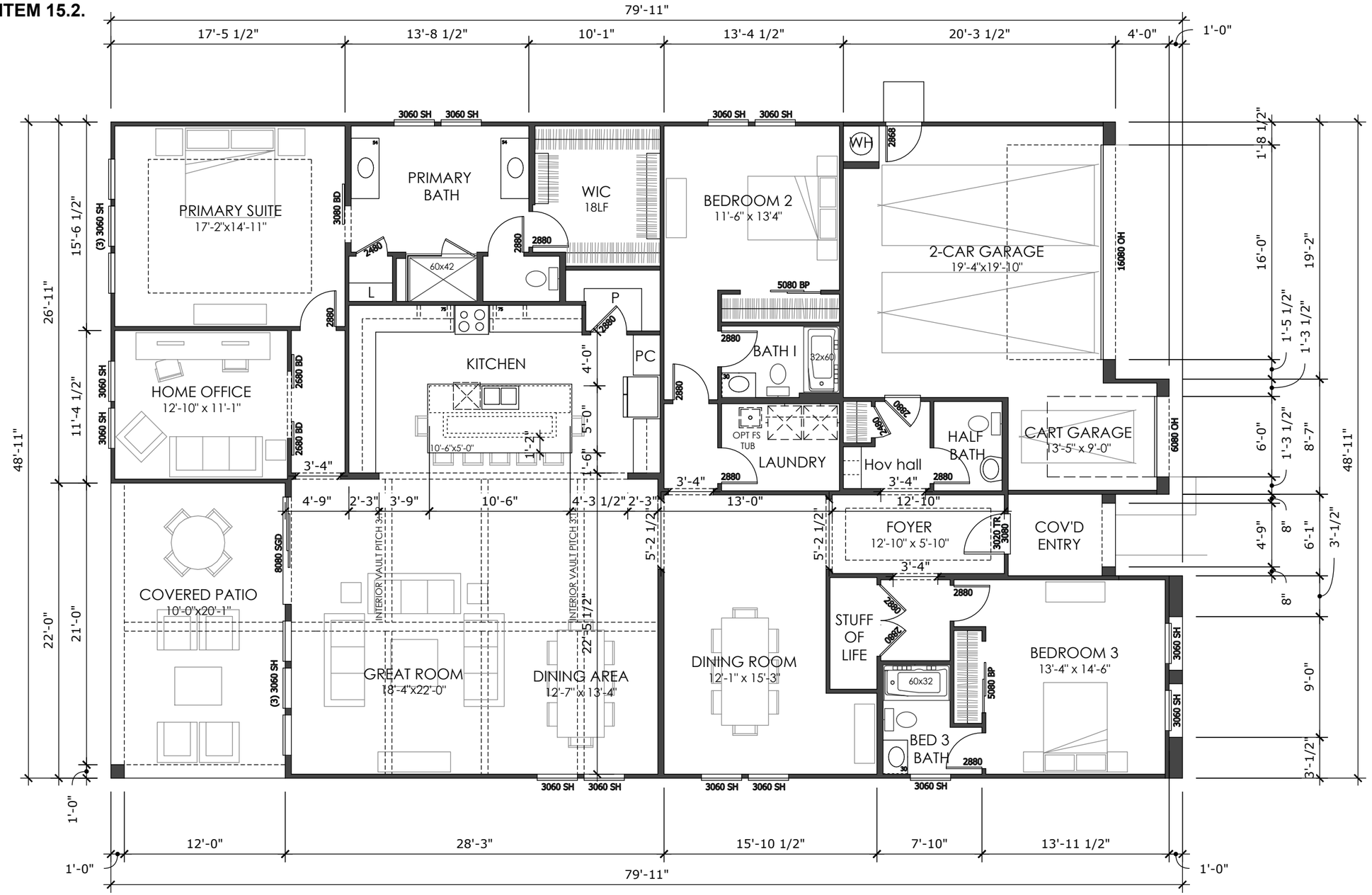
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

50' ACTIVE ADULT :: SP-2



FLOOR PLAN
FORM VB - MEDITERRANEAN

PLAN 4

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-11"**
PLAN #:	6603
SCALE:	1/8" = 1'-0"
PLAN NAME:	FRANKLIN

VITAL STATS

BEDROOM	3
BATH	3.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

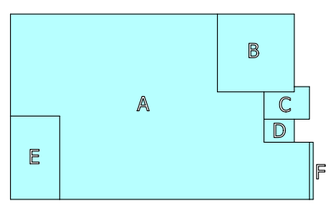
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,916**
(A) 1ST FLR LIVABLE:	2,916
(B) 2 CAR GARAGE:	408
(C) CART GARAGE:	101
(D) COVERED ENTRY:	
ELEVATION VB:	49
ELEVATION WB:	49
ELEVATION ZB:	49
(E) COVERED PATIO:	286
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	9

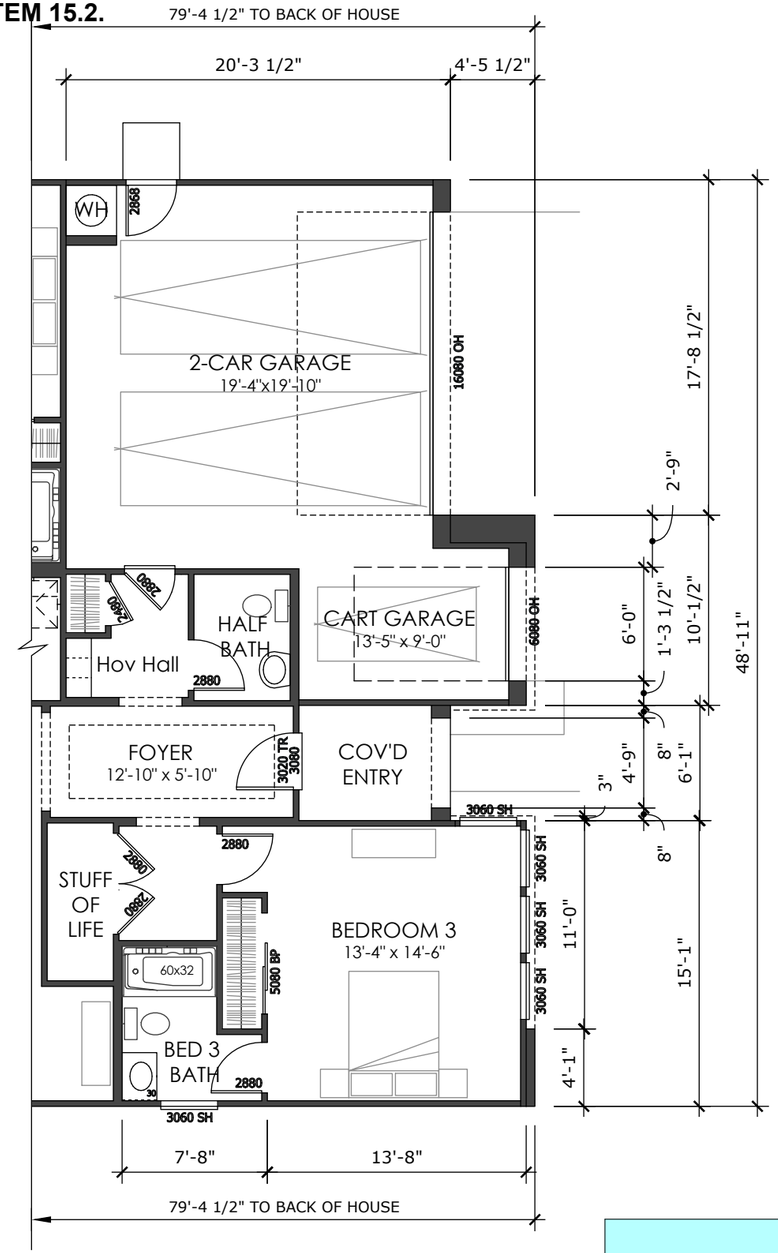
MAX FOOTPRINT: **3,774**

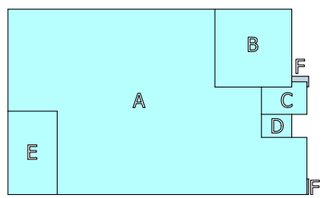
TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,774 /6,300 = 59.9%



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH '*LOOKS*' OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

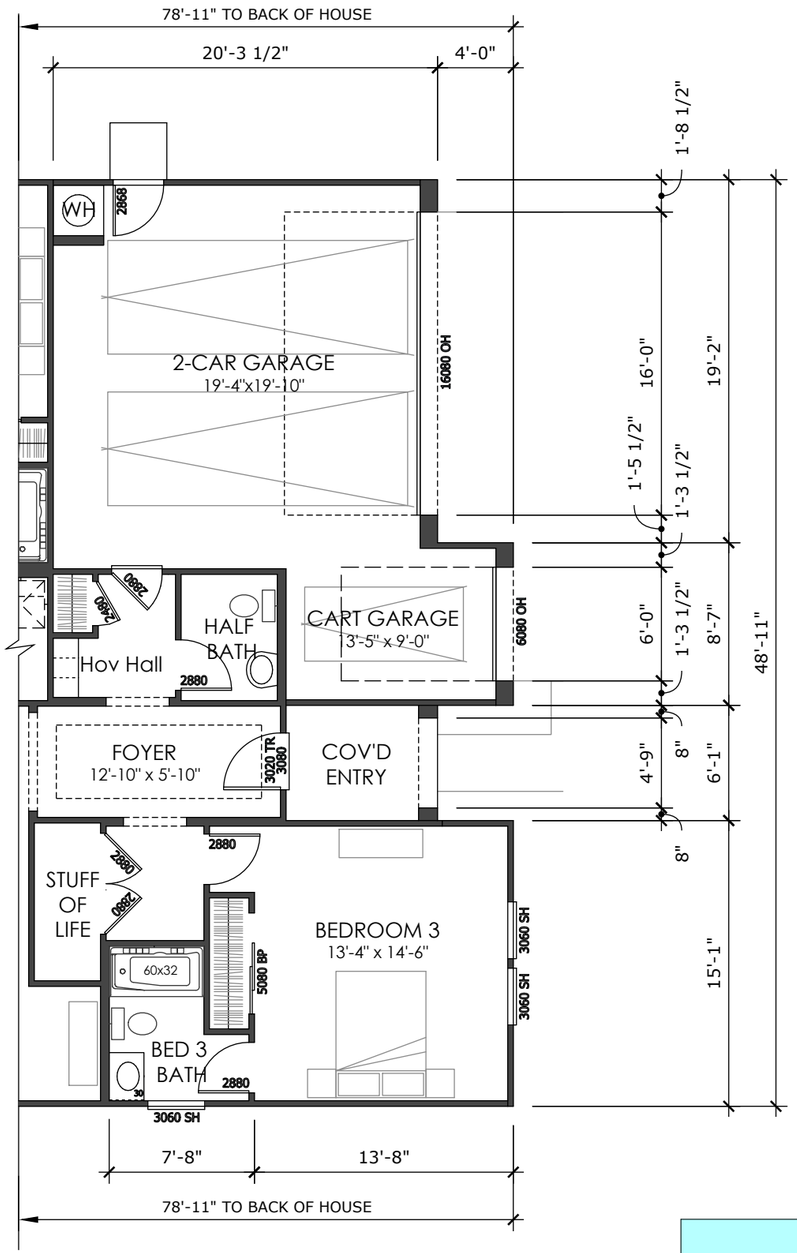
KHovnanian Homes

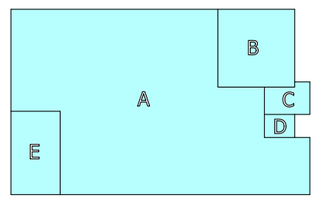




FLOOR PLAN :: WEST, SPEC 2

FORM ZB - CONTEMPORARY





FLOOR PLAN :: WEST, SPEC 2

FORM WB - FARMHOUSE

ATTACHMENT 4
Exhibit A to the Resolution

50' ACTIVE ADULT :: SP-2

PLAN 4

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-11"**
PLAN #:	6603
SCALE:	1/8" = 1'-0"
PLAN NAME:	FRANKLIN

VITAL STATS

BEDROOM	3
BATH	3.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

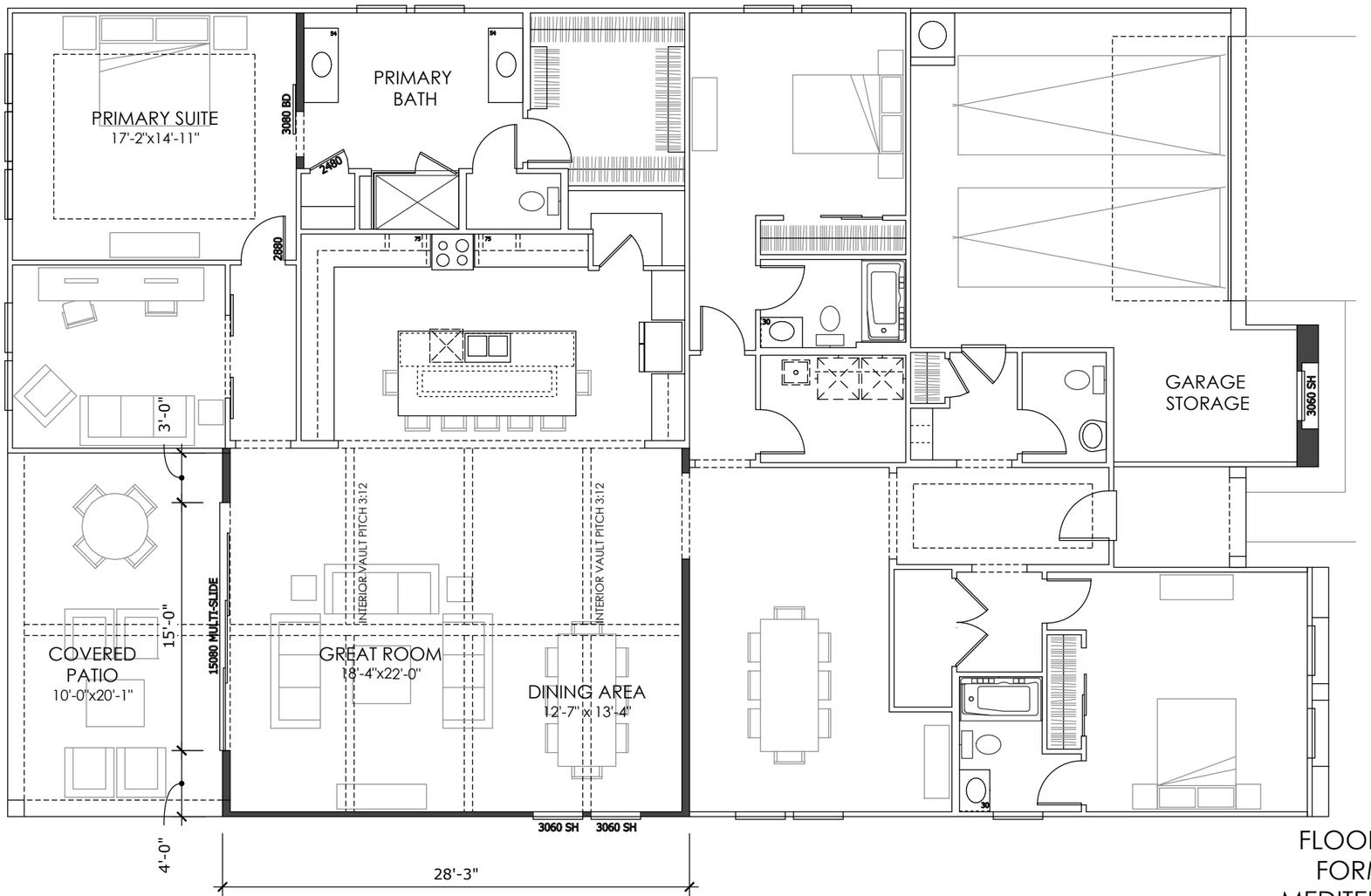
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,916**
(A) 1ST FLR LIVABLE:	2,916
(B) 2 CAR GARAGE:	408
(C) CART GARAGE:	101
(D) COVERED ENTRY:	
ELEVATION VB:	49
ELEVATION WB:	49
ELEVATION ZB:	49
(E) COVERED PATIO:	286
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	9

MAX FOOTPRINT: **3,774**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,774 /6,300 = 59.9%

50' ACTIVE ADULT :: SP-2



FLOOR PLAN
FORM VB -
MEDITERRANEAN

OPTION :: 15080 MULTI-SLIDE DOOR
OPTION :: GARAGE STORAGE ILO CART STORAGE

PLAN 4 *(OPTIONS)*

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-11"**
PLAN #:	6603
SCALE:	1/8" = 1'-0"
PLAN NAME:	FRANKLIN

VITAL STATS

BEDROOM	3
BATH	3.5
CAR	2.5
CEILING	10'
WINDOW HDR	8'

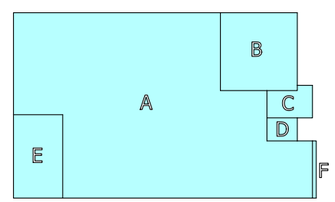
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,916**
(A) 1ST FLR LIVABLE:	2,916
(B) 2 CAR GARAGE:	408
(C) CART GARAGE:	101
(D) COVERED ENTRY:	
ELEVATION VB:	49
ELEVATION WB:	49
ELEVATION ZB:	49
(E) COVERED PATIO:	286
(F) ARCH. PROJECTION:	
ELEVATION VB:	15
ELEVATION WB:	-
ELEVATION ZB:	9

MAX FOOTPRINT: **3,774**

TYP LOT SIZE | 60'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 3,774 /6,300 = 59.9%



FLOOR PLAN :: WEST, SPEC 2
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12
- 3068 BARN DOOR AT OWNER'S BATH

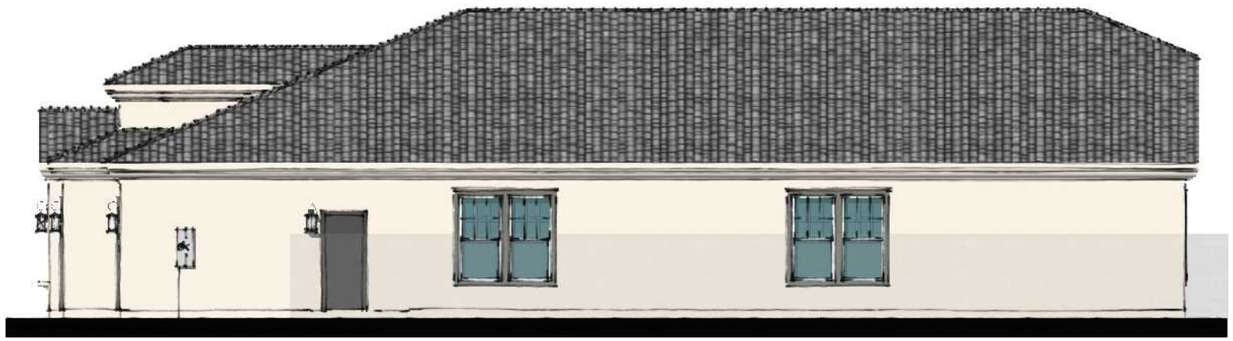
KHovnanian Homes

50' ACTIVE ADULT :: SP-2

PLAN 4

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-11"**
PLAN #:	6603
PLAN NAME:	FRANKLIN
FORM VB:	MEDITERRANEAN

FORM VB - MEDITERRANEAN
FRONT VIEW: N.T.S.

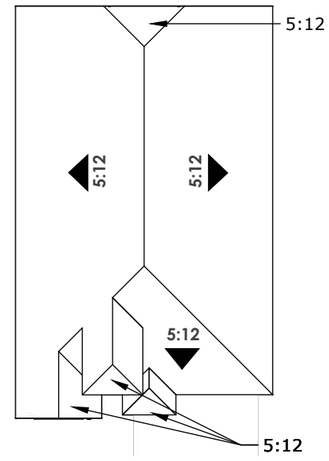


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'S' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE EAVE DETAIL (STUCCOED EAVES)
5. PLATE HEIGHT - 10'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. INTERIOR VAULT @ 3:12 PITCH
8. PLATE @ TOWER 15'-11" A.F.F.

NCD The Ranch :: Rancho Cordova, CA

50' ACTIVE ADULT :: SP-2

PLAN 4

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-11"**
PLAN #:	6603
PLAN NAME:	FRANKLIN
FORM WB:	FARMHOUSE

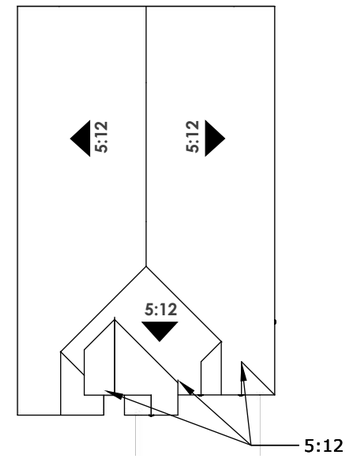
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH
9. PLATE @ TOWER 14'-4" A.F.F.

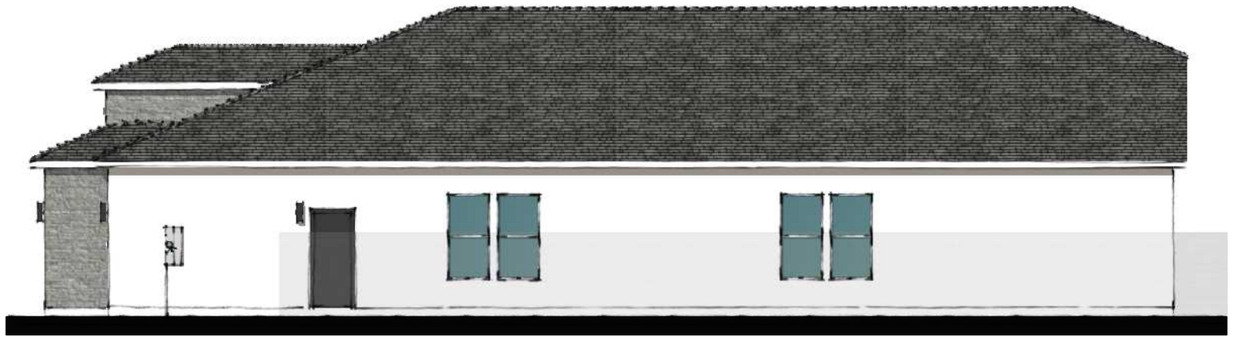
KHovnanian Homes

50' ACTIVE ADULT :: SP-2

PLAN 4

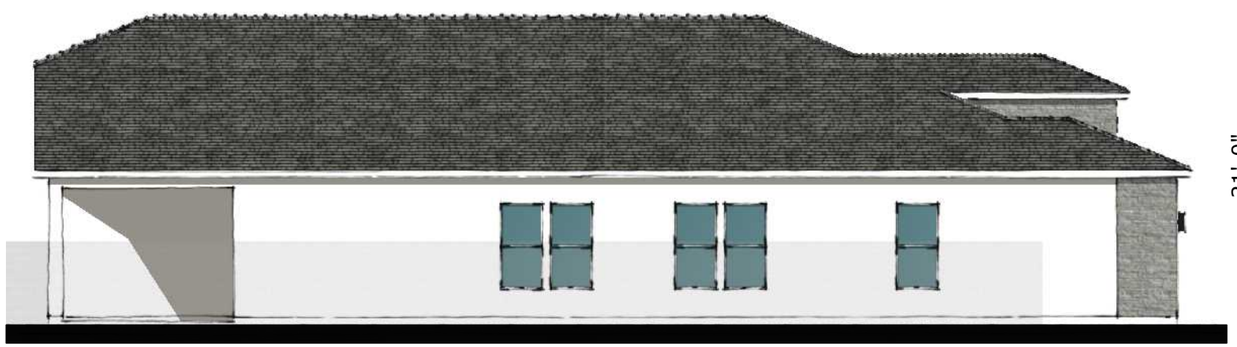
LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-2"**
PLAN #:	6603
PLAN NAME:	FRANKLIN
FORM ZB:	CONTEMPORARY

FORM ZB - CONTEMPORARY
FRONT VIEW: N.T.S.



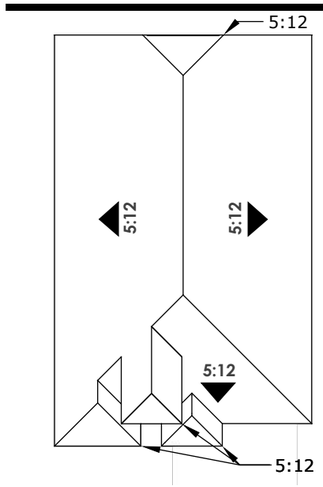
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT HIPS
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SIDING ACCENTS
5. MASONRY VENEER ACCENTS
6. PLATE HEIGHT - 10'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 15'-11" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH

KHovnanian Homes

FORM ZB - CONTEMPORARY

REAR ELEVATION
SCALE: 3/32" = 1'0"

FORM WB - FARMHOUSE

REAR ELEVATION
SCALE: 3/32" = 1'0"

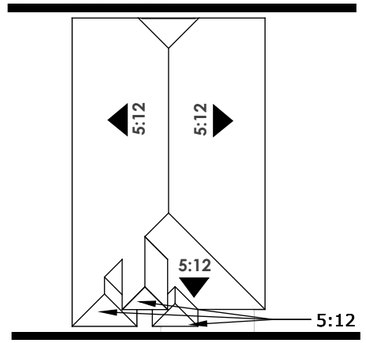
FORM VB - MEDITERRANEAN

REAR ELEVATION
SCALE: 3/32" = 1'0"

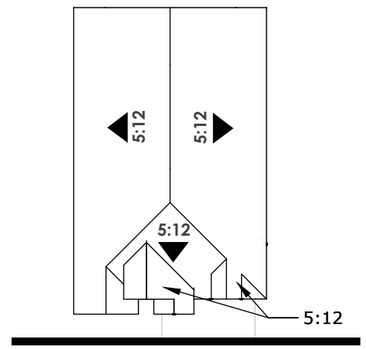
PLAN 4 *(OPTIONS)*

LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-2"**
PLAN #:	6603
PLAN NAME:	FRANKLIN
FORM:	ALL FORMS

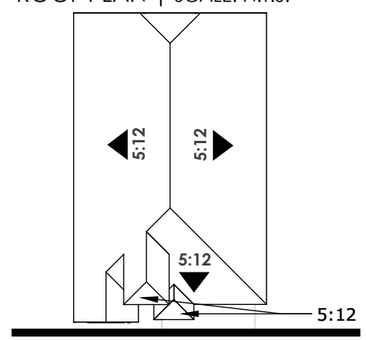
OPT. GARAGE STORAGE ILO CART STORAGE



ROOF PLAN | SCALE: N.T.S.



ROOF PLAN | SCALE: N.T.S.



ROOF PLAN | SCALE: N.T.S.

KHovnanian Homes

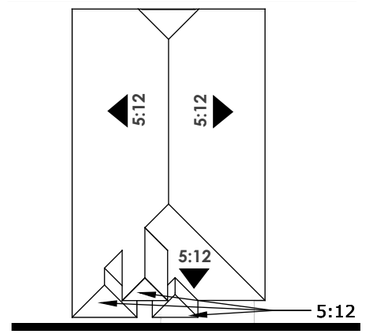
50' ACTIVE ADULT :: SP-2

PLAN 4 *(OPTIONS)*

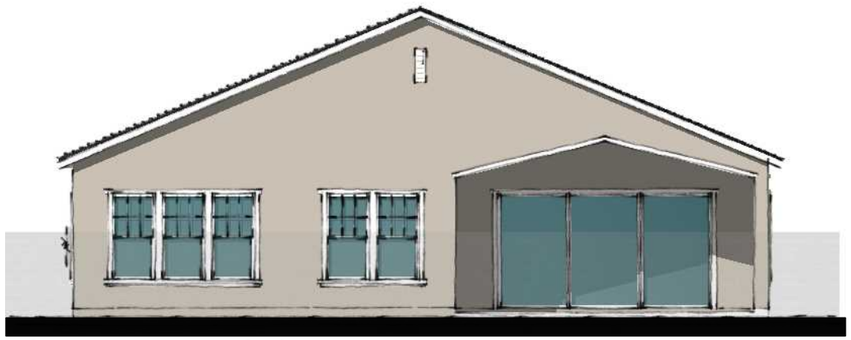
LIV. SF:	**2,916**
PLAN W x D:	**48'-11" x 79'-2"**
PLAN #:	6603
PLAN NAME:	FRANKLIN
FORM:	ALL FORMS
OPT. 15080 SGD	

FORM ZB - CONTEMPORARY

REAR ELEVATION
SCALE: 3/32" = 1'0"

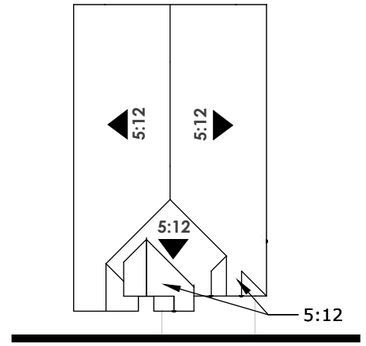


ROOF PLAN | SCALE: N.T.S.



FORM WB - FARMHOUSE

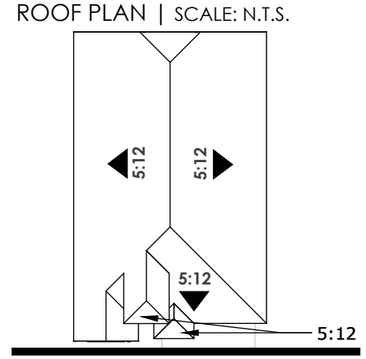
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM VB - MEDITERRANEAN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

THE RANCH :: 50' AA

RANCHO CORDOVA, CA

Date: 6/07/2022
Rev 1:
Rev 2:
Rev 3:

Elevation Style	Color Scheme #	Body (A)		Siding / B&B (S)		Trim (B)	Fascia (C)	Garage Door (D)	Entry (E)	Shutters (H)	Prefab Pipe Vents (if occur)	Gutters (if occur)	Concrete Roof Tile		Veneer*
	MFG:	Sherwin Williams		Sherwin Williams		Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		El Dorado
	NOTE:		*LRV*		*LRV*								**Barrel-Tile**	**Flat**	
XB - MEDITERRANEAN	1000F	7551 Greek Villa	84	NA		6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	7705 Wheat Penny	Musket	3636 Piedmont Blend	NA	NA
	1010	7641 Colonnade Gray	53	NA		7048 Urbane Bronze	7048 Urbane Bronze	6990 Caviar	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3697 Slate Range	NA	NA
	1100	7015 Repose Gray	58	NA		2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	NA
	1200	7000 Ibis White	84	NA		6081 Down Home	9091 Half- Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3687 Brown Gray Range	NA	NA
WB - FARMHOUSE	7004I	7642 Pavestone	32	7012 Creamy	81	7012 Creamy	7012 Creamy	7012 Creamy	2839 Roycroft Copper Red	2839 Roycroft Copper Red	NA	Musket	NA	4503 Sierra Madre	Tundrabrick Ashland
	7030F	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Musket	NA	4591 Dark Gray Range	Tundrabrick Ironside
	7100	6002 Essential Gray	48	7622 Homburg Gray	15	9166 Drift of Mist	9166 Drift of Mist	7622 Homburg Gray	6123 Baguette	7645 Thunder Gray	NA	Musket	NA	4690 Pewter Bronze Blend	Tundra Brick Chalk Dust
	7200	7014 Eider White	73	7669 Summit Gray	30	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	NA	Musket	NA	4502 Arcadia Canyon Brown	Tundrabrick Latigo
YB - CONTEMPORARY	9032	7506 Loggia	48	7645 Thunder Gray	9	7645 Thunder Gray	7645 Thunder Gray	6201 Thunderous	7645 Thunder Gray	NA	NA	Musket	NA	4591 Dark Gray Range	Ledgecut 33 Birch
	9200	7042 Shoji White	74	2848 Roycroft Pewter	13	6990 Caviar	7042 Shoji White	6990 Caviar	6990 Caviar	NA	NA	Musket	NA	4687 Slate Range	Ledgecut 33 Sage
	9300	7017 Dorian Gray	39	6062 Vintage Leather	7	7675 Sealskin	7675 Sealskin	7675 Sealskin	7675 Sealskin	NA	NA	Musket	NA	4591 Dark Gray Range	Ledgecut 33 Sage
	9400	7045 Intellectual Gray	36	6173 Cocoon	15	7020 Black Fox	7047 Porpoise	7020 Black Fox	6054 Canyon Clay	NA	NA	Musket	NA	4687 Brown Gray Range	Ledgecut 33 Ocean Floor

* All veneer stone grout to be gray
** Decorative tile grout to match stucco body color
***

COLOR SCHEME #1000F

XB - **MEDITERRANEAN**

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7551 Greek Villa (LRV:84)

(B) Trim: SW 6152 Superior Bronze

(C) Fascia: SW 7520 Dark Brown

(D) Garage Door: SW 7520 Dark Brown

(E) Entry: SW 7615 Sea Serpent

(H) Shutters: SW 7615 Sea Serpent

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3636 Piedmont Blend

COLOR SCHEME #1010

XB - **MEDITERRANEAN**

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7641 Colonnade Gray (LRV:53)

(B) Trim: SW 7048 Urbane Bronze

(C) Fascia: SW 7048 Urbane Bronze

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3697 Slate Range

COLOR SCHEME #1100

XB - **MEDITERRANEAN**

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7015 Repose Gray (LRV:58)

(B) Trim: SW 2827 Colonial Revival Stone

(C) Fascia: SW 7510 Chateau Brown

(D) Garage Door: SW 7510 Chateau Brown

(E) Entry: SW 6186 Dried Thyme

(S) Shutters SW 6186 Dried Thyme

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #1200

XB - **MEDITERRANEAN**

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7000 Ibis White (LRV:84)

(B) Trim: SW 6081 Down Home

(C) Fascia: SW 9091 Half-Caff

(D) Garage Door: SW 7508 Tavern Taupe

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3687 Brown Gray Range

COLOR SCHEME #7004I

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Color Legend

(A) Body: SW 7642 Pavestone (LRV:32)

(S) Siding/Board and Batten: SW 7012 Creamy (LRV:81)

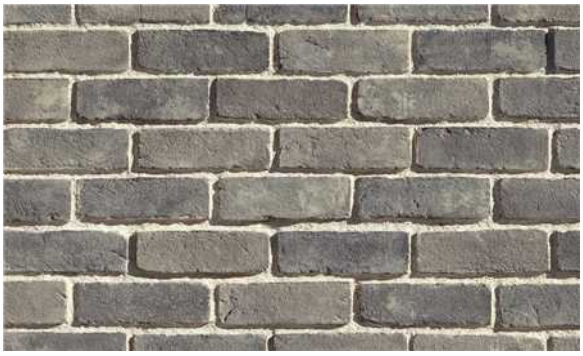
(B) Trim: SW 7012 Creamy

(C) Fascia: SW 7012 Creamy

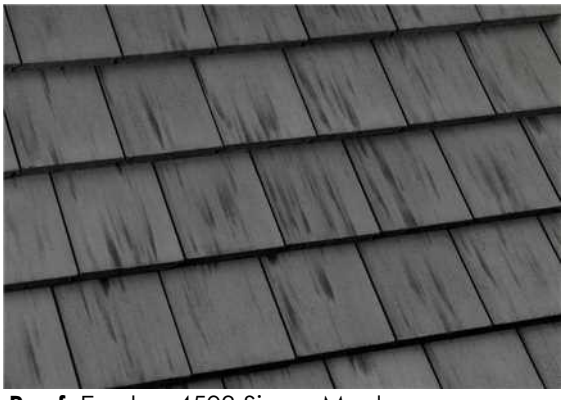
(D) Garage Door: SW 7012 Creamy

(E) Entry: SW 2839 Roycroft Copper Red

(H) Shutters: SW 2839 Roycroft Copper Red



Veneer: El Dorado Stone - Tundrabrick - Ashland



Roof: Eagle - 4503 Sierra Madre

COLOR SCHEME #7030F

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7636 Origami White (LRV:76)

(S) Siding/Board and Batten: SW 7636 Origami White (LRV:76)

(B) Trim: SW 7636 Origami White

(C) Fascia: SW 7069 Iron Ore

(D) Garage Door: SW 7069 Iron Ore

(E) Entry: SW 6214 Underseas

(H) Shutters: SW 7069 Iron Ore

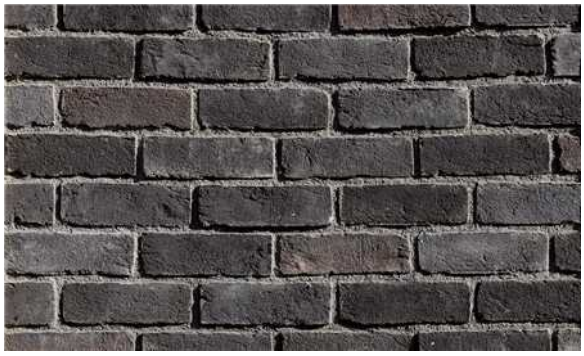
(B)

(C)

(D)

(E)

(H)



Veneer: El Dorado Stone - Tundrabrick - Ironside

Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #7100

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Color Legend

(A) Body: SW 6002 Essential Gray (LRV:48)

(S) Siding/Board and Batten: SW 7622 Homburg Gray (LRV:15)

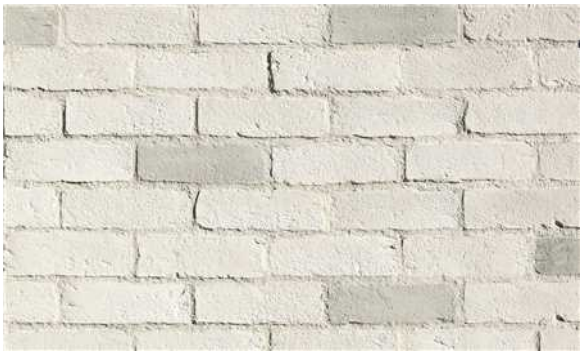
(B) Trim: SW 9166 Drift of Mist

(C) Fascia: SW 9166 Drift of Mist

(D) Garage Door: SW 7622 Homburg Gray

(E) Entry: SW 6123 Baguette

(H) Shutters: SW 7645 Thunder Gray



Veneer: El Dorado Stone - Tundrabrick - Chalk Dust

Roof: Eagle - 4690 Pewter Bronze Blend

COLOR SCHEME #7200

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7014 Eider White (LRV:73)

(S) Siding/Board and Batten: SW 7669 Summit Gray (LRV:30)

(B) Trim: SW 6258 Tricorn Black

(C) Fascia: SW 6258 Tricorn Black

(D) Garage Door: SW 6258 Tricorn Black

(E) Entry: SW 6258 Tricorn Black

(S) Shutters: SW 6258 Tricorn Black

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Tundrabrick - Latigo

Roof: Eagle - 4502 Arcadia Canyon Brown

COLOR SCHEME #9032

YB - CONTEMPORARY

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

Color Legend

(A) Body: SW 7506 Loggia (LRV:48)

(S) Siding: SW 7645 Thunder Gray

(B) Trim: SW 7645 Thunder Gray

(C) Fascia: SW 7645 Thunder Gray

(D) Garage Door: SW 6201 Thunderous

(E) Entry: 7645 Thunder Gray

(S) Shutters: N/A

Veneer: El Dorado Stone - LedgeCut33 - Birch

Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #9200

YB - CONTEMPORARY

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

Color Legend

(A) Body: SW 7042 Shoji White (LRV:74)

(S) Siding: SW 2848 Roycroft Pewter

(B) Trim: SW 6990 Caviar

(C) Fascia: SW 7042 Shoji White

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: N/A

Veneer: El Dorado Stone - LedgeCut33 - Sage

Roof: Eagle - 4697 Slate Range

COLOR SCHEME #9300

YB - CONTEMPORARY

KHovnanian Homes

(A)

(S)

Veneer: El Dorado Stone - LedgeCut33 - Sage

Roof: Eagle - 4591 Dark Gray Range

Color Legend

(A) Body: SW 7017 Dorian Gray (LRV:39)

(S) Siding: SW 6062 Vintage Leather

(B) Trim: SW 7675 Sealskin

(C) Fascia: SW 7675 Sealskin

(D) Garage Door: SW 7675 Sealskin

(E) Entry: SW 7675 Sealskin

(S) Shutters: N/A

(B)

(C)

(D)

(E)

COLOR SCHEME #9400

YB - CONTEMPORARY

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

Color Legend

(A) Body: SW 7045 Intellectual Gray (LRV:36)

(S) Siding: SW 6176 Cocoon

(B) Trim: SW 7020 Black Fox

(C) Fascia: SW 7047 Porpoise

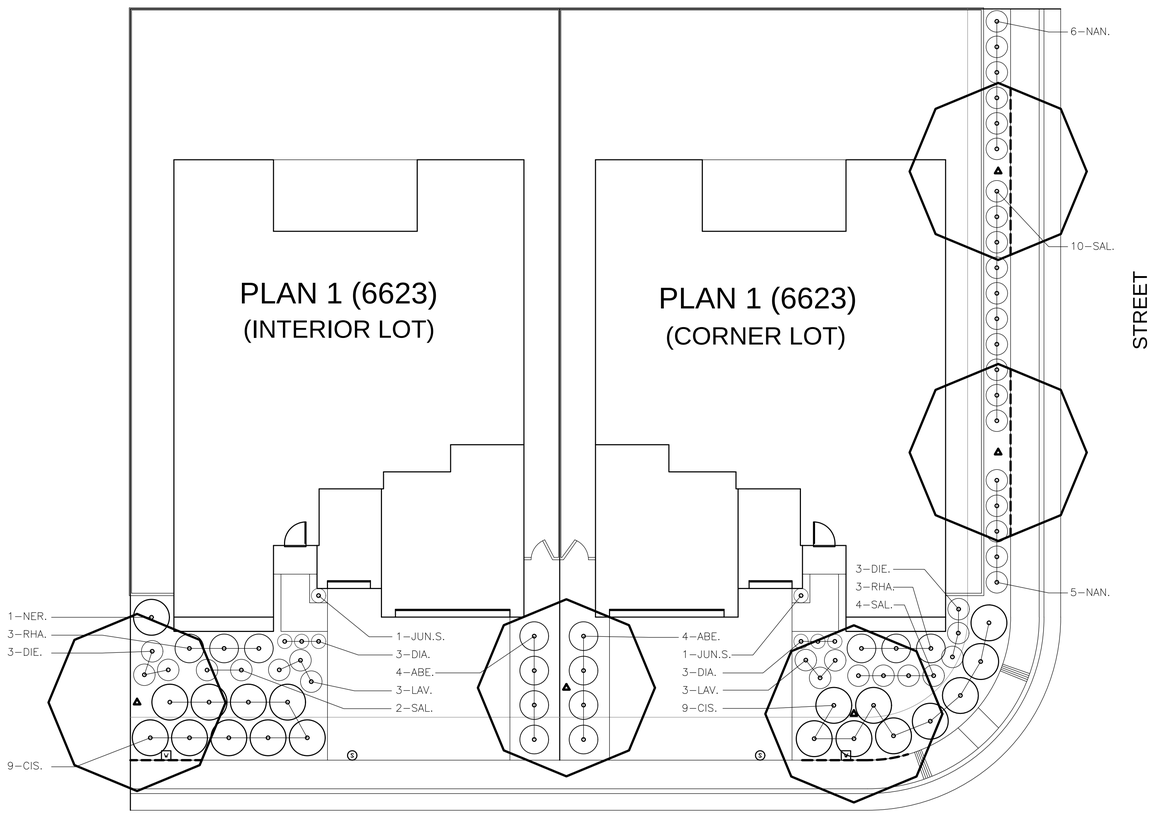
(D) Garage Door: SW 7020 Black Fox

(E) Entry: SW 6054 Canyon Clay

(S) Shutters: N/A

Veneer: El Dorado Stone - LedgeCut33 - Ocean Floor

Roof: Eagle - 4687 Brown Gray Range



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
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7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

KEY | LANDSCAPE LEGEND

TREES
SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES

NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

SHRUBS
INSTALL WEED FABRIC IN SHRUB BEDS.

KEY | LANDSCAPE LEGEND

5–AAA. — PLANT QUANTITY / PLANT KEY

ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

WATER METER

SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — (RENEW) 6/20/22 — 6/30/24 — STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

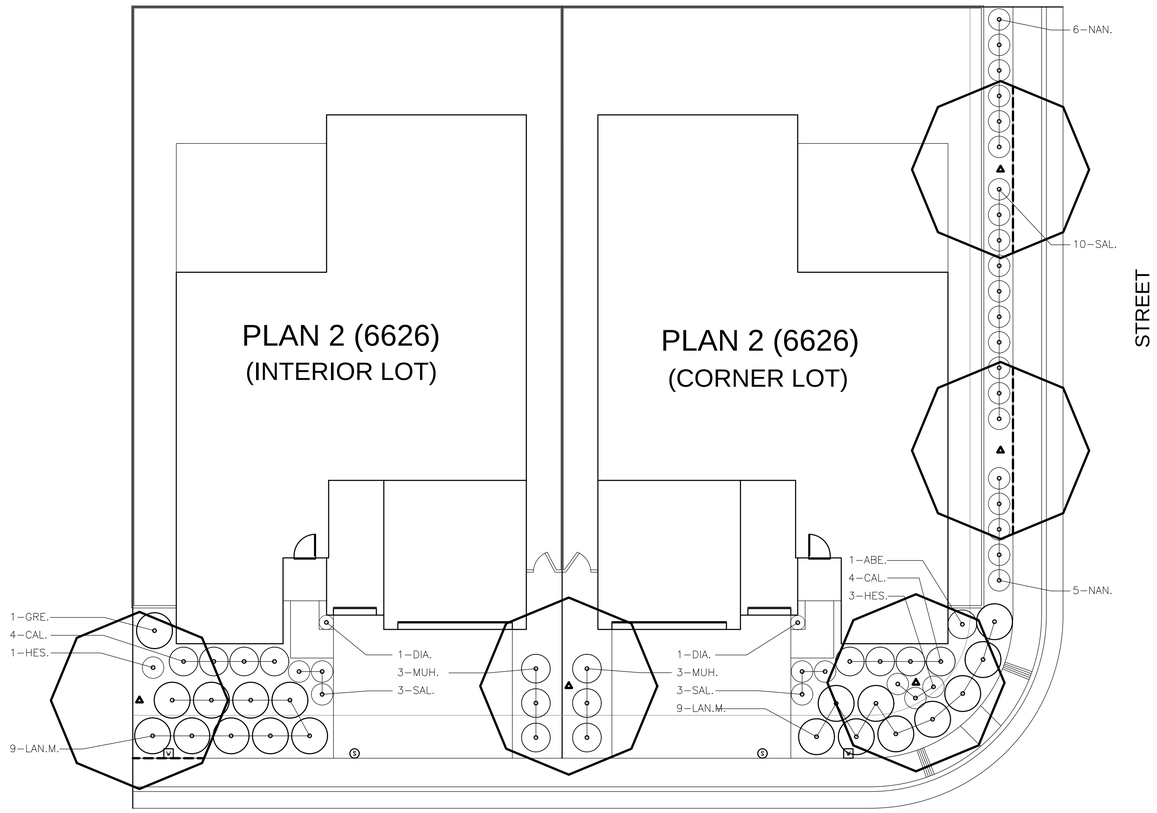
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

PLAN 6623
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L1.1

SHEET 1 OF 8



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
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MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
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LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
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FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
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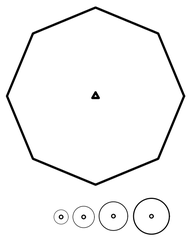
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

KEY / LANDSCAPE LEGEND



TREES
SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES

NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

SHRUBS
INSTALL WEED FABRIC IN SHRUB BEDS.

KEY	LANDSCAPE LEGEND
5—AAA	PLANT QUANTITY / PLANT KEY
	ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS
☑	WATER METER
Ⓢ	SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON—SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
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3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
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LANDSCAPE ARCHITECT — DATE 10/17/22

10' 5' 0 10' 20'
SCALE: 1"= 10'—0"

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LANDSCAPE ARCHITECTURE AND PLANNING
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916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — (RENEWAL) 6/20/22 — 6/30/24 — STATE OF CALIFORNIA

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NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

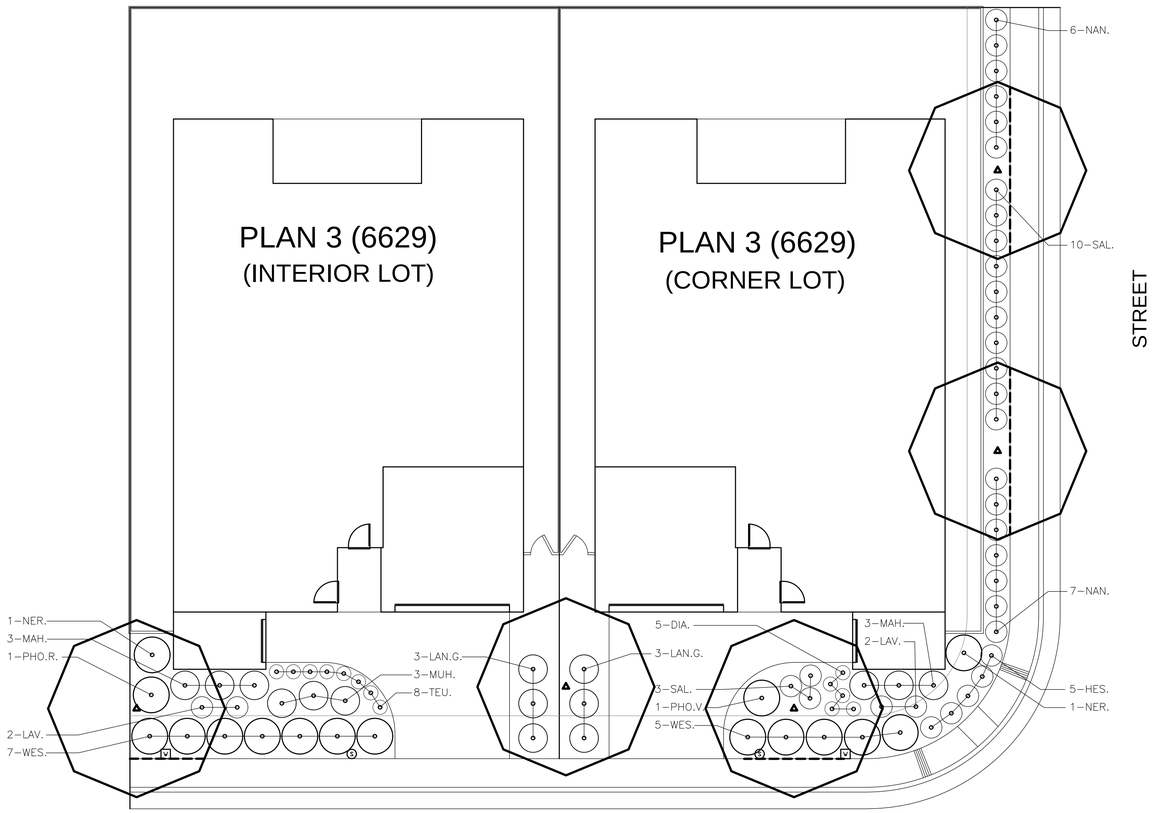
THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

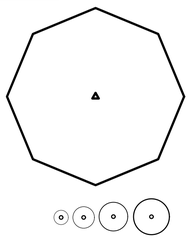
DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

PLAN 6626
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L2.1
SHEET 2 OF 8



KEY / LANDSCAPE LEGEND

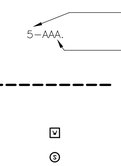


TREES
SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES

NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

SHRUBS
INSTALL WEED FABRIC IN SHRUB BEDS.

KEY / LANDSCAPE LEGEND



PLANT QUANTITY

PLANT KEY

ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

WATER METER

SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.G.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	5 G.C.	NER.	5'X5'	FULL SUN	NERIUM OLEANDER 'PETITE SALMON' ... PETITE SALMON OLEANDER
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
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LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM MEDIUM	5 G.C. 5 G.C.	AUC. LIR.	4'X4' 3'X3'	SHADE SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
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8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
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10. APPLICATION OF PRE-EMERGENT TO BE USED IN ALL NON-SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'-0"

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER 5284 STATE OF CALIFORNIA
SIGNED 6/20/22
RENEWAL DATE 6/30/24

Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim respon-sibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

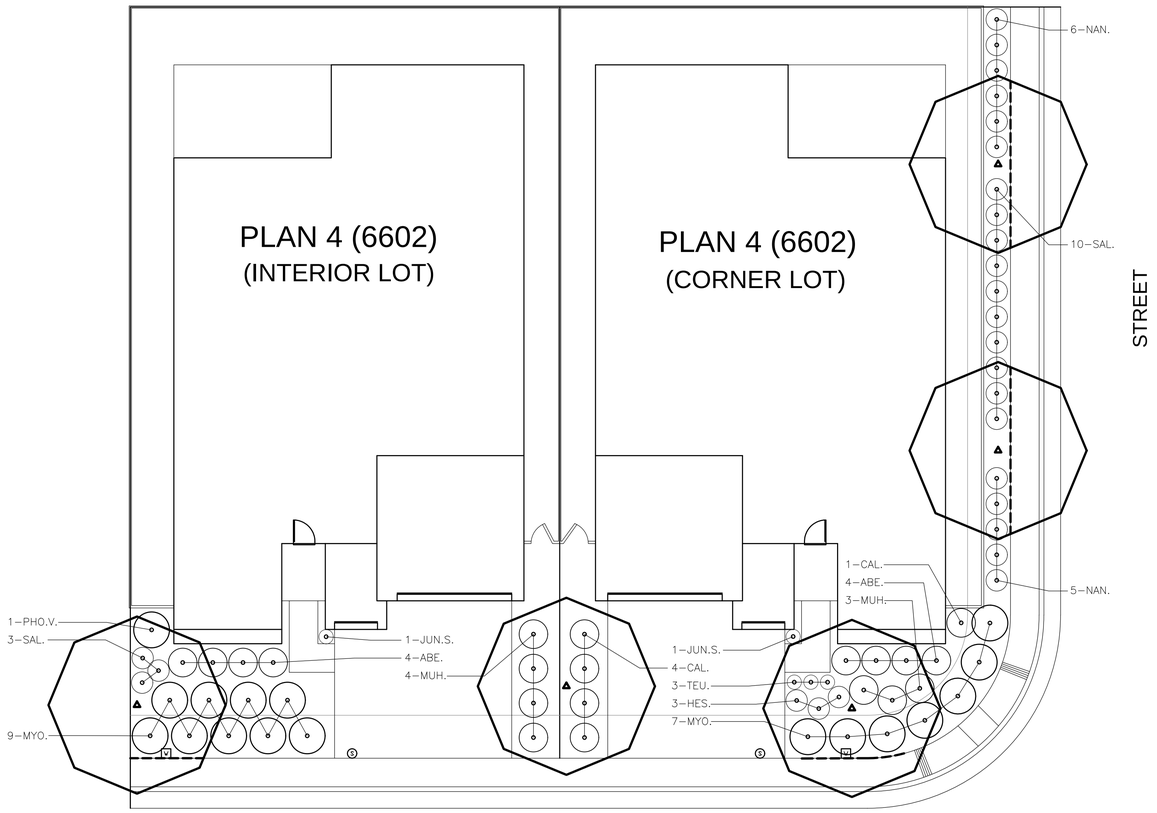
THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

PLAN 6629
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L3.1
SHEET 3 OF 8



STREET

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.	5–AAA.	PLANT QUANTITY PLANT KEY
	SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.		ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS
		V	WATER METER
		S	SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
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4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
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MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	1 G.C.	DIA.	2'X2'	FULL SUN	DIANELLA REVOLUTA 'COOLVISTA' ... COOLVISTA DIANELLA
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
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LOW	5 G.C.	LAN.M.	1'X5'	FULL SUN	LANTANA MONTEVIDENSIS WHITE ... WHITE TRAILING LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
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LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
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SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

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LANDSCAPE ARCHITECT — DATE 10/17/22

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
Expiration
6/20/22
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

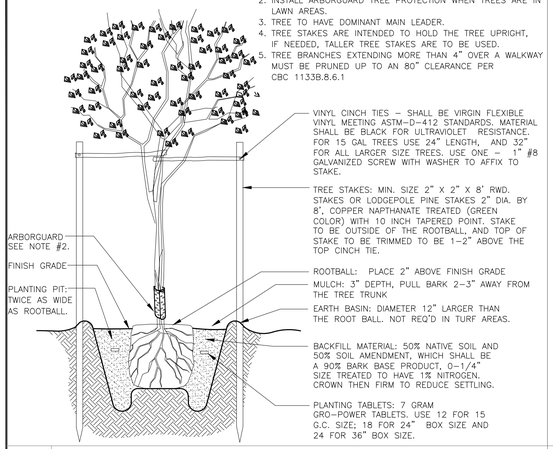
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

PLAN 6602
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L4.1
SHEET 4 OF 8

NOTES:
1. VITAMIN B-1; SUPERTHRIVE, LIQUINOX START OR EQUAL. APPLY AS PER MANUFACTURER'S INSTRUCTIONS WITH THE SECOND WATERING OF THE BASIN.
2. INSTALL ARBORGUARD TREE PROTECTION WHEN TREES ARE IN LAWN AREAS.
3. TREE TO HAVE DOMINANT MAIN LEADER.
4. TREE STAKES ARE INTENDED TO HOLD THE TREE UPRIGHT, IF NEEDED, TALLER TREE STAKES ARE TO BE USED.
5. TREE BRANCHES EXTENDING MORE THAN 4" OVER A WALKWAY MUST BE PRUNED UP TO AN 80" CLEARANCE PER CBC 1133B.8.6.1



1 TREE PLANTING AND STAKING DETAIL

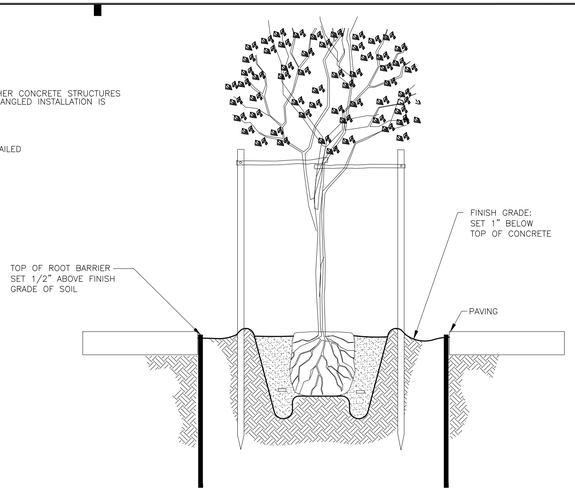
NOTE:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.

TREE ROOT BARRIER PROTECTION

1. CONTRACTOR TO REMOVE ALL CONCRETE SPOILS FROM FLATWORK, CURBS OR OTHER CONCRETE STRUCTURES TO ENSURE THE ROOT BARRIER IS ADJACENT TO THE CONCRETE AND VERTICAL. ANGLED INSTALLATION IS NOT ACCEPTABLE.
2. TREE SHALL BE LOCATED IN CENTER OR MIDPOINT OF PLANTER.
3. TREE ROOT BARRIER IS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS.
4. TREE ROOT BARRIER SHALL BE INSTALLED ADJACENT TO EDGE OF PAVING AS DETAILED
5. PLACE ROOT BARRIER SO THAT VERTICAL RIBS FACE TOWARD THE TREE.

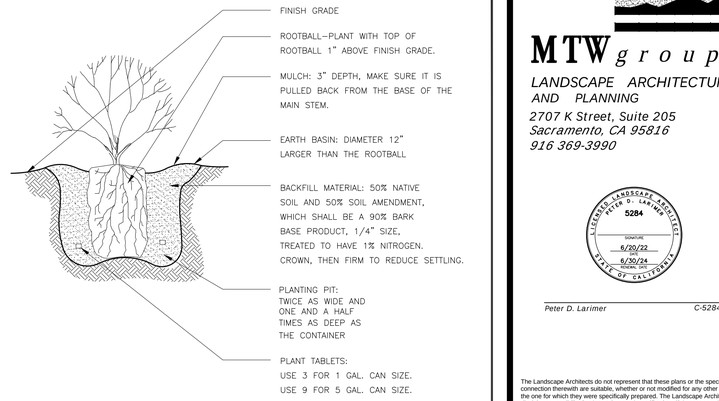
ROOT BARRIER
BY: DEEP ROOT PARTNERS OR NDS INC. OR APPROVED EQ.

15 GAL SIZE TREE OR LARGER:
24" MODULAR ROOT BARRIER PANEL



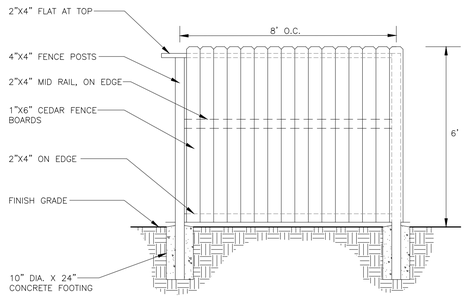
2 ROOT BARRIER CONTROL DETAIL

NOTE: VITAMIN B-1 SUPERTHRIVE LIQUINOX OR EQUAL. APPLY AS PER MANUFACTURE'S INSTRUCTIONS WITH SECOND WATERING OF THE BASIN.

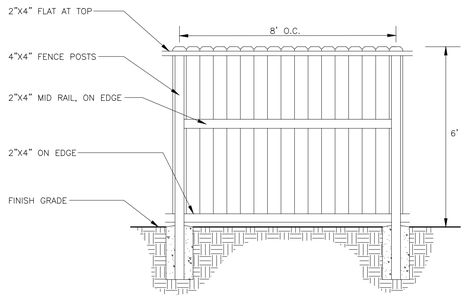


3 SHRUB PLANTING DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL SOLID DOG EAR BOARDS
2. 4"X4" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.
3. ON FRONT FENCE 2X4 IS INSIDE, ON COMMON LOTS, ALTERNATE SIDES FOR 2X4 (GOOD NEIGHBOR STYLE)
4. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE
5. GATE TO BE 42" WIDTH



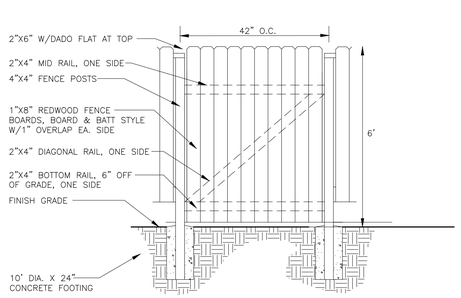
FRONT VIEW



BACK VIEW

4 WOOD FENCE

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



5 WOOD FENCE GATE DETAIL

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
(SIGNATURE)
6/20/22
RENEWAL DATE
6/30/24
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

LANDSCAPE PLANTING AND CONSTRUCTION DETAILS

SHEET NO.

LD.1

SHEET 5 OF 8

KEY

LANDSCAPE LEGEND

ACACIA STENOPGHYLLA ... SHOESTRING ACACIA

ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY

KOELREUTERIA PANICULATA ... GOLDENRAIN TREE

LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE

LAURUS 'SARATOGA' ... SARATOGA LAUREL

MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA

NYSSA SYLVATICA ... SOUR GUM

PISTACIA 'RED PUSH' ... RED PUSH PISTACHE

PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY

RHUS LANCEA ... AFRICAN SUMAC

ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

60' 30' 0 60' 120'

SCALE: 1"= 60'-0"

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
Expiration
6/20/22
6/30/24
RENEWAL
STATE OF CALIFORNIA

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THE RANCH - AUTUMN, TYPICAL PRODUCTION HOMES

RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22

JOB NO. 22-27.P

SHEET TITLE

VILLAGE 12-1
COMMUNITY TREE
PLANTING PLAN

SHEET NO.

LD.3

SHEET 6 OF 8

KEY

LANDSCAPE LEGEND

- ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
- ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
- KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
- LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
- LAURUS 'SARATOGA' ... SARATOGA LAUREL
- MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
- NYSSA SYLVATICA ... SOUR GUM
- PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
- PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
- RHUS LANCEA ... AFRICAN SUMAC
- ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM

60' 30' 0 60' 120'

SCALE: 1"= 60'-0"

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

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RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-27.P
SHEET TITLE

VILLAGE 12-2
COMMUNITY TREE
PLANTING PLAN

SHEET NO.
LD.4
SHEET 7 OF 8

KEY

LANDSCAPE LEGEND

ACACIA STENOPGHYLLA ... SHOESTRING ACACIA

ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY

KOELREUTERIA PANICULATA ... GOLDENRAIN TREE

LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE

LAURUS 'SARATOGA' ... SARATOGA LAUREL

MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA

NYSSA SYLVATICA ... SOUR GUM

PISTACIA 'RED PUSH' ... RED PUSH PISTACHE

PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY

RHUS LANCEA ... AFRICAN SUMAC

ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM

60' 30' 0 60' 120'

SCALE: 1"= 60'-0"

NOTE:
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MTW group
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LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
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RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22

JOB NO. 22-27.P

SHEET TITLE

VILLAGE 13
COMMUNITY TREE
PLANTING PLAN

SHEET NO.

LD.5

SHEET 8 OF 8

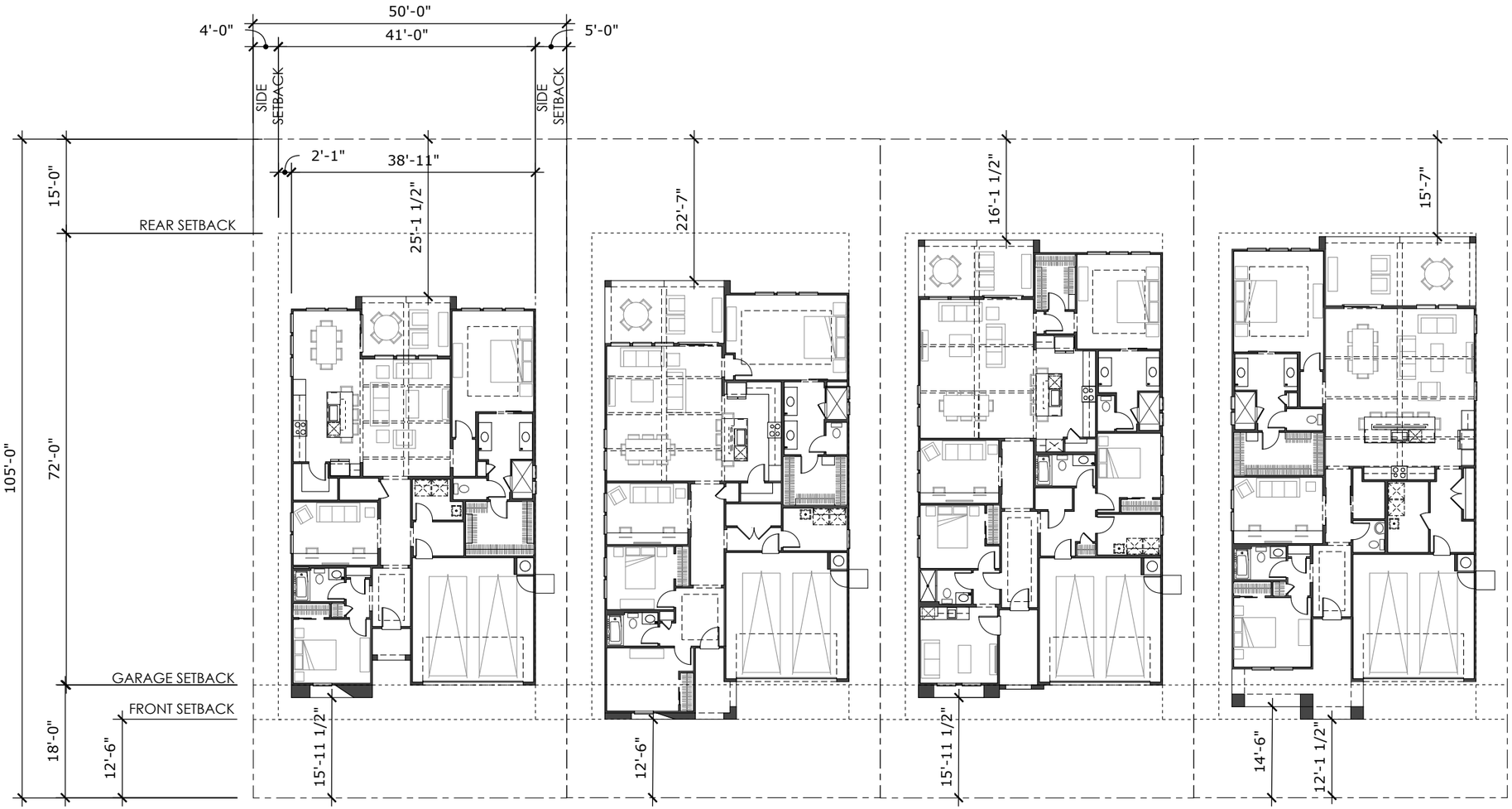
CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

Design Review | Spec 1 | 50' x 105' Lots

The Ranch :: Rancho Cordova, CA

October 7, 2022

NCD The Ranch - Summer Series - Rancho Cordova, CA													
The Ranch - 40' Active Adult - Spec 1				*(Typ). Lot 50'x105' (40'x72'/77'-6" BLDG ENVELOPE)*									
	Floors	**Livable SF**	**Width**	**Base Depth**	**Max Depth**	**Bed Dn**	**Bath**	**Home Office**	**ESuite+**	**HovHub**	**HovHall**	**Garage**	**Patio**
Plan 1 - 6611 *Astaire*	*1*	*1,761*	*38'-11"*	*62'-11"*	*66'-11"*	2	2	1	***N/A***	***N/A***	1	2 CAR	*Standard*
Plan 2 - 6614 *Bogart*	*1*	*1,889*	*38'-11"*	*68'-11"*	*68'-11"*	3	2	1	***N/A***	***N/A***	1	2 CAR	*Standard*
Plan 3 - 6617 *Poitier*	*1*	*2,069*	*38'-11"*	*71'-11"*	*76'-11"*	3(Opt. 4)	3	1	Opt.	***N/A***	1	2 CAR	*Standard*
Plan 4 - 6620 *Stanwyck*	*1*	*1,969*	*38'-11"*	*75'-11"*	*65'-11"*	2	2.5	1	***N/A***	1	1	2 CAR	*Standard*



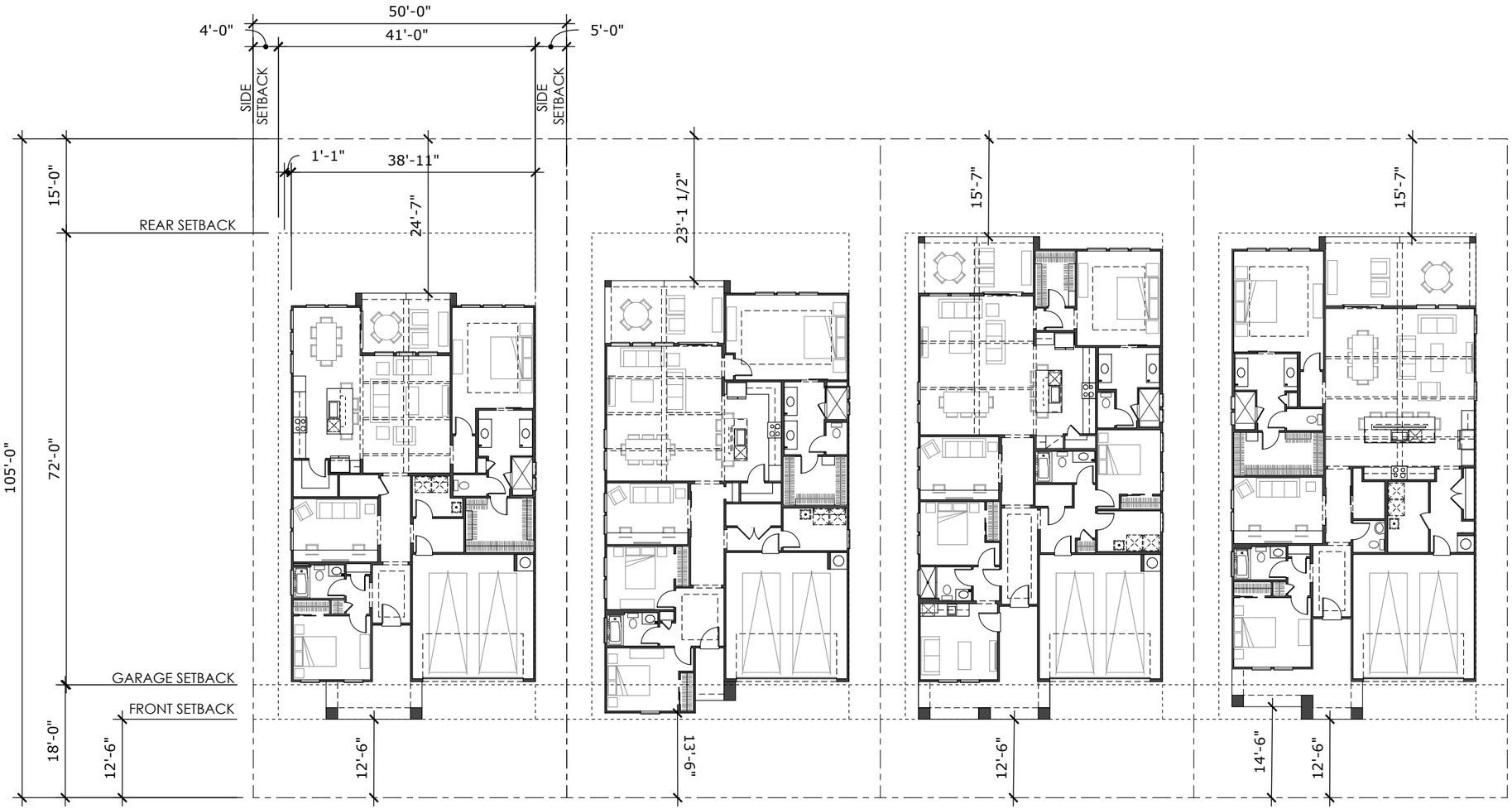
ASTAIRE
PLAN 1 - #6611
FORM UB - SPANISH MODERN
1,761 SQ. FT. :: 38'-11" x 63'-11"

BOGART
PLAN 2 - #6614
FORM UB - SPANISH MODERN
1,889 SQ. FT. :: 38'-11" x 69'-11"

POITIER
PLAN 3 - #6617
FORM UB - SPANISH MODERN
2,069 SQ. FT. :: 38'-11" x 72'-11"

STANWYCK
PLAN 4 - #6620
FORM UB - SPANISH MODERN
1,969 SQ. FT. :: 38'-11" x 76'-11"

SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



ASTAIRE
PLAN 1 - #6611
FORM YB - CRAFTSMAN
1,761 SQ. FT. :: 38'-11" x 67'-11"

BOGART
PLAN 2 - #6614
FORM YB - CRAFTSMAN
1,889 SQ. FT. :: 38'-11" x 68'-11"

POITIER
PLAN 3 - #6617
FORM YB - CRAFTSMAN
2,069 SQ. FT. :: 38'-11" x 76'-11"

STANWYCK
PLAN 4 - #6620
FORM YB - CRAFTSMAN
1,969 SQ. FT. :: 38'-11" x 76'-11"

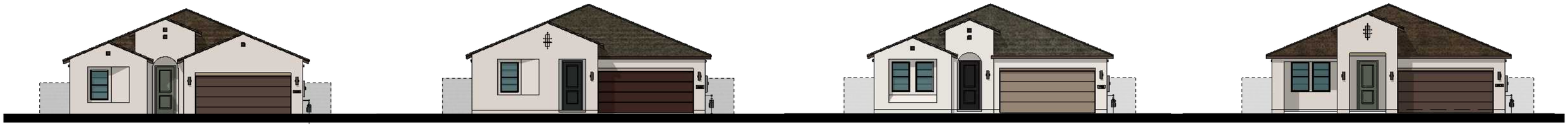
SETBACK EXHIBIT - MAX CONDITION
SCALE :: 1" = 20'-0"

PLAN 1 - #6611 | ASTAIRE

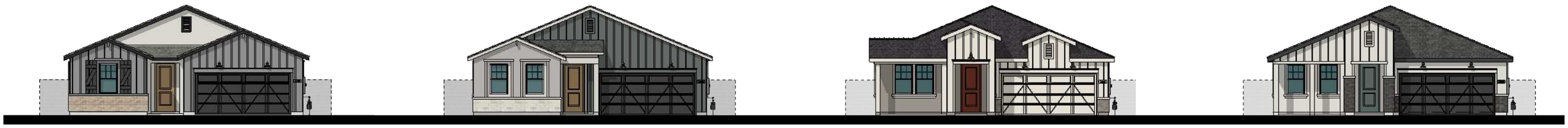
PLAN 2 - #6614 | BOGART

PLAN 3 - #6617 | POITIER

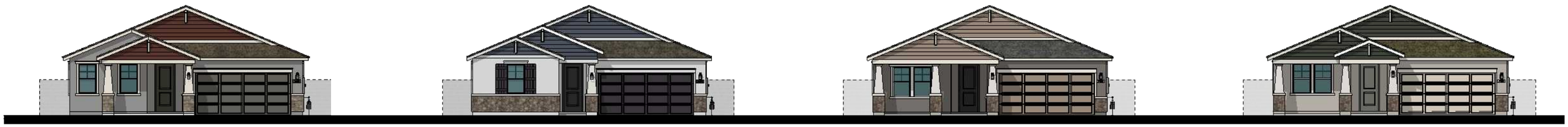
PLAN 4 - #6620 | STANWYCK



FORM UB - SPANISH MODERN



FORM WB- FARMHOUSE



FORM YB - CRAFTSMAN

FRONT ELEVATION MATRIX
SCALE: 1/16" = 1'-0"

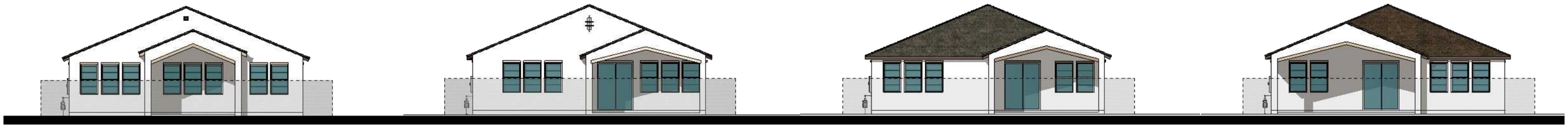
NCD The Ranch :: Rancho Cordova, CA

PLAN 1 - #6611 | ASTAIRE

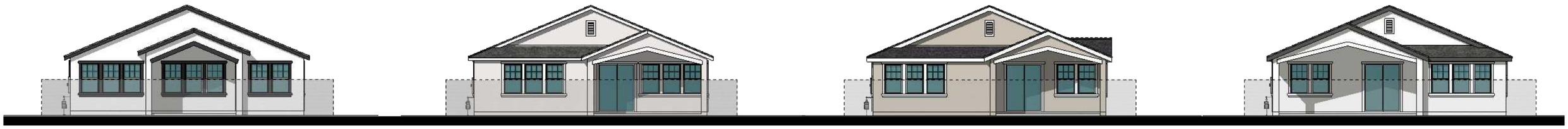
PLAN 2 - #6614 | BOGART

PLAN 3 - #6617 | POITIER

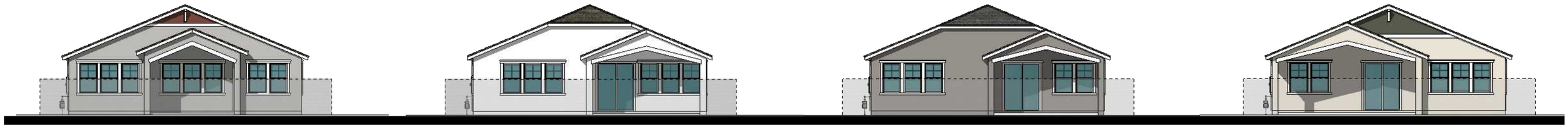
PLAN 4 - #6620 | STANWYCK



FORM UB - SPANISH MODERN



FORM WB- FARMHOUSE



FORM YB - CRAFTSMAN

REAR ELEVATION MATRIX
SCALE: 1/16" = 1'-0"

NCD The Ranch :: Rancho Cordova, CA

ASTAIRE
PLAN 1 - #6611
FORM UB - SPANISH
1,761 SQ. FT. :: SINGLE STORY

BOGART
PLAN 2 - #6614
FORM WB - FARMHOUSE
1,889 SQ. FT. :: SINGLE STORY

ASTAIRE
PLAN 1 - #6426
FORM YB - CRAFTSMAN
1,761 SQ. FT. :: SINGLE STORY

POITIER
PLAN 3 - #6617
FORM UB - SPANISH MODERN
2,069. FT. :: SINGLE STORY

STANWYCK
PLAN 4 - #6620
FORM YB - CRAFTSMAN
1,969 SQ. FT. :: SINGLE STORY

STREET SCENE - FRONT
SCALE = NTS

ASTAIRE
PLAN 1 - #6611
FORM UB - SPANISH
1,761 SQ. FT. :: SINGLE STORY

BOGART
PLAN 2 - #6614
FORM WB - FARMHOUSE
1,889 SQ. FT. :: SINGLE STORY

ASTAIRE
PLAN 1 - #6426
FORM YB - CRAFTSMAN
1,761 SQ. FT. :: SINGLE STORY

POITIER
PLAN 3 - #6617
FORM UB - SPANISH MODERN
2,069. FT. :: SINGLE STORY

STANWYCK
PLAN 4 - #6620
FORM YB - CRAFTSMAN
1,969 SQ. FT. :: SINGLE STORY

STREET SCENE - REAR
SCALE = NTS

40' ACTIVE ADULT :: SP-1

PLAN 1

LIV. SF:	**1,761**
PLAN W x D:	**38'-11" x 63'-11"**
PLAN #:	6611
SCALE:	1/8" = 1'-0"
PLAN NAME:	ASTAIRE

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

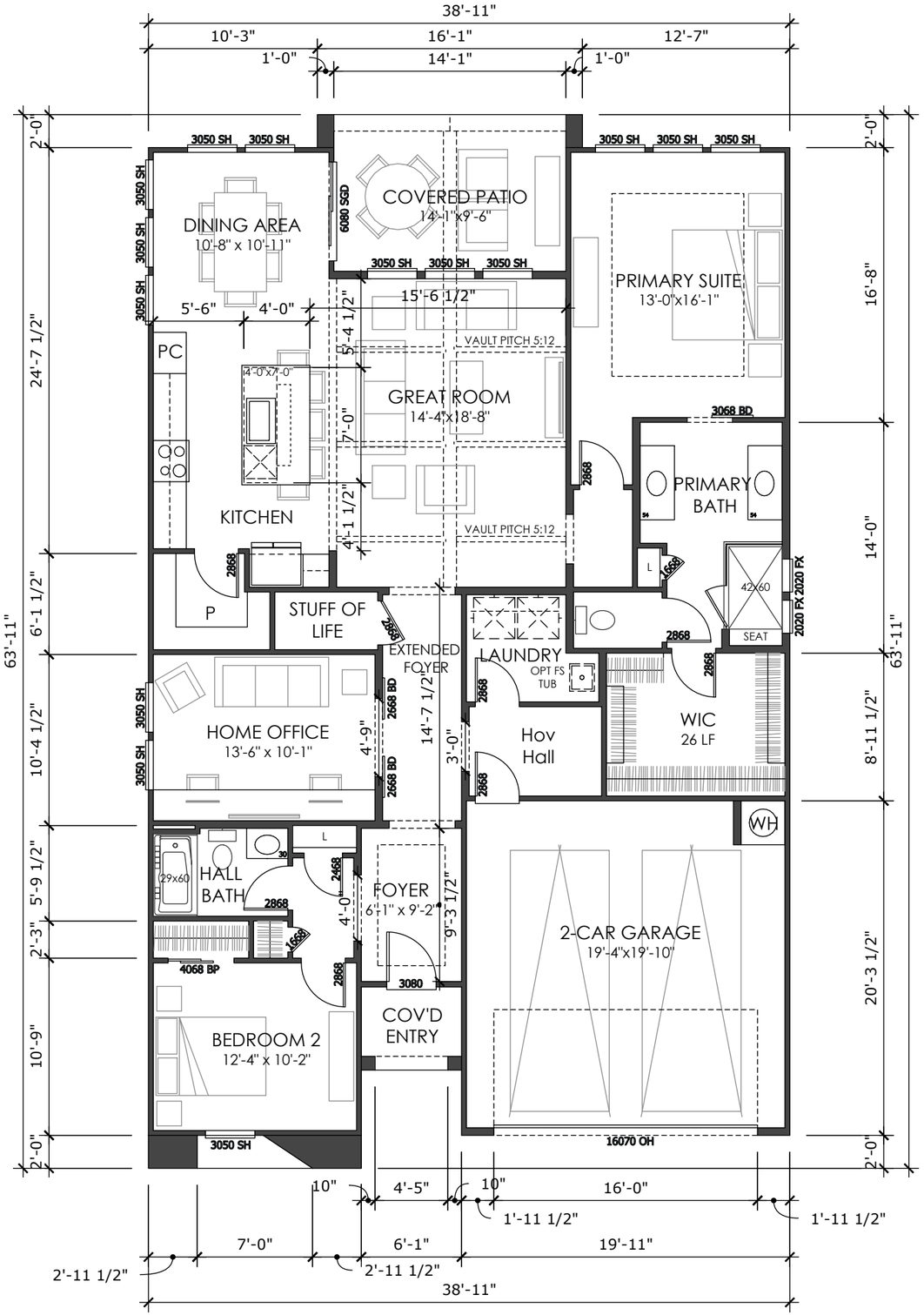
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

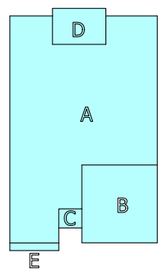
MAX. LIVABLE (A):	**1,761**
(A) 1ST FLR LIVABLE:	1,761
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	31
ELEVATION WB:	37
ELEVATION YB:	147
(D) COVERED PATIO:	134
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	26
ELEVATION YB:	-

MAX FOOTPRINT: **2,451**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,451 /5,000 = 49.0%



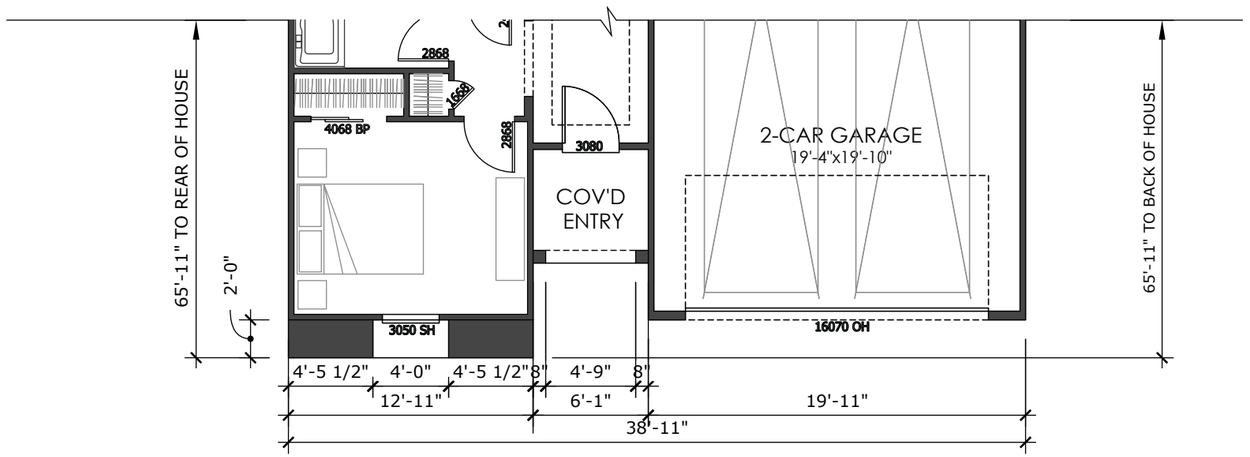
FLOOR PLAN
FORM UB - SPANISH MODERN



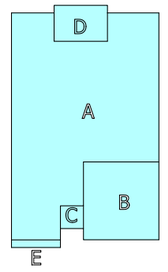
FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12

KHovnanian Homes

40' ACTIVE ADULT :: SP-1



FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 1

LIV. SF:	**1,761**
PLAN W x D:	**38'-11" x 63'-11"**
PLAN #:	6611
SCALE:	1/8" = 1'-0"
PLAN NAME:	ASTAIRE

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

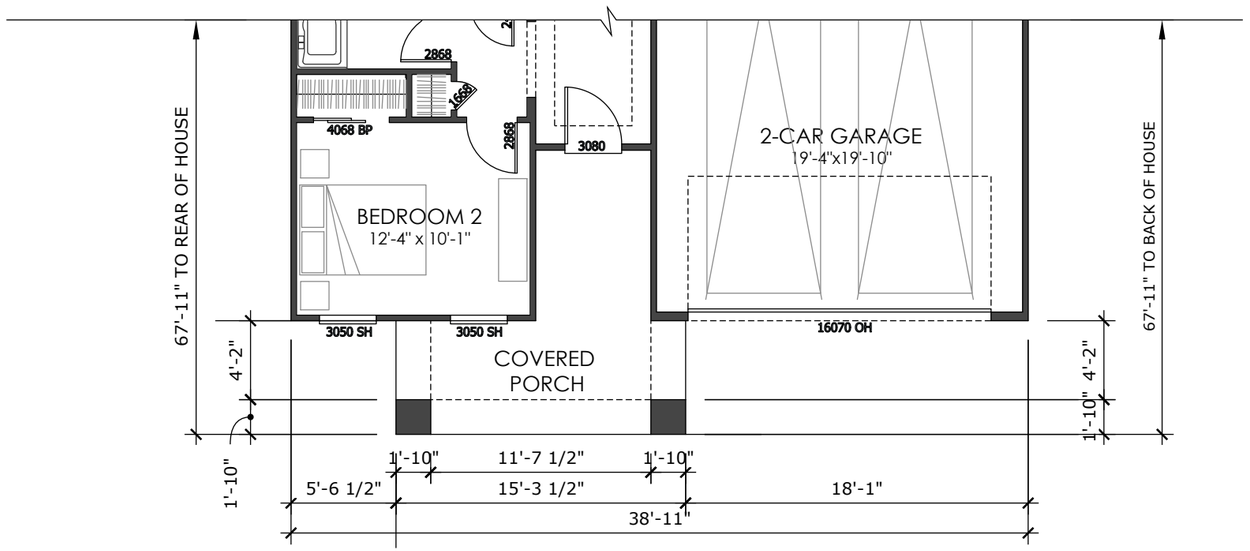
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

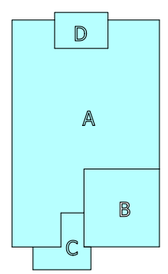
MAX. LIVABLE (A):	**1,761**
(A) 1ST FLR LIVABLE:	1,761
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	31
ELEVATION WB:	37
ELEVATION YB:	147
(D) COVERED PATIO:	134
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	26
ELEVATION YB:	-

MAX FOOTPRINT: **2,451**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,451 /5,000 = 49.0%

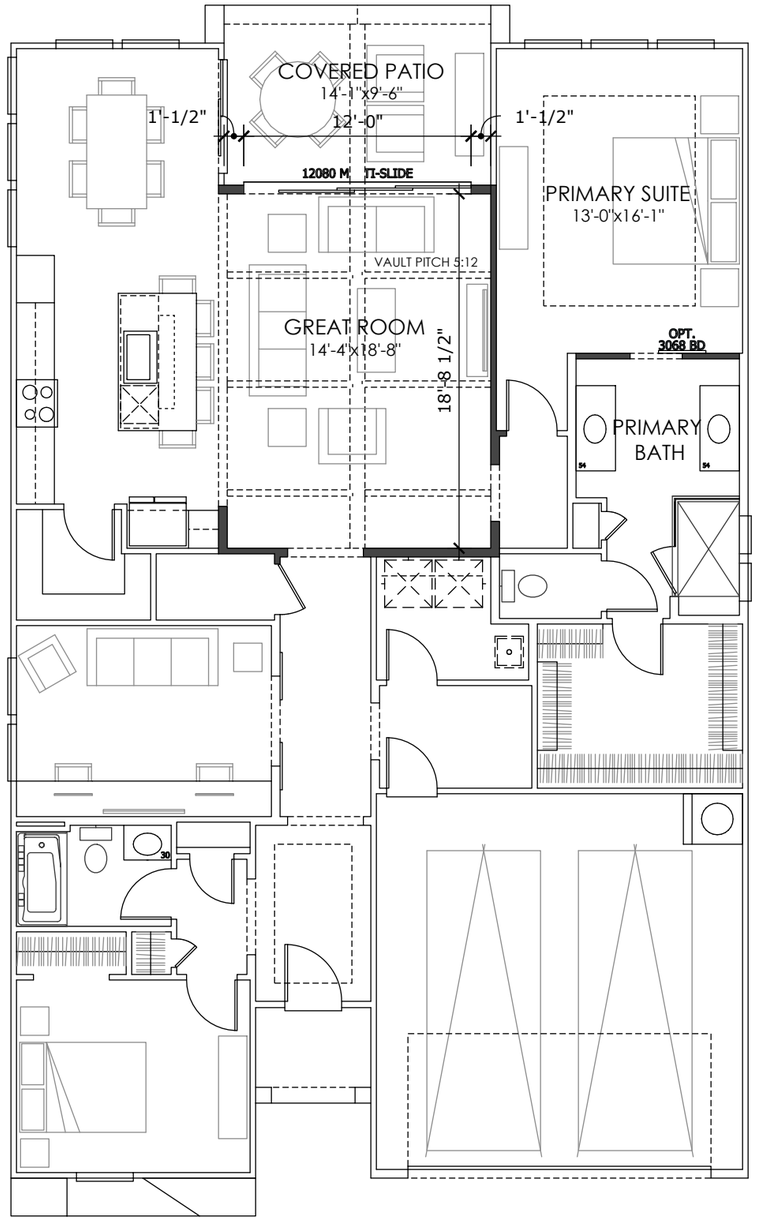


FLOOR PLAN
FORM YB - CRAFTSMAN



FLOOR PLAN :: WEST, SPEC 1

40' ACTIVE ADULT :: SP-1



PLAN 1 *(OPTIONS)*

LIV. SF:	**1,761**
PLAN W x D:	**38'-11" x 63'-11"**
PLAN #:	6611
SCALE:	1/8" = 1'-0"
PLAN NAME:	ASTAIRE

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

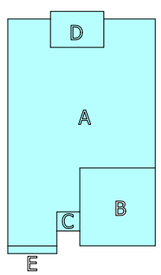
MAX. LIVABLE (A):	**1,761**
(A) 1ST FLR LIVABLE:	1,761
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	31
ELEVATION WB:	37
ELEVATION YB:	147
(D) COVERED PATIO:	134
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	26
ELEVATION YB:	-

MAX FOOTPRINT: **2,451**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,451 /5,000 = 49.0%

FLOOR PLAN
FORM UB - SPANISH
MODERN

OPTION :: 12080 MULTI-SLIDE DOOR
OPTION :: 3068 BARN DOOR AT OWNER'S BATH



FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 5:12
- 3068 BARN DOOR AT OWNER'S BATH

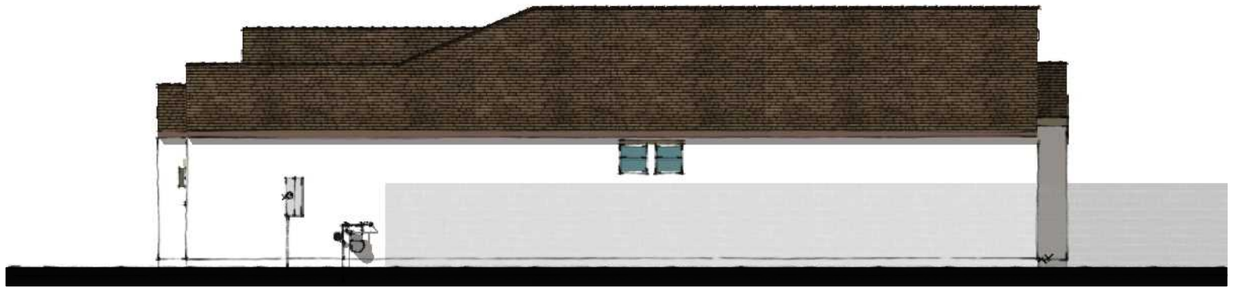
KHovnanian Homes

40' ACTIVE ADULT :: SP-1

PLAN 1

LIV. SF:	**1,778**
PLAN W x D:	38'-11" x 63'-11"
PLAN #:	6611
PLAN NAME:	ASTAIRE
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.

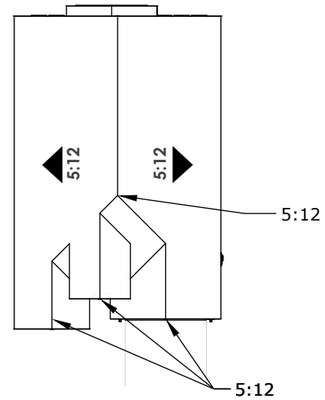


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. PLATE @ TOWER 13'-7" A.F.F.
8. INERIOR VAULT @ 5:12 PITCH

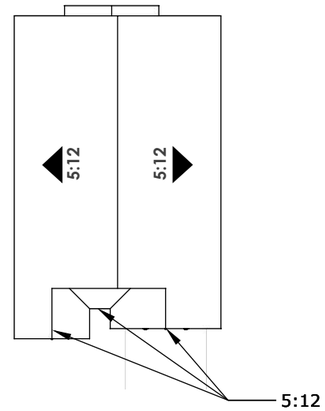
KHovnanian® Homes

40' ACTIVE ADULT :: SP-1

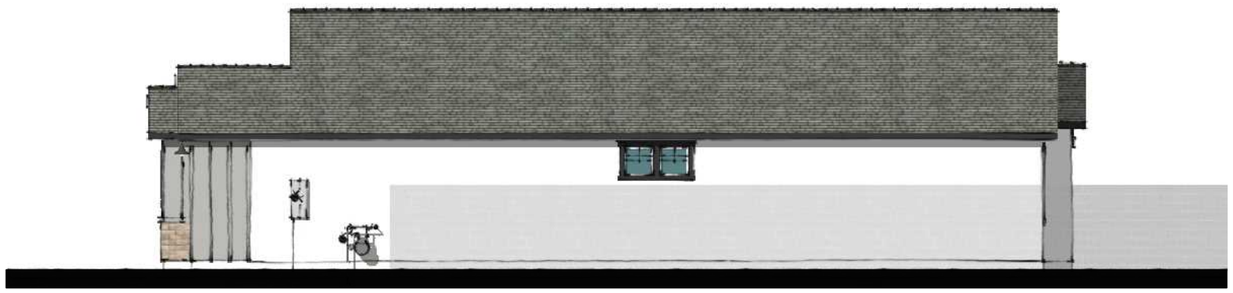
PLAN 1

LIV. SF:	**1,778**
PLAN W x D:	38'-11" x 65'-11"
PLAN #:	6611
PLAN NAME:	ASTAIRE
FORM:	*WB - FARMHOUSE*

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 5:12 PITCH
9. MASONRY VENEER ACCENTS

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

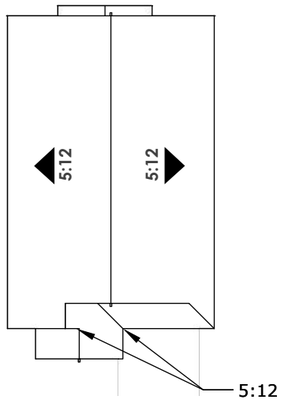
NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

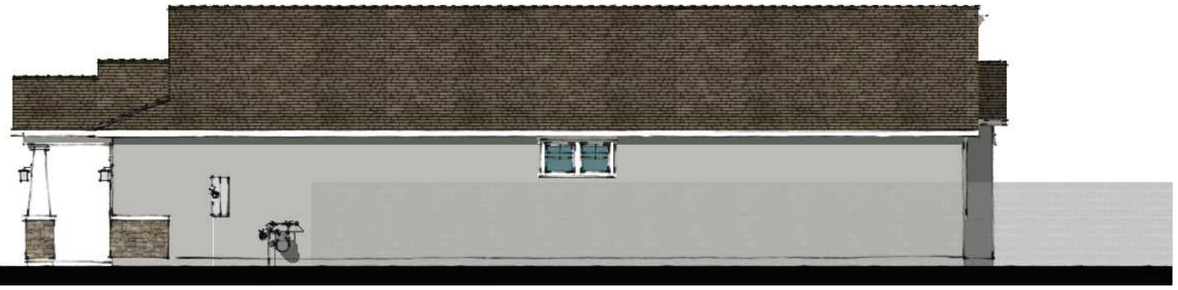
PLAN 1

LIV. SF:	**1,778**
PLAN W x D:	38'-11" x 67'-11"
PLAN #:	6611
PLAN NAME:	ASTAIRE
FORM:	*YB - CRAFTSMAN*

FORM YB - CRAFTSMAN
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE BRACKET DETAILS
5. DECORATIVE SIDING
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 5:12 PITCH
9. MASONRY VENEER ACCENTS

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

KHovnanian Homes

NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

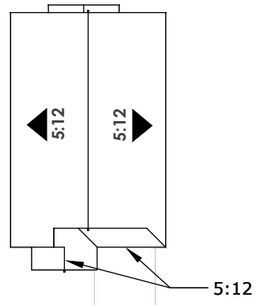
PLAN 1

LIV. SF:	**1,778**
PLAN W x D:	38'-11" x 67'-11"
PLAN #:	6611
PLAN NAME:	ASTAIRE

OPT. 12080 SGD

FORM YB - CRAFTSMAN

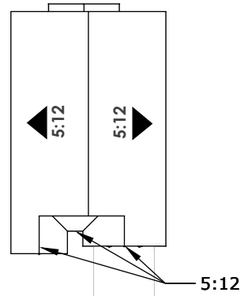
REAR ELEVATION
SCALE: 3/32" = 1'0"



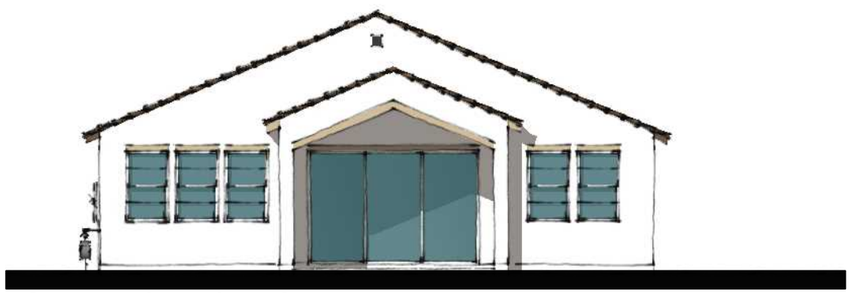
ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

REAR ELEVATION
SCALE: 3/32" = 1'0"

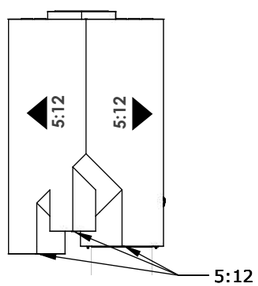


ROOF PLAN | SCALE: N.T.S.



FORM UB - SPANISH MODERN

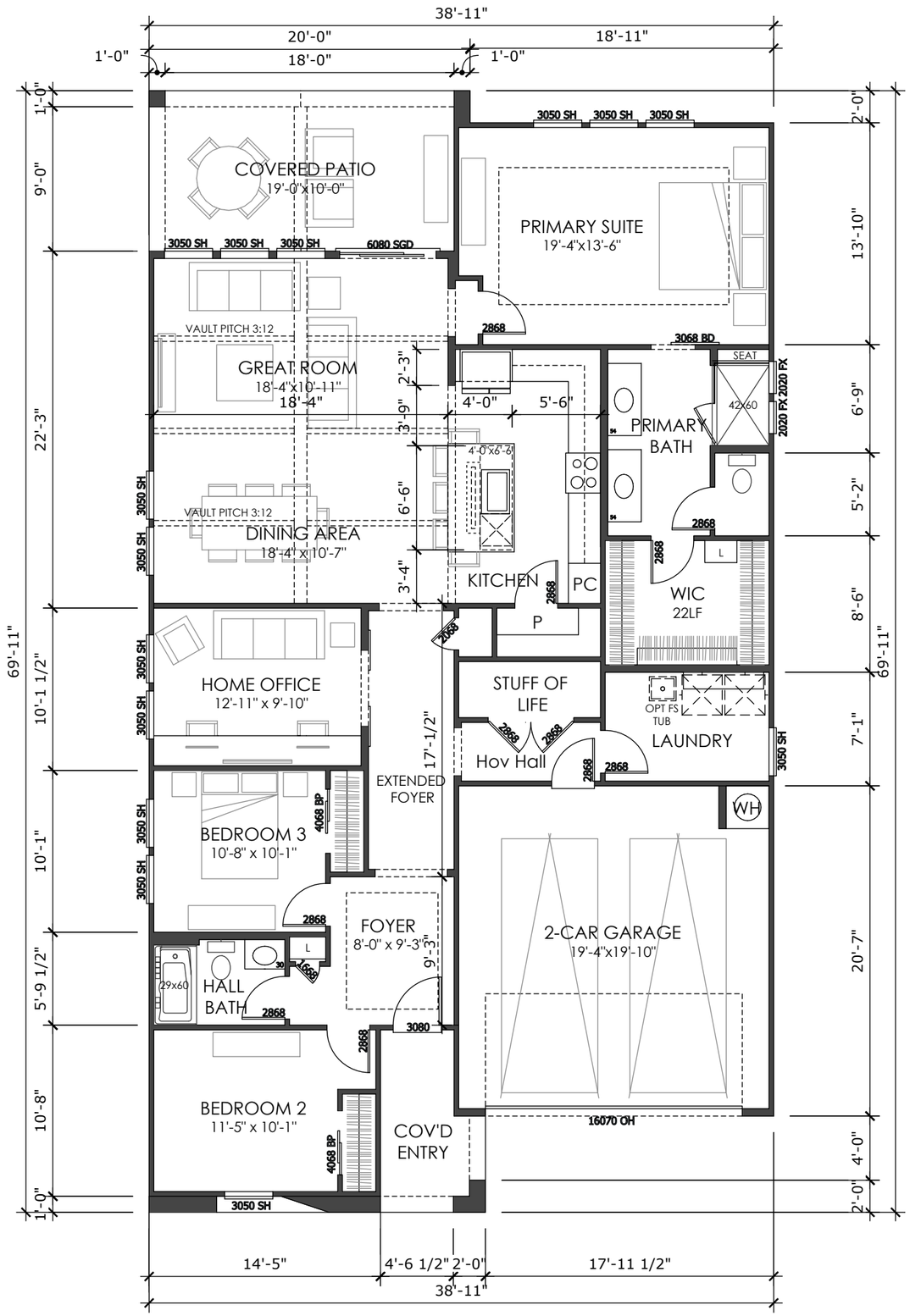
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

40' ACTIVE ADULT :: SP-1



PLAN 2

LIV. SF:	**1,889**
PLAN W x D:	**38'-11" x 69'-11"**
PLAN #:	6614
SCALE:	1/8" = 1'-0"
PLAN NAME:	BOGART

VITAL STATS

BEDROOM	3
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

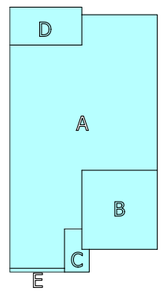
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,889**
(A) 1ST FLR LIVABLE:	1,889
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	64
ELEVATION WB:	47
ELEVATION YB:	44
(D) COVERED PATIO:	190
(E) ARCH. PROJECTION:	
ELEVATION UB:	14
ELEVATION WB:	14
ELEVATION YB:	-

MAX FOOTPRINT: **2,566**

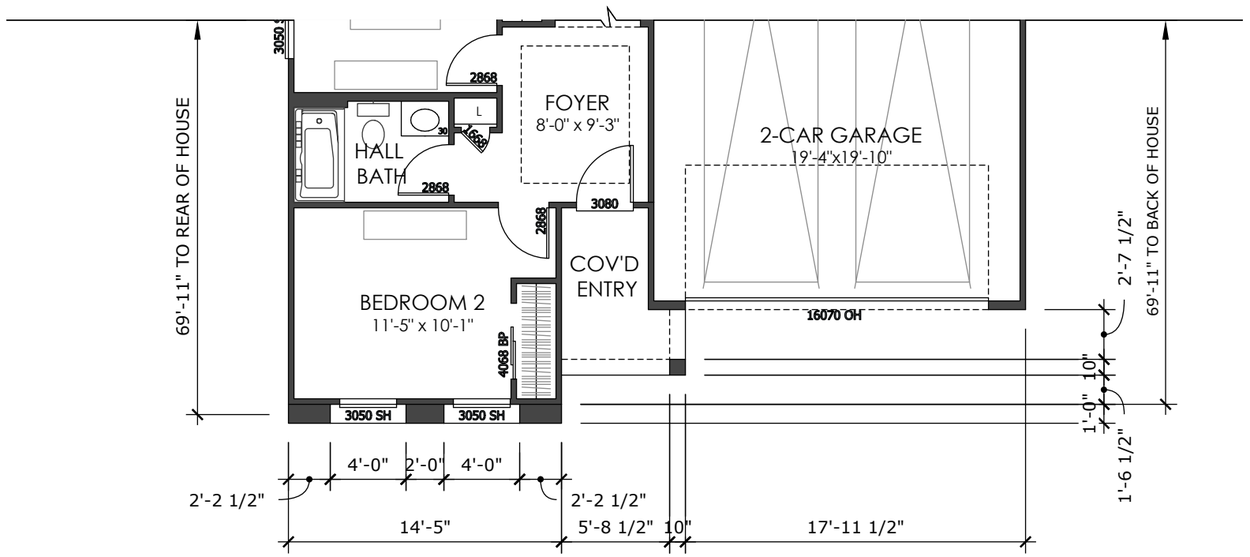
TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,566 /5,000 = 51.3%

FLOOR PLAN
FORM UB - SPANISH MODERN

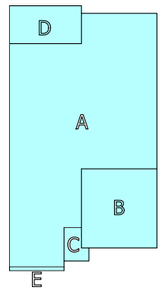


FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

KHovnanian Homes



FLOOR PLAN
FORM WB - FARMHOUSE



PLAN 2

LIV. SF:	**1,889**
PLAN W x D:	**38'-11" x 69'-11"**
PLAN #:	6614
SCALE:	1/8" = 1'-0"
PLAN NAME:	BOGART

VITAL STATS

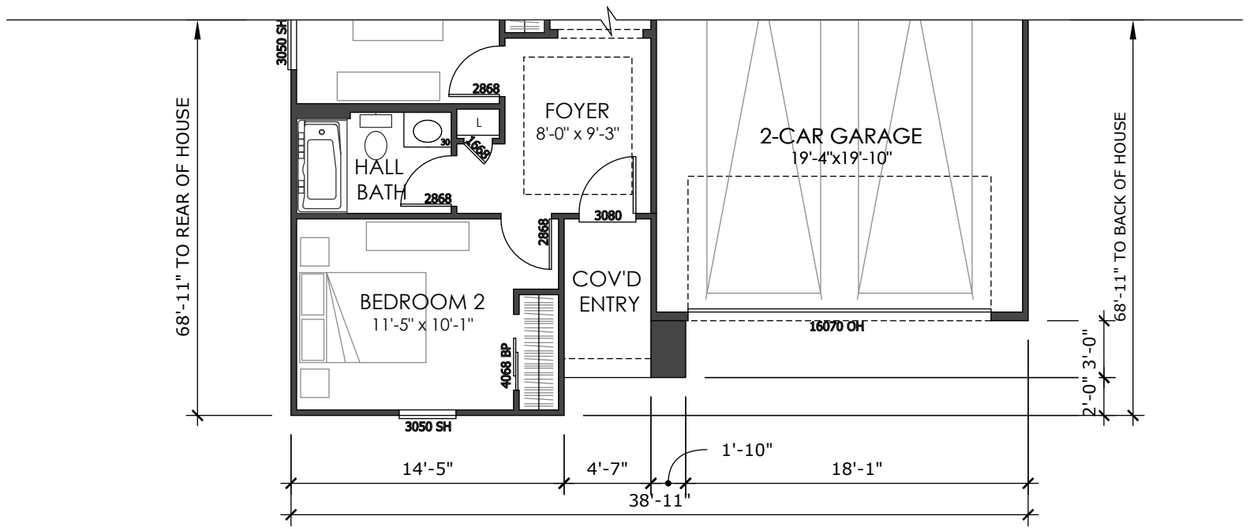
BEDROOM	3
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

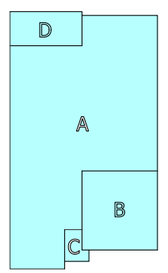
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,889**
(A) 1ST FLR LIVABLE:	1,889
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	64
ELEVATION WB:	47
ELEVATION YB:	44
(D) COVERED PATIO:	190
(E) ARCH. PROJECTION:	
ELEVATION UB:	14
ELEVATION WB:	14
ELEVATION YB:	-

MAX FOOTPRINT: **2,566**

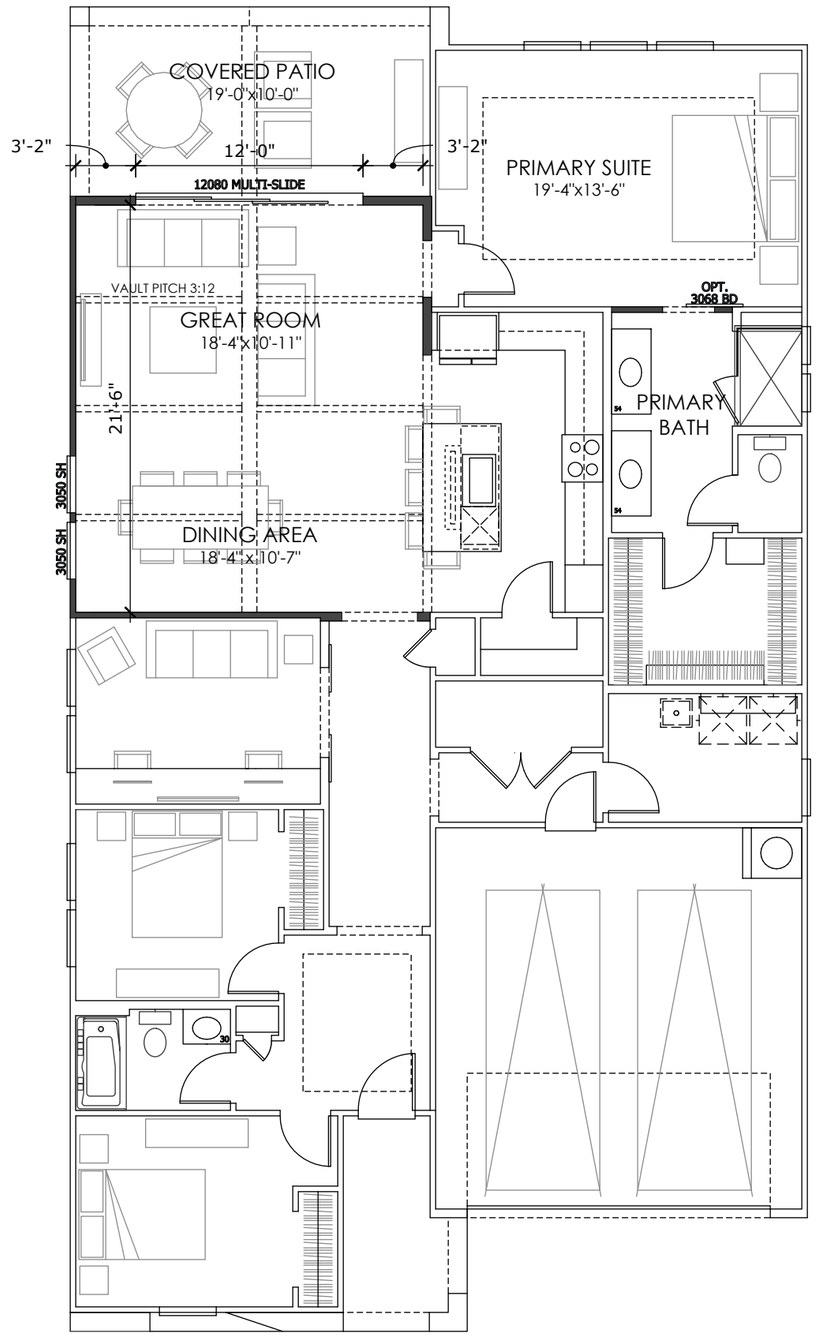


FLOOR PLAN
FORM YB - CRAFTSMAN



TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,566 /5,000 = 51.3%

FLOOR PLAN :: WEST, SPEC 1



PLAN 2 *(OPTIONS)*

LIV. SF:	**1,889**
PLAN W x D:	**38'-11" x 69'-11"**
PLAN #:	6614
SCALE:	1/8" = 1'-0"
PLAN NAME:	BOGART

VITAL STATS

BEDROOM	3
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

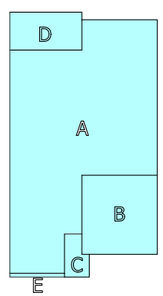
MAX. LIVABLE (A):	**1,889**
(A) 1ST FLR LIVABLE:	1,889
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	64
ELEVATION WB:	47
ELEVATION YB:	44
(D) COVERED PATIO:	190
(E) ARCH. PROJECTION:	
ELEVATION UB:	14
ELEVATION WB:	14
ELEVATION YB:	-

MAX FOOTPRINT: **2,566**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,566 /5,000 = 51.3%

FLOOR PLAN
FORM UB - SPANISH
MODERN

OPTION :: 12080 MULTI-SLIDE DOOR
OPTION :: 3068 BARN DOOR AT OWNER'S BATH



FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

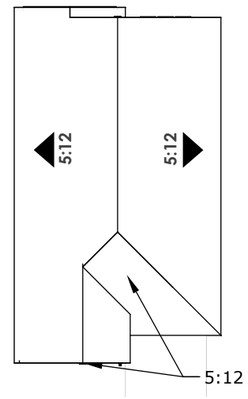
KHovnanian Homes

40' ACTIVE ADULT :: SP-1

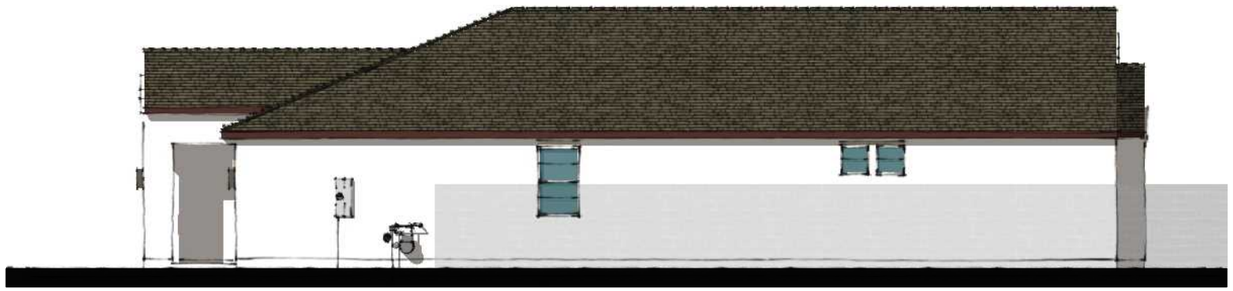
PLAN 2

LIV. SF:	**1,907**
PLAN W x D:	38'-11" x 69'-11"
PLAN #:	6614
PLAN NAME:	BOGART
FORM:	*UB - SPANISH MODERN*

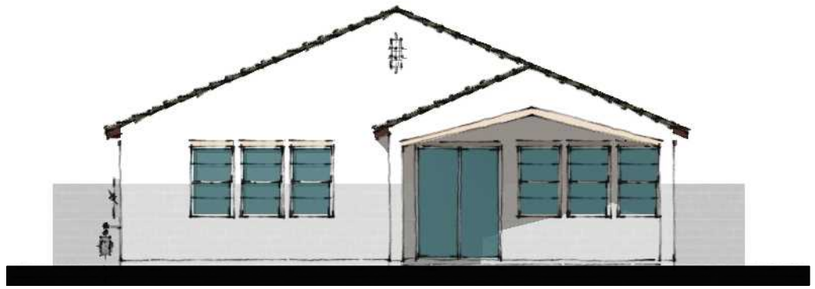
FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.



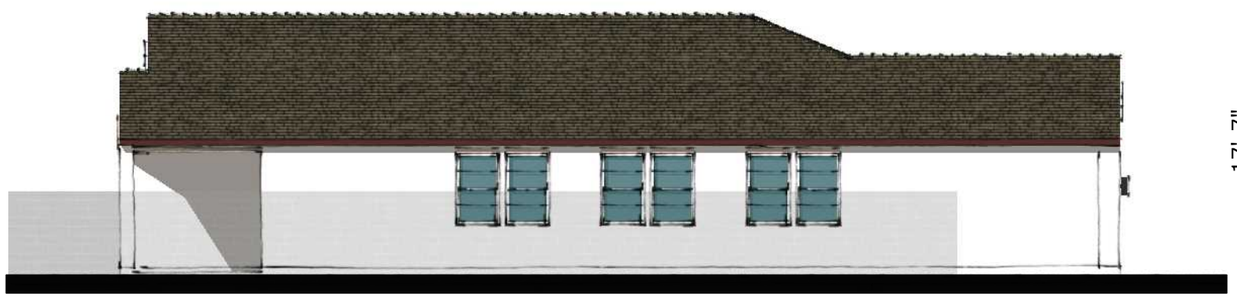
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. TAPERED RECESS ACCENTS
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ ENTRY 11'-1" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

KHovnanian Homes

40' ACTIVE ADULT :: SP-1

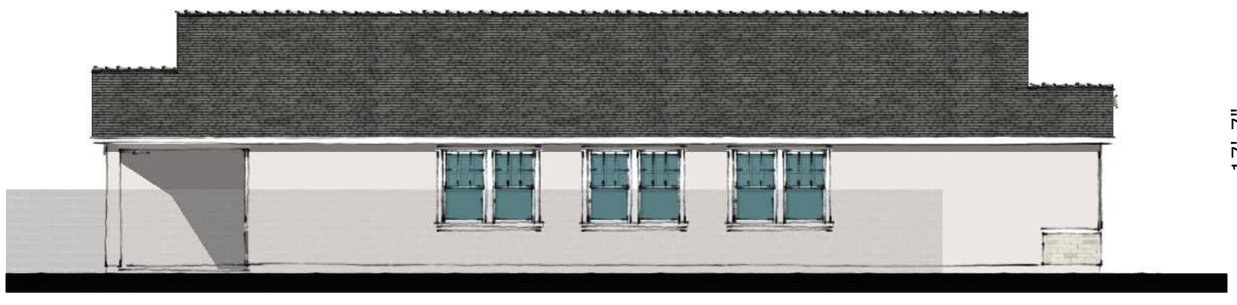
PLAN 2

LIV. SF:	**1,907**
PLAN W x D:	38'-11" x 69'-11"
PLAN #:	6614
PLAN NAME:	BOGART
FORM:	*WB - FARMHOUSE*

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

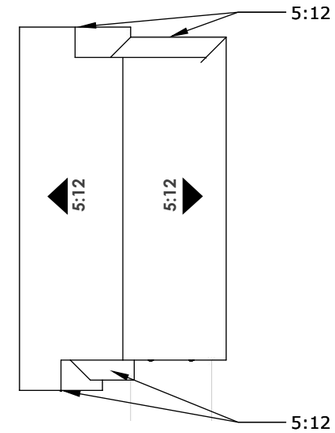
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH
9. MASONRY VENEER ACCENTS

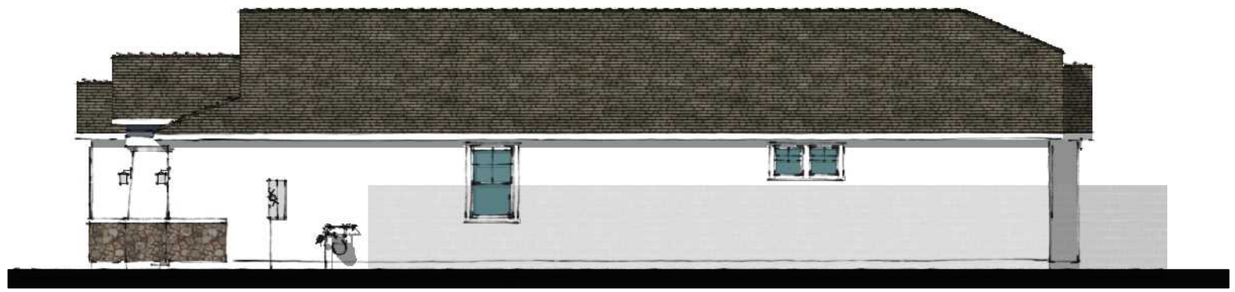
KHovnanian Homes

40' ACTIVE ADULT :: SP-1

PLAN 2

LIV. SF:	**1,907**
PLAN W x D:	38'-11" x 68'-11"
PLAN #:	6614
PLAN NAME:	BOGART
FORM:	*YB - CRAFTSMAN*

FORM YB - CRAFTSMAN
FRONT VIEW: N.T.S.

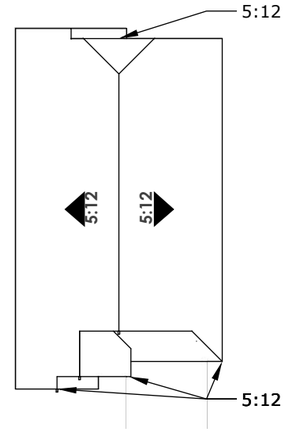


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE SIDING
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH
9. MASONRY VENEER ACCENTS

NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

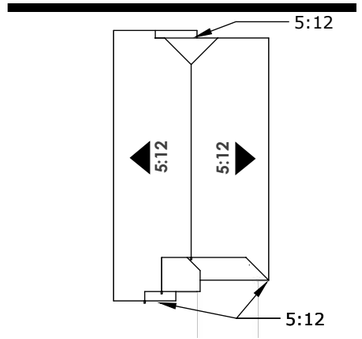
PLAN 2

LIV. SF:	**1,907**
PLAN W x D:	38'-11" x 68'-11"
PLAN #:	6614
PLAN NAME:	BOGART

OPT. 12080 SGD

FORM YB - CRAFTSMAN

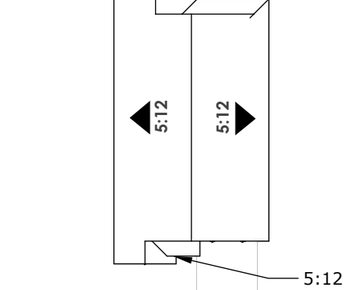
REAR ELEVATION
SCALE: 3/32" = 1'0"



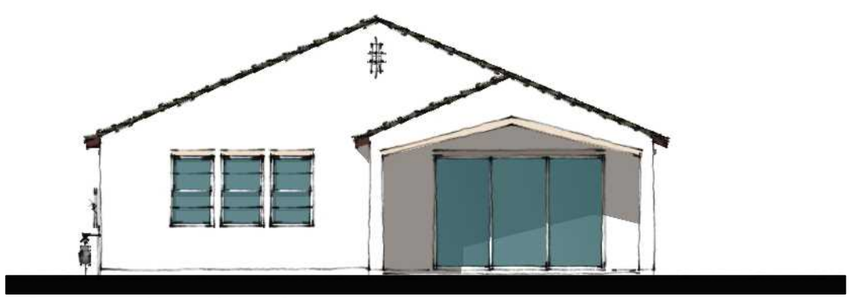
ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

REAR ELEVATION
SCALE: 3/32" = 1'0"

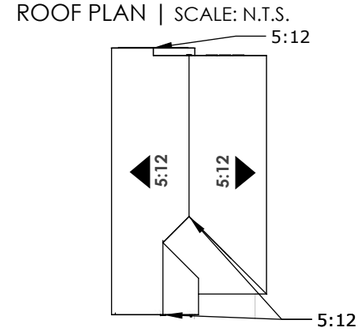


ROOF PLAN | SCALE: N.T.S.



FORM UB - SPANISH MODERN

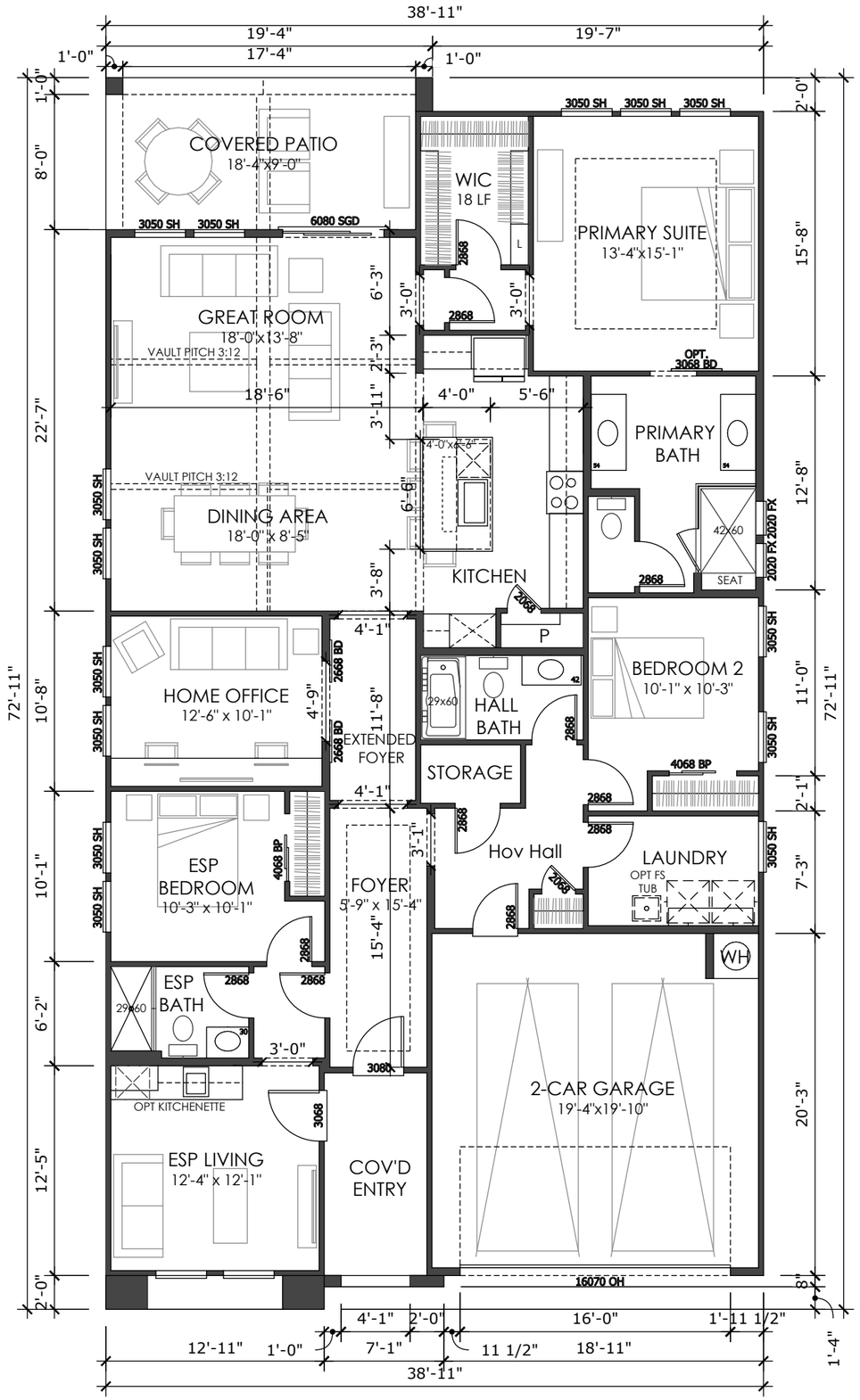
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

40' ACTIVE ADULT :: SP-1



PLAN 3

LIV. SF:	**2,069**
PLAN W x D:	**38'-11" x 72'-11"**
PLAN #:	6617
SCALE:	1/8" = 1'-0"
PLAN NAME:	POITIER

VITAL STATS

BEDROOM	3
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

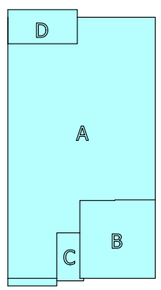
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,069**
(A) 1ST FLR LIVABLE:	2,069
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	78
ELEVATION WB:	200
ELEVATION YB:	200
(D) COVERED PATIO:	165
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	-
ELEVATION YB:	-

MAX FOOTPRINT: **2,843**

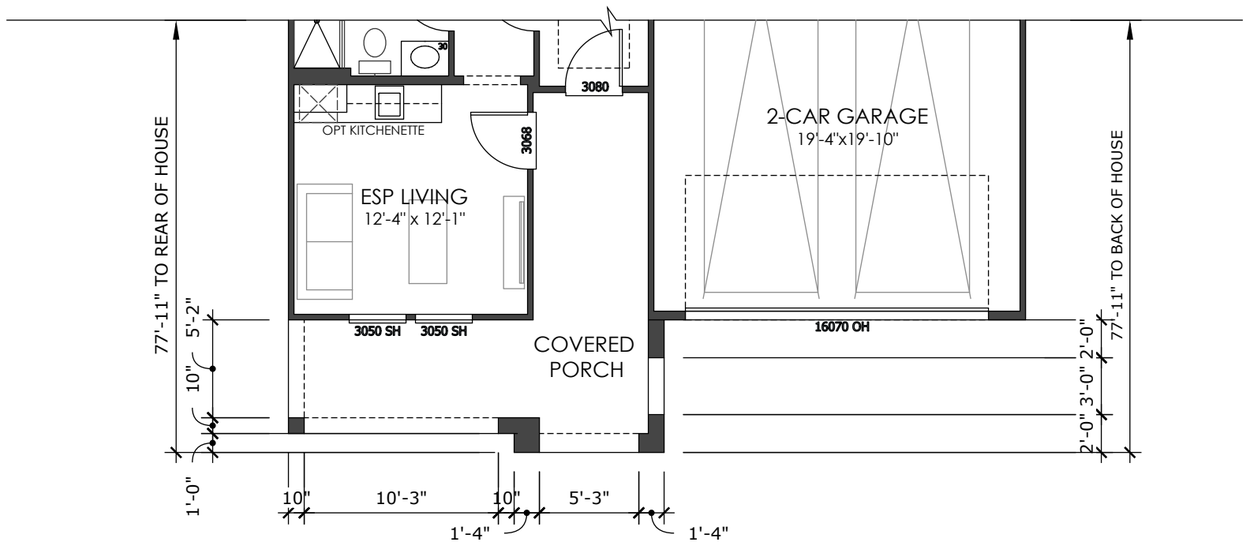
TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,843/5,000 = 56.8



FLOOR PLAN
FORM UB - SPANISH MODERN

FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

KHovnanian Homes



PLAN 3

LIV. SF:	**2,069**
PLAN W x D:	**38'-11" x 72'-11"**
PLAN #:	6617
SCALE:	1/8" = 1'-0"
PLAN NAME:	POITIER

VITAL STATS

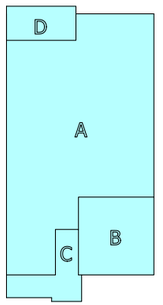
BEDROOM	2
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

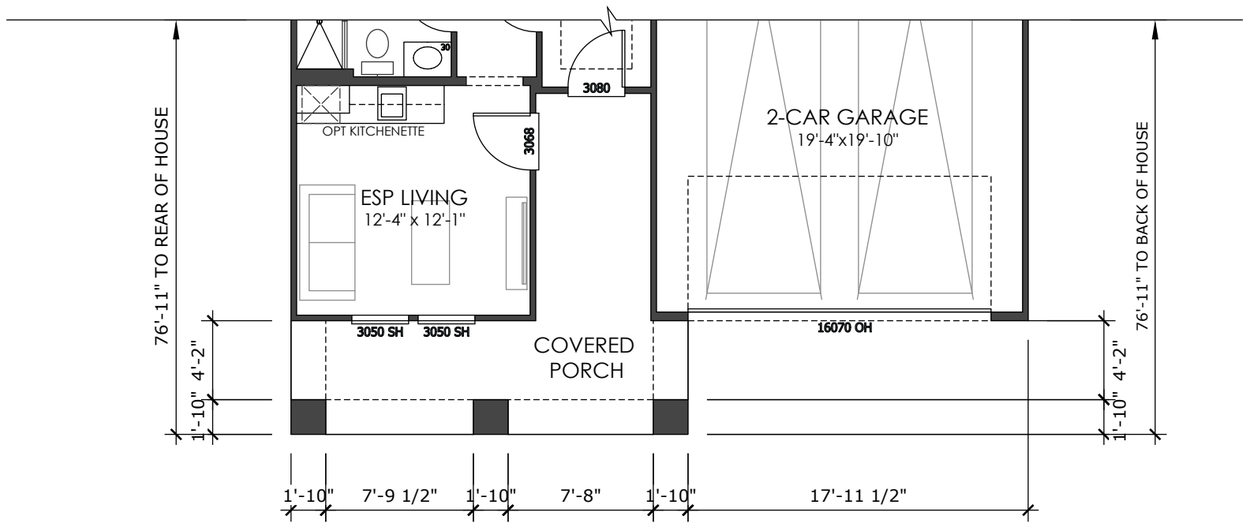
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,069**
(A) 1ST FLR LIVABLE:	2,069
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	78
ELEVATION WB:	200
ELEVATION YB:	200
(D) COVERED PATIO:	165
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	-
ELEVATION YB:	-

FLOOR PLAN
FORM WB - FARMHOUSE



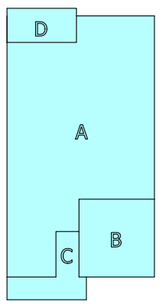


2,843

MAX FOOTPRINT:

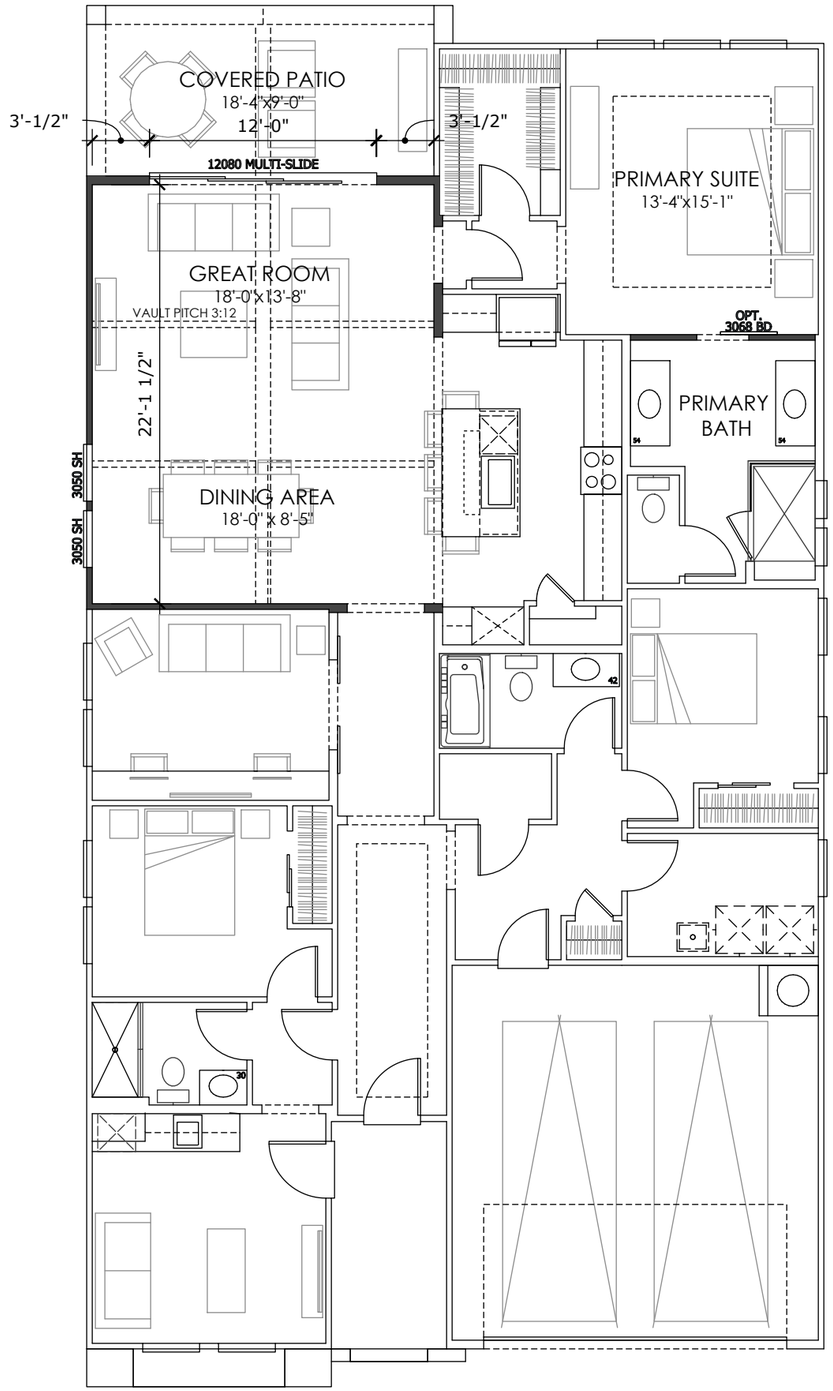
TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,843/5,000 = 56.8

FLOOR PLAN
FORM YB - CRAFTSMAN



FLOOR PLAN :: WEST, SPEC 1

40' ACTIVE ADULT :: SP-1



PLAN 3 *(OPTIONS)*

LIV. SF:	**2,069**
PLAN W x D:	**38'-11" x 72'-11"**
PLAN #:	6617
SCALE:	1/8" = 1'-0"
PLAN NAME:	POITIER

VITAL STATS

BEDROOM	3
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

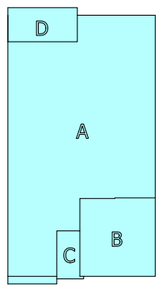
MAX. LIVABLE (A):	**2,069**
(A) 1ST FLR LIVABLE:	2,069
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	78
ELEVATION WB:	200
ELEVATION YB:	200
(D) COVERED PATIO:	165
(E) ARCH. PROJECTION:	
ELEVATION UB:	26
ELEVATION WB:	-
ELEVATION YB:	-

MAX FOOTPRINT: **2,843**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,843/5,000 = 56.8

FLOOR PLAN
FORM UB - SPANISH
MODERN

OPTION :: 12080 MULTI-SLIDE DOOR
OPTION :: 3068 BARN DOOR AT OWNER'S BATH



FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

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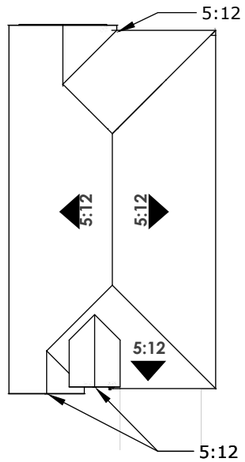
40' ACTIVE ADULT :: SP-1

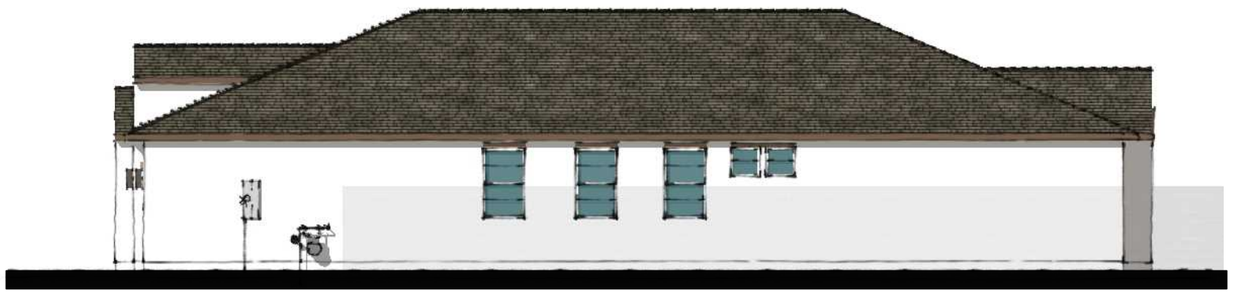
PLAN 3

LIV. SF:	**2,088**
PLAN W x D:	38'-11" x 72'-11"
PLAN #:	6617
PLAN NAME:	POITIER
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. PLATE @ TOWER 13'-1 A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

KHovnanian Homes

40' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**2,088**
PLAN W x D:	38'-11" x 77'-11"
PLAN #:	6617
PLAN NAME:	POITIER
FORM:	*WB - FARMHOUSE*

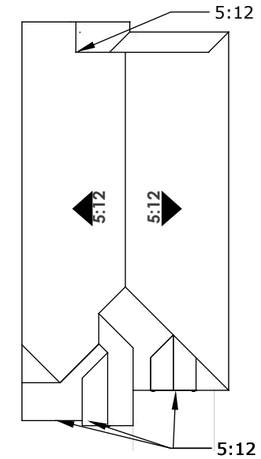
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 12'-1" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH
10. MASONRY VENEER ACCENTS

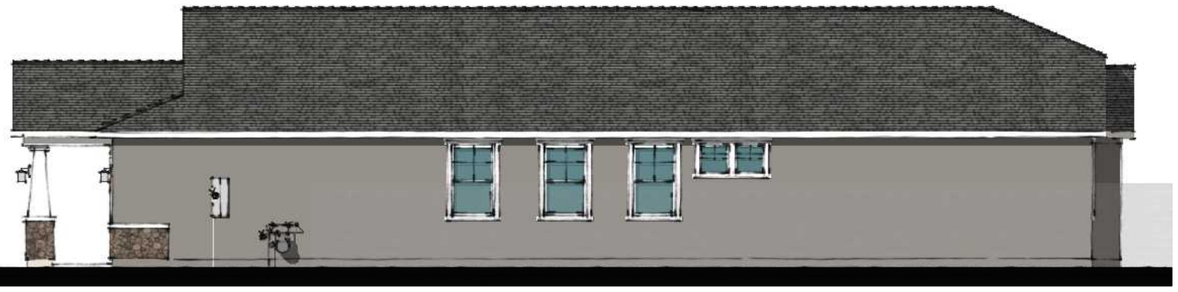
KHovnanian Homes

40' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**2,088**
PLAN W x D:	38'-11" x 76'-11"
PLAN #:	6617
PLAN NAME:	POITIER
FORM:	*YB - CRAFTSMAN*

FORM YB - CRAFTSMAN
FRONT VIEW: N.T.S.

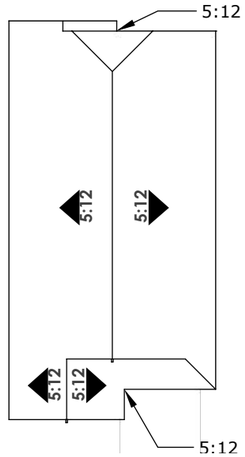


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE BRACKET DETAILS
5. DECORATIVE SIDING
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH
9. MASONRY VENEER ACCENTS

KHovnanian Homes

NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

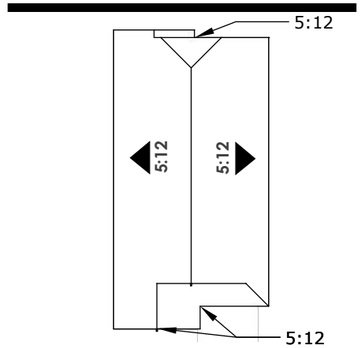
PLAN 3

LIV. SF:	**2,088**
PLAN W x D:	38'-11" x 76'-11"
PLAN #:	6617
PLAN NAME:	POITIER

OPT. 12080 SGD

FORM YB - CRAFTSMAN

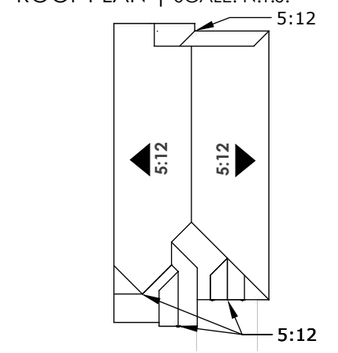
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

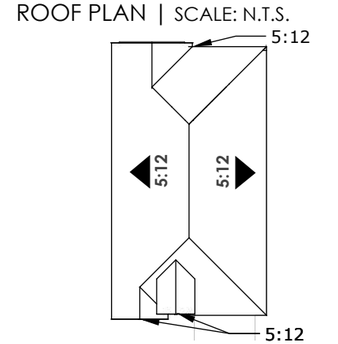
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM UB - SPANISH MODERN

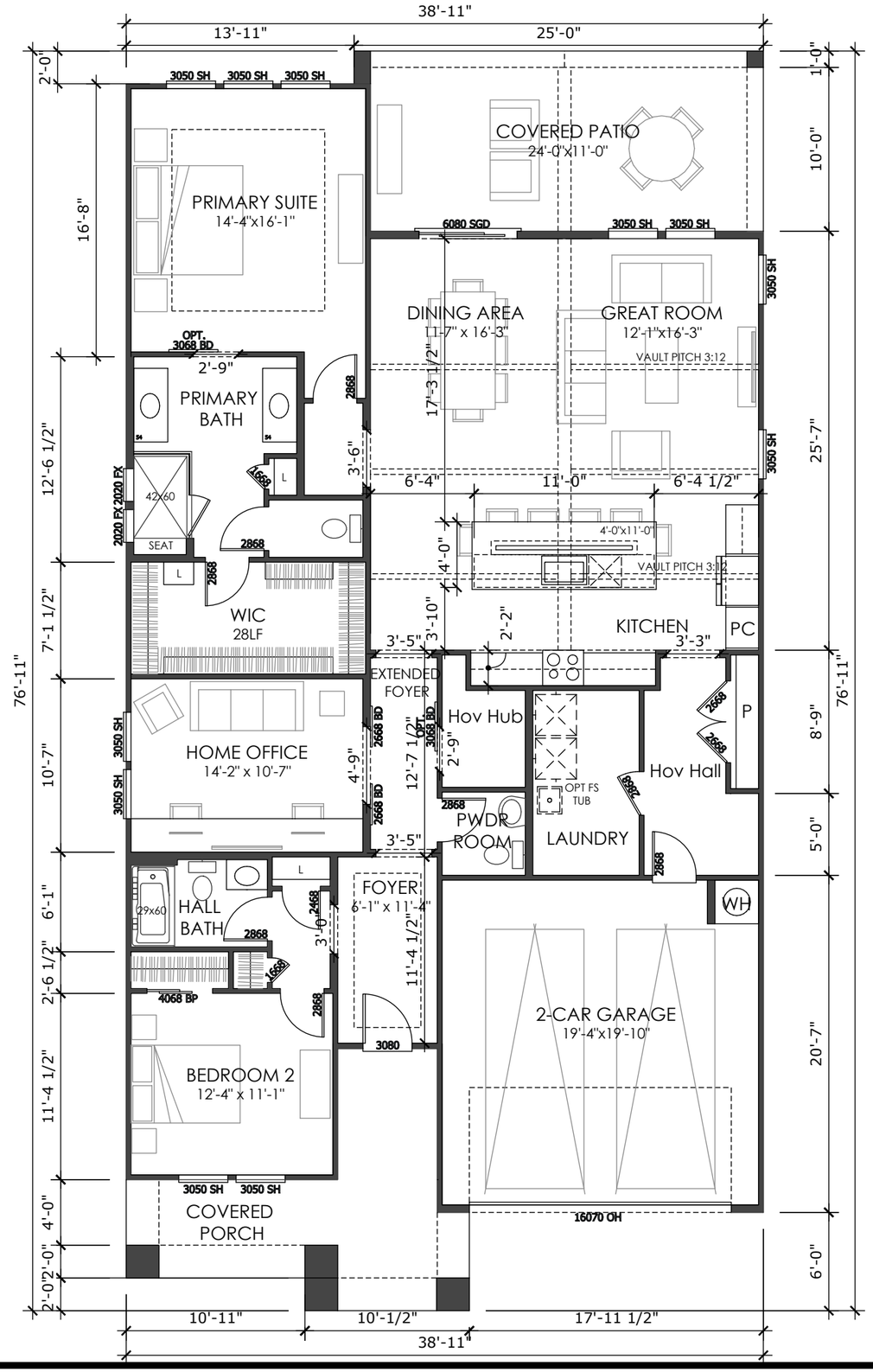
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian Homes

40' ACTIVE ADULT :: SP-1



PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76'-11"**
PLAN #:	6620
SCALE:	1/8" = 1'-0"
PLAN NAME:	STANWYCK

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

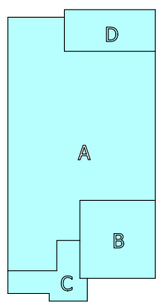
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,969**
(A) 1ST FLR LIVABLE:	1,969
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	191
ELEVATION WB:	183
ELEVATION YB:	191
(D) COVERED PATIO:	264
(E) ARCH. PROJECTION:	
ELEVATION UB:	-
ELEVATION WB:	-
ELEVATION YB:	-

MAX FOOTPRINT: **2,835**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,835 /5,000 = 56.7%

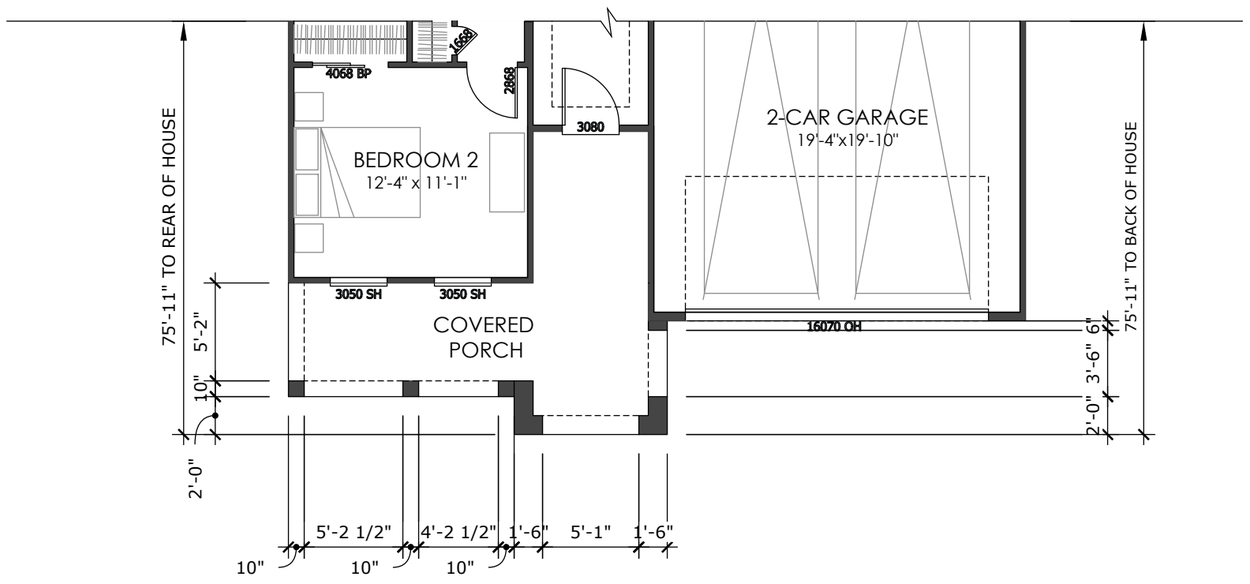


FLOOR PLAN
FORM UB - SPANISH MODERN

FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

KHovnanian® Homes

40' ACTIVE ADULT :: SP-1



PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76'-11"**
PLAN #:	6620
SCALE:	1/8" = 1'-0"
PLAN NAME:	STANWYCK

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

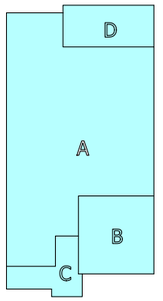
STATUS | NTL PORTFOLIO PLAN

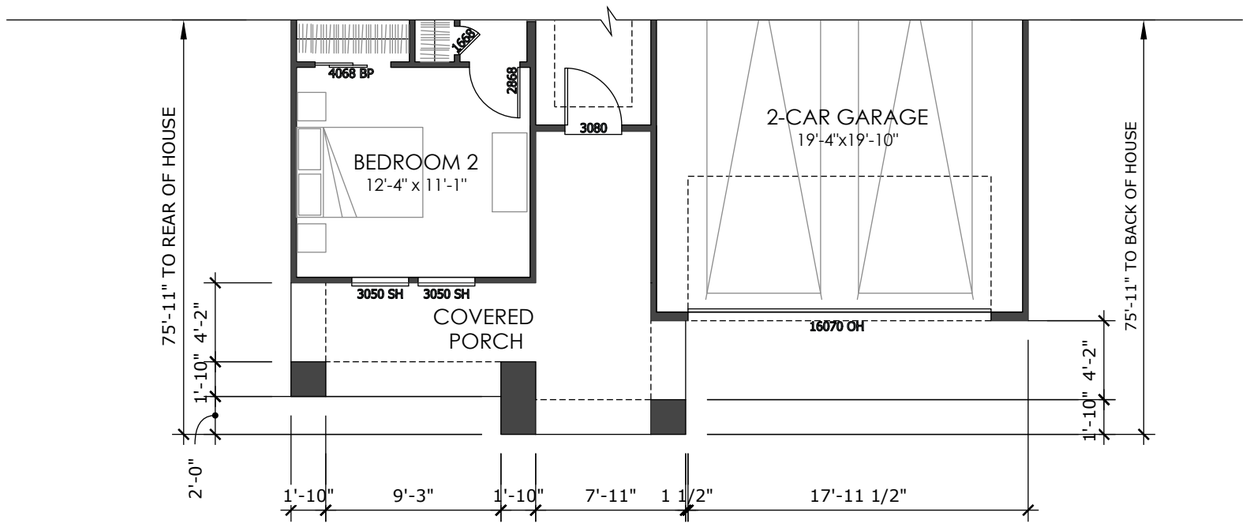
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,969**
(A) 1ST FLR LIVABLE:	1,969
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	191
ELEVATION WB:	183
ELEVATION YB:	191
(D) COVERED PATIO:	264
(E) ARCH. PROJECTION:	
ELEVATION UB:	-
ELEVATION WB:	-
ELEVATION YB:	-

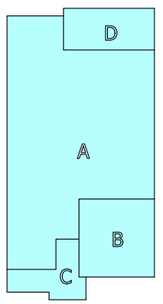
MAX FOOTPRINT: **2,835**

FLOOR PLAN
FORM WB - FARMHOUSE





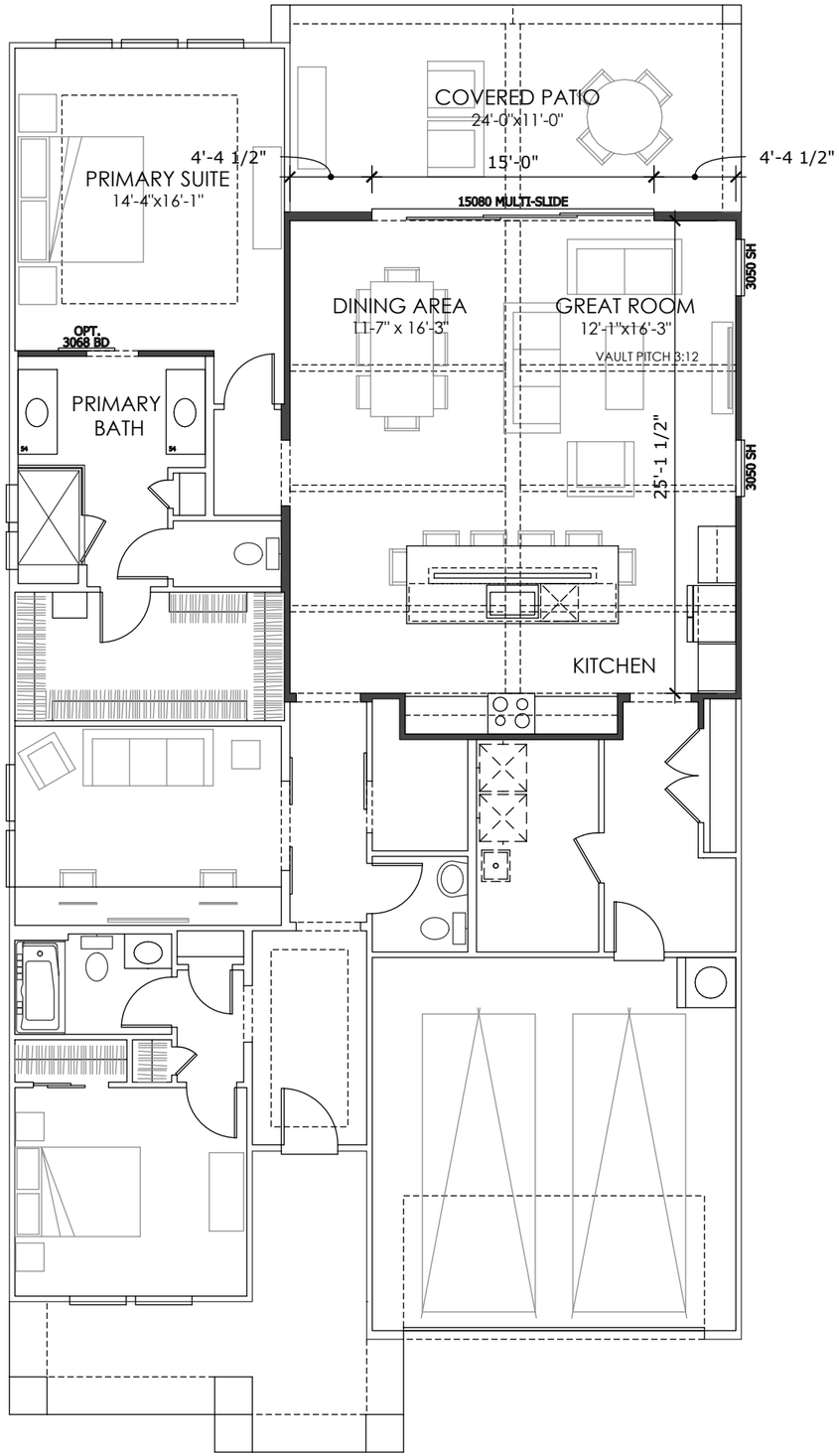
FLOOR PLAN
FORM YB - CRAFTSMAN



TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,835 /5,000 = 56.7%

FLOOR PLAN :: WEST, SPEC 1

40' ACTIVE ADULT :: SP-1



PLAN 4 *(OPTIONS)*

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76'-11"**
PLAN #:	6620
SCALE:	1/8" = 1'-0"
PLAN NAME:	STANWYCK

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

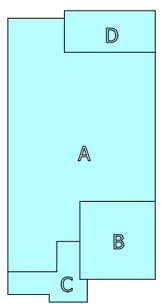
MAX. LIVABLE (A):	**1,969**
(A) 1ST FLR LIVABLE:	1,969
(B) 2 CAR GARAGE:	409
(C) COVERED ENTRY:	
ELEVATION UB:	191
ELEVATION WB:	183
ELEVATION YB:	191
(D) COVERED PATIO:	264
(E) ARCH. PROJECTION:	
ELEVATION UB:	-
ELEVATION WB:	-
ELEVATION YB	-

MAX FOOTPRINT: **2,835**

TYP LOT SIZE | 50'x100' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,835 /5,000 = 56.7%

FLOOR PLAN
FORM UB - SPANISH MODERN

OPTION :: 12080 MULTI-SLIDE DOOR
OPTION :: 3068 BARN DOOR AT OWNER'S BATH



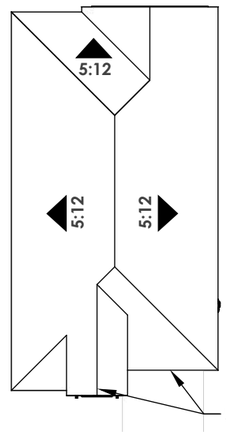
FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12
- 3068 BARN DOOR AT OWNER'S BATH

40' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76-11"**
PLAN #:	6620
PLAN NAME:	STANWYCK
FORM:	*UB - SPANISH MODERN*

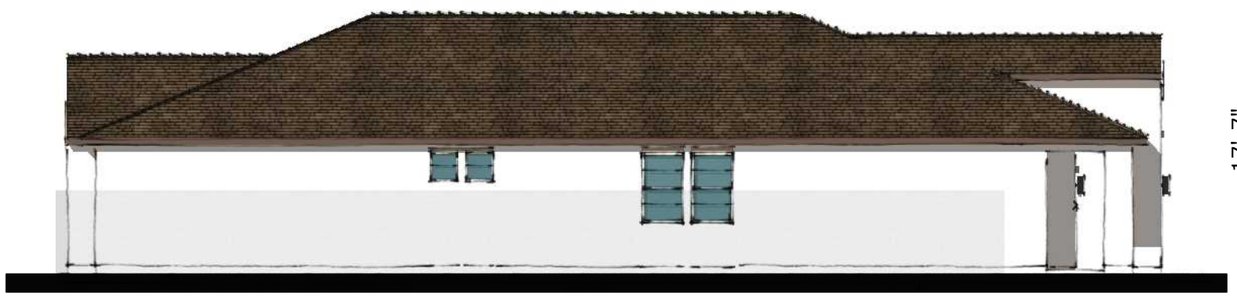
FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. TAPERED RECESS ACCENTS
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 13'-7" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH

KHovnanian Homes

40' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76-11"**
PLAN #:	6620
PLAN NAME:	STANWYCK
FORM:	*WB - FARMHOUSE*

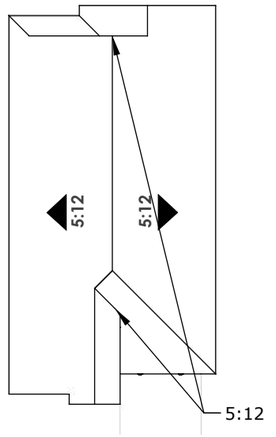
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 13'-7" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH
10. MASONRY VENEER ACCENTS

KHovnanian Homes

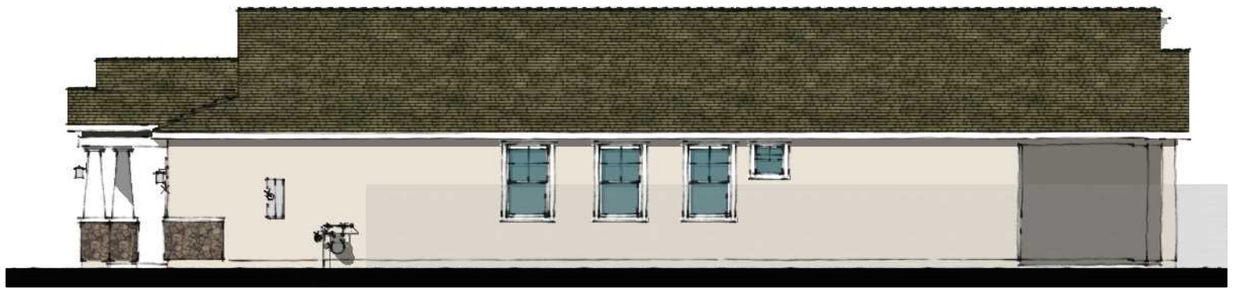
NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76-11"**
PLAN #:	6620
PLAN NAME:	STANWYCK
FORM:	*YB - CRAFTSMAN*

FORM YB - CRAFTSMAN
FRONT VIEW: N.T.S.

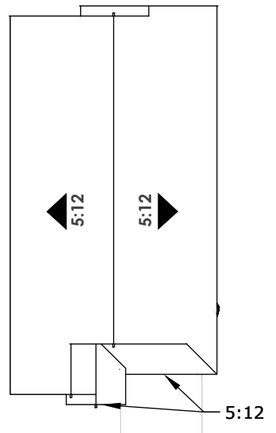


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE BRACKET DETAILS
5. DECORATIVE SIDING
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. INTERIOR VAULT @ 3:12 PITCH
9. MASONRY VENEER ACCENTS

KHovnanian Homes

NCD The Ranch :: Rancho Cordova, CA

40' ACTIVE ADULT :: SP-1

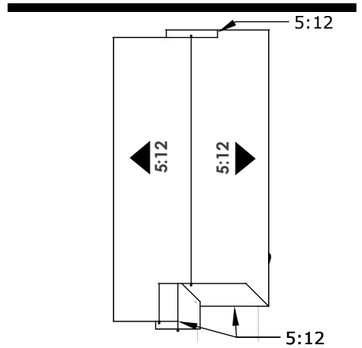
PLAN 4

LIV. SF:	**1,969**
PLAN W x D:	**38'-11" x 76-11"**
PLAN #:	6620
PLAN NAME:	STANWYCK

OPT. 15080 SGD

FORM YB - CRAFTSMAN

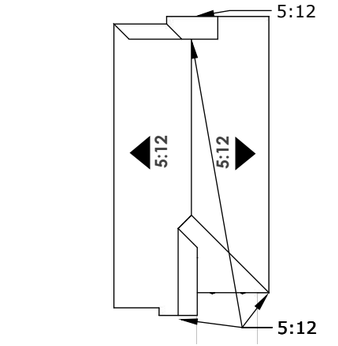
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

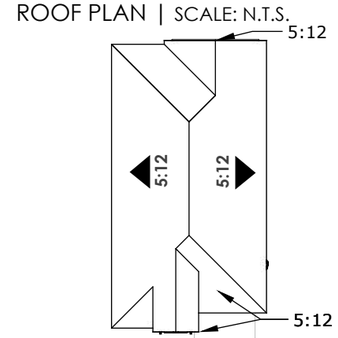
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM UB - SPANISH MODERN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

KHovnanian Homes

NCD :: The Ranch 40' AA

RANCHO CORDOVA, CA

Date: 4/20/2022

Rev 1:

Rev 2:

Elevation Style	Color Scheme #	Body (A)		Siding / B&B / Secondary Body (S)		Trim (B)	Fascia (C)	Garage Door (D)	Entry (E)	Shutters (H)	Prefab Pipe Vents (if occur)	Gutters (if occur)	Concrete Roof Tile		Veneer* (if occur)
	MFG:	Sherwin Williams		Sherwin Williams		Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		El Dorado
	NOTE:		*LRV*		*LRV*								**Barrel-Tile**	**Flat**	
UB - SPANISH MODERN	1000F	7551 Greek Villa	84	NA		6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	6990 Caviar	Musket	NA	4646 Sunset Blend	NA
	1010	7641 Colonnade Gray	53	NA		7048 Urbane Bronze	7048 Urbane Bronze	6990 Caviar	6990 Caviar	6990 Caviar	6990 Caviar	Musket	NA	4503 Sierra Madre	NA
	1100	7015 Repose Gray	58	NA		2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	6990 Caviar	Musket	NA	4684 San Rafael Blend	NA
	1200	7000 Ibis White	84	NA		6081 Down Home	9091 Half- Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	6990 Caviar	Musket	NA	5687 Brown Gray Range	NA
WB - FARMHOUSE	7004J	7642 Pavestone	32	7012 Creamy	81	7012 Creamy	7012 Creamy	7012 Creamy	2839 Roycroft Copper Red	2839 Roycroft Copper Red	NA	Musket	NA	4503 Sierra Madre	Tundra Brick Ashland
	7030H	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Musket	NA	4591 Dark Gray Range	Tundra Brick Ironside
	7100	6002 Essential Gray	48	7622 Homburg Gray	15	9166 Drift of Mist	9166 Drift of Mist	7622 Homburg Gray	6123 Baguette	7645 Thunder Gray	NA	Musket	NA	4690 Pewter Bronze Blend	Tundra Brick Chalk Dust
	7200	7014 Eider White	73	7669 Summit Gray	30	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	NA	Musket	NA	4502 Arcadia Canyon Brown	Tundra Brick Latigo
YB - CRAFTSMAN	4007C	7023 Requisite Gray	83	6209 Ripe Olive	6	7014 Eider White	7014 Eider White	7069 Iron Ore	9130 Evergreen Fog	9130 Evergreen Fog	NA	Musket	NA	5689 Brown Range	Rough Cut Moonlight
	4019	7663 Monorail Silver	50	2740 Mineral Gray	9	7070 Site White	7070 Site White	6988 Bohemian Black	6988 Bohemian Black	6988 Bohemian Black	NA	Musket	NA	5689 Brown Range	Country Rubble Polermo
	4020	7019 Gauntlet Gray	17	9084 Cocoa Whip	28	8917 Shell White	8917 Shell White	9084 Cocoa Whip	6990 Caviar	6990 Caviar	NA	Musket	NA	5699 Charcoal Range	Cliffstone Montecito
	4021	7669 Summit Gray	30	6055 Fiery Brown	5	7042 Shoji White	6069 French Roast	6202 Cast Iron	6174 Andiron	6174 Andiron	NA	Musket	NA	5502 Arcadia Canyon Brown	Rough Cut Moonlight

* All veneer stone grout to be gray

** Decorative tile grout to match stucco body color

***

COLOR SCHEME #1000F

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7551 Greek Villa (LRV:84)

(B) Trim: SW 6152 Superior Bronze

(C) Fascia: SW 7520 Dark Brown

(D) Garage Door: SW 7520 Dark Brown

(E) Entry: SW 7615 Sea Serpent

(H) Shutters: SW 7615 Sea Serpent

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 4646 Sunset Blend

COLOR SCHEME #1010

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7641 Colonnade Gray (LRV:53)

(B) Trim: SW 7048 Urbane Bronze

(C) Fascia: SW 7048 Urbane Bronze

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 4503 Sierra Madre

COLOR SCHEME #1100

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7015 Repose Gray (LRV:58)

(B) Trim: SW 2827 Colonial Revival Stone

(C) Fascia: SW 7510 Chateau Brown

(D) Garage Door: SW 7510 Chateau Brown

(E) Entry: SW 6186 Dried Thyme

(S) Shutters SW 6186 Dried Thyme

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 4684 San Rafael Blend

COLOR SCHEME #1200

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7000 Ibis White (LRV:84)

(B) Trim: SW 6081 Down Home

(C) Fascia: SW 9091 Half-Caff

(D) Garage Door: SW 7508 Tavern Taupe

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 5687 Brown Gray Range

COLOR SCHEME #7004J

WB - FARMHOUSE

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7642 Pavestone (LRV:32)

(S) Board and Batten: SW 7012 Creamy (LRV:81)

(B) Trim: SW 7012 Creamy

(C) Fascia: SW 7012 Creamy

(D) Garage Door: SW 7012 Creamy

(E) Entry: SW 2839 Roycroft Copper Red

(H) Shutters: SW 2839 Roycroft Copper Red

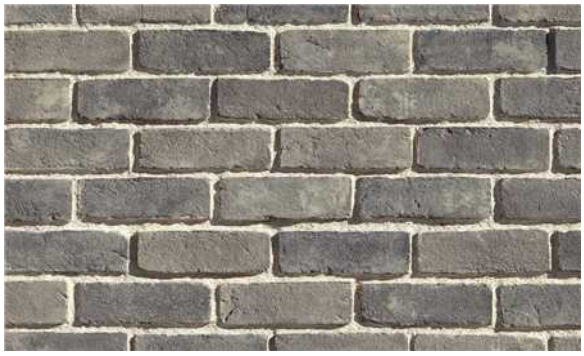
(B)

(C)

(D)

(E)

(H)



Veneer: El Dorado Stone - Tundrabrick - Ashland

Roof: Eagle - 4503 Sierra Madre

COLOR SCHEME #7030H

WB - FARMHOUSE

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7636 Origami White (LRV:76)

(S) Board and Batten: SW 7636 Origami White (LRV:76)

(B) Trim: SW 7636 Origami White

(C) Fascia: SW 7069 Iron Ore

(D) Garage Door: SW 7069 Iron Ore

(E) Entry: SW 6214 Underseas

(H) Shutters: SW 7069 Iron Ore

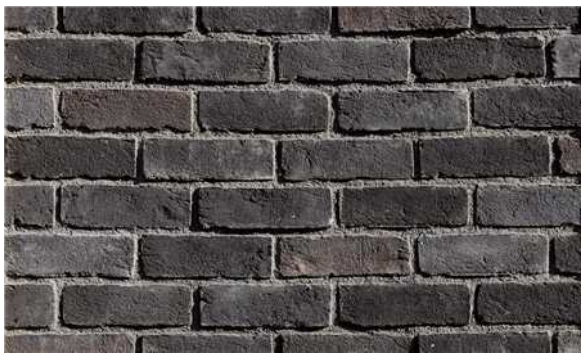
(B)

(C)

(D)

(E)

(H)



Veneer: El Dorado Stone - Tundrabrick - Ironside

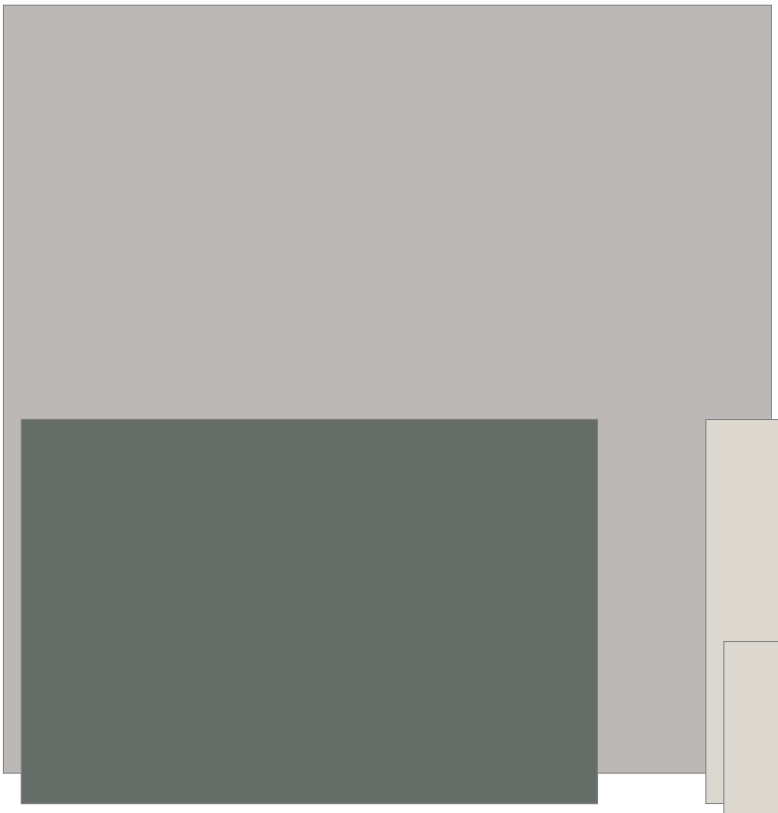
Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #7100

WB - FARMHOUSE

KHovnanian Homes

(A)



Color Legend

(A) Body: SW 6002 Essential Gray (LRV:48)

(S) Board and Batten: SW 7622 Homburg Gray (LRV:15)

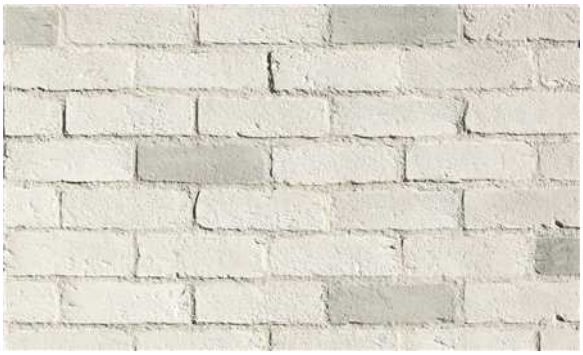
(B) Trim: SW 9166 Drift of Mist

(C) Fascia: SW 9166 Drift of Mist

(D) Garage Door: SW 7622 Homburg Gray

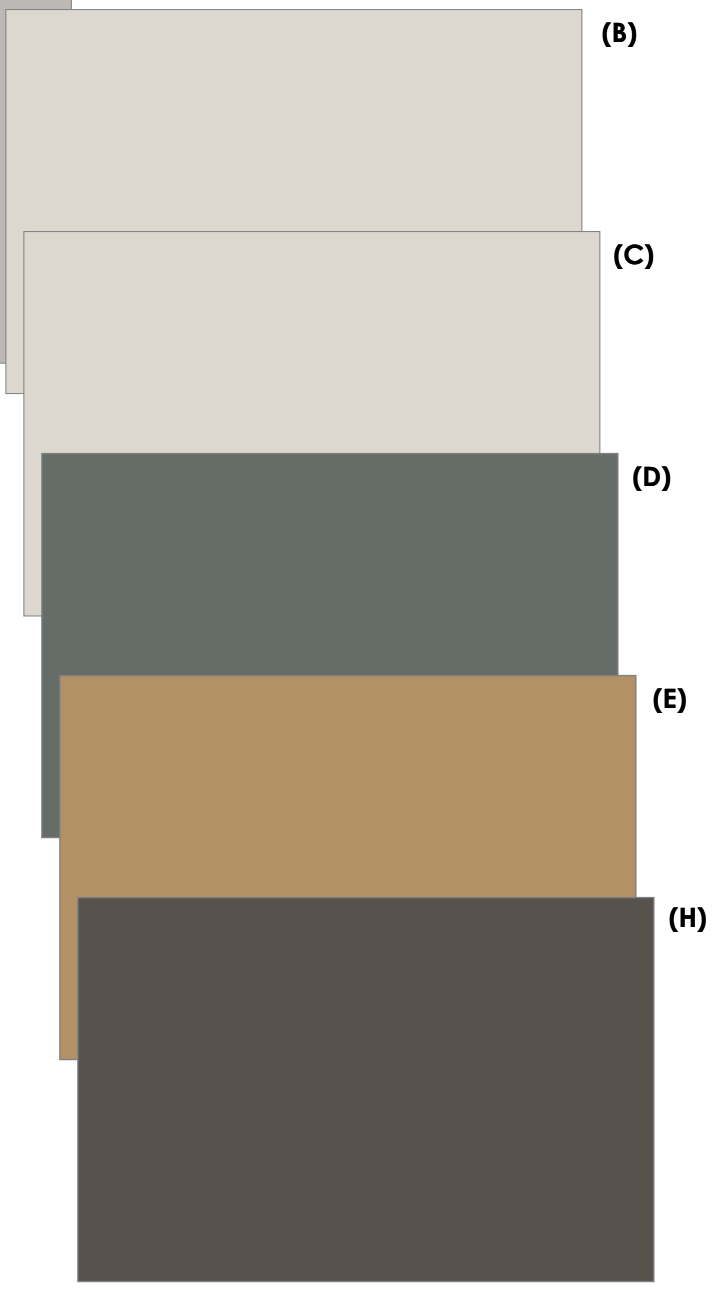
(E) Entry: SW 6123 Baguette

(H) Shutters: SW 7645 Thunder Gray



Veneer: El Dorado Stone - Tundrabrick - Chalk Dust

Roof: Eagle - 4690 Pewter Bronze Blend



COLOR SCHEME #7200

WB - FARMHOUSE

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7014 Eider White (LRV:73)

(S) Board and Batten: SW 7669 Summit Gray (LRV:30)

(B) Trim: SW 6258 Tricorn Black

(C) Fascia: SW 6258 Tricorn Black

(D) Garage Door: SW 6258 Tricorn Black

(E) Entry: SW 6258 Tricorn Black

(S) Shutters: SW 6258 Tricorn Black

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Tundrabrick - Latigo

Roof: Eagle - 4502 Arcadia Canyon Brown

COLOR SCHEME #4007C

YB - CRAFTSMAN

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Color Legend

(A) Body: SW 7023 Requisite Gray (LRV:45)

(S) Secondary Body: SW 6209 Ripe Olive (LRV:6)

(B) Trim: SW 7014 Eider White

(C) Fascia: SW 7014 Eider White

(D) Garage Door: SW 7069 Iron Ore

(E) Entry: SW 9130 Evergreen Fog

(H) Shutters: SW 9130 Evergreen Fog

Veneer: El Dorado Stone - RoughCut - Moonlight

Roof: Eagle - 5689 Brown Range

COLOR SCHEME #4019

YB - CRAFTSMAN

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7663 Monorail Silver (LRV:50)

(S) Secondary Body: SW 2740 Mineral Gray (LRV:9)

(B) Trim: SW 7070 Site White

(C) Fascia: SW 7070 Site White

(D) Garage Door: SW 6988 Bohemian Black

(E) Entry: SW 6988 Bohemian Black

(H) Shutters: SW 6988 Bohemian Black

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Country Rubble - Polermo

Roof: Eagle - 5689 Brown Range

COLOR SCHEME #4020

YB - CRAFTSMAN

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7019 Gauntlet Gray (LRV:17)

(S) Secondary Body: SW 9084 Cocoa Whip (LRV:28)

(B) Trim: SW 8917 Shell White

(C) Fascia: SW 8917 Shell White

(D) Garage Door: SW 9084 Cocoa Whip

(E) Entry: SW 6990 Caviar

(H) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Cliffstone - Montecito

Roof: Eagle - 5699 Charcoal Range

COLOR SCHEME #4021

YB - CRAFTSMAN

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Color Legend

(A) Body: SW 7669 Summit Gray (LRV:30)

(S) Secondary Body: SW 6055 Fiery Brown (LRV:5)

(B) Trim: SW 7042 Shoji White

(C) Fascia: SW 6069 French Roast

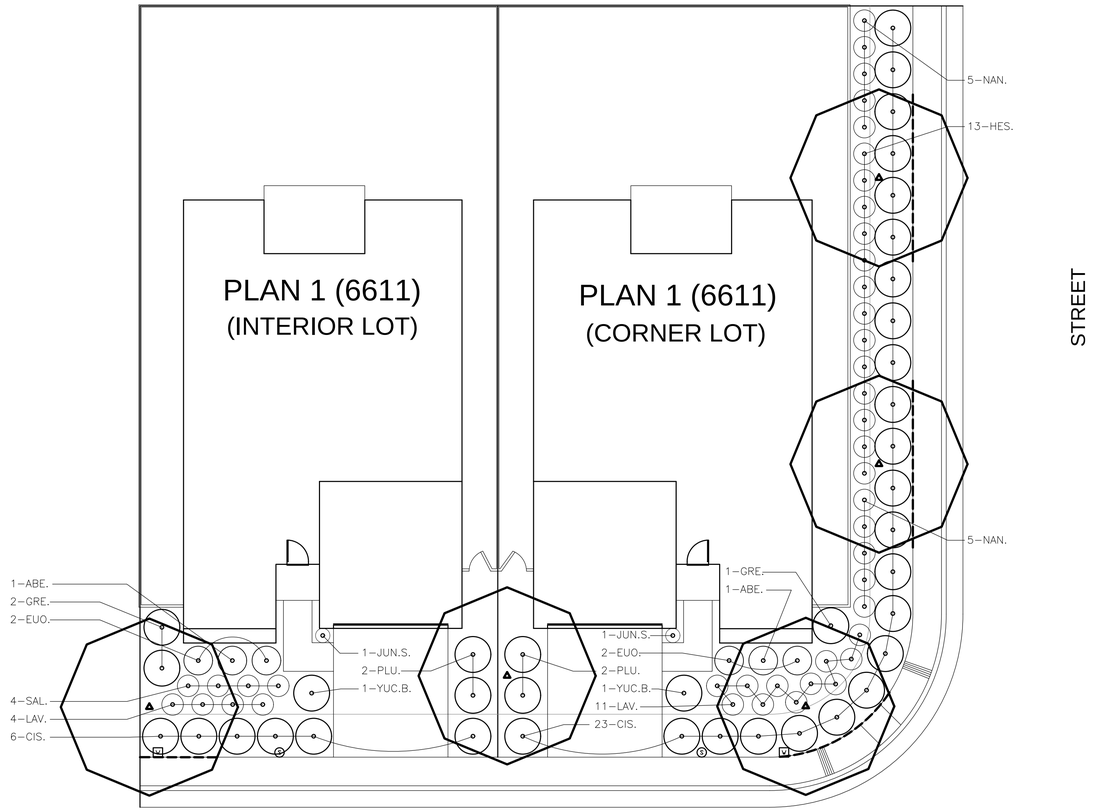
(D) Garage Door: SW 6202 Cast Iron

(E) Entry: SW 6174 Andiron

(H) Shutters: SW 6174 Andiron

Veneer: El Dorado Stone - RoughCut - Moonlight

Roof: Eagle - 5502 Arcadia Canyon Brown



STREET

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN. SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.	5–AAA.	PLANT QUANTITY PLANT KEY ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS WATER METER SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	24" BOX	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.	30'X25'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	MAG.	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	24" BOX	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	CON.	3'X3'	FULL SUN	CONVOLVULUS CNEORUM ... BUSH MORNING GLORY
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	EUO.	6'X3'	FULL SUN	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
LOW	1 G.C.	FES.	2'X2'	FULL SUN	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	COP.	2'X5'	FULL SUN	COPROSMA X KIRKII ... SPREADING COPROSMA
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	1 G.C.	NEP.	2'X2'	FULL SUN	NEPETA 'WALKER'S LOW' ... WALKER'S LOW CATMINT
MEDIUM	5 G.C.	PLU.	6'X6'	FULL SUN	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.	3'x3'	FULL SUN	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA
LOW	5 G.C.	YUC.B.	5'X5'	FULL SUN	YUCCA BACCATA ... BANANA YUCCA
LOW	5 G.C.	YUC.F.	3'X5'	FULL SUN	YUCCA FILAMENTOSA ... ADAM'S NEEDLE

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	SHADE	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
(SIGNED)
10/17/22
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

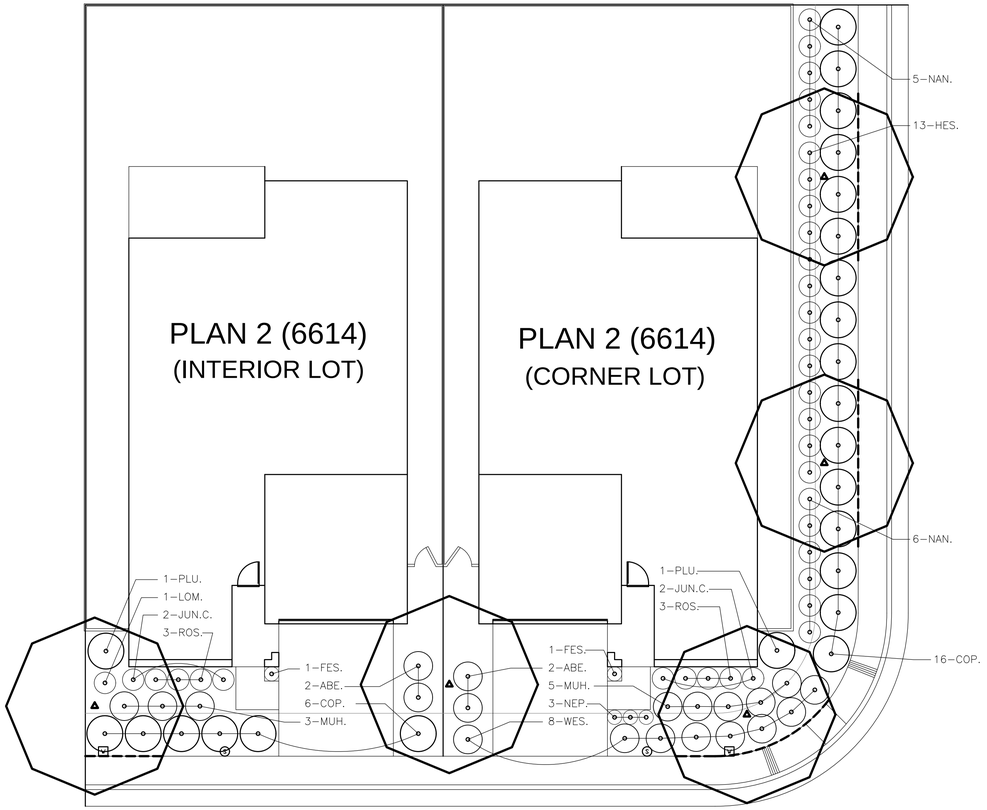
THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

PLAN 6611
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L1.1
SHEET 1 OF 7



STREET

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN. SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.	5–AAA.	PLANT QUANTITY PLANT KEY ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS WATER METER SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG 811 SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	24" BOX	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.	30'X25'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	MAG.	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	24" BOX	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	CON.	3'X3'	FULL SUN	CONVOLVULUS CNEORUM ... BUSH MORNING GLORY
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	EUO.	6'X3'	FULL SUN	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
LOW	1 G.C.	FES.	2'X2'	FULL SUN	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	COP.	2'X5'	FULL SUN	COPROSMA X KIRKII ... SPREADING COPROSMA
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
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MEDIUM	5 G.C.	PLU.	6'X6'	FULL SUN	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.	3'X3'	FULL SUN	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA
LOW	5 G.C.	YUC.B.	5'X5'	FULL SUN	YUCCA BACCATA ... BANANA YUCCA
LOW	5 G.C.	YUC.F.	3'X5'	FULL SUN	YUCCA FILAMENTOSA ... ADAM'S NEEDLE

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	SHADE	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
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   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — 10/17/22 DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — CIVIL/HSE — 10/17/22 — 6/30/24 — RENEWAL DATE — STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

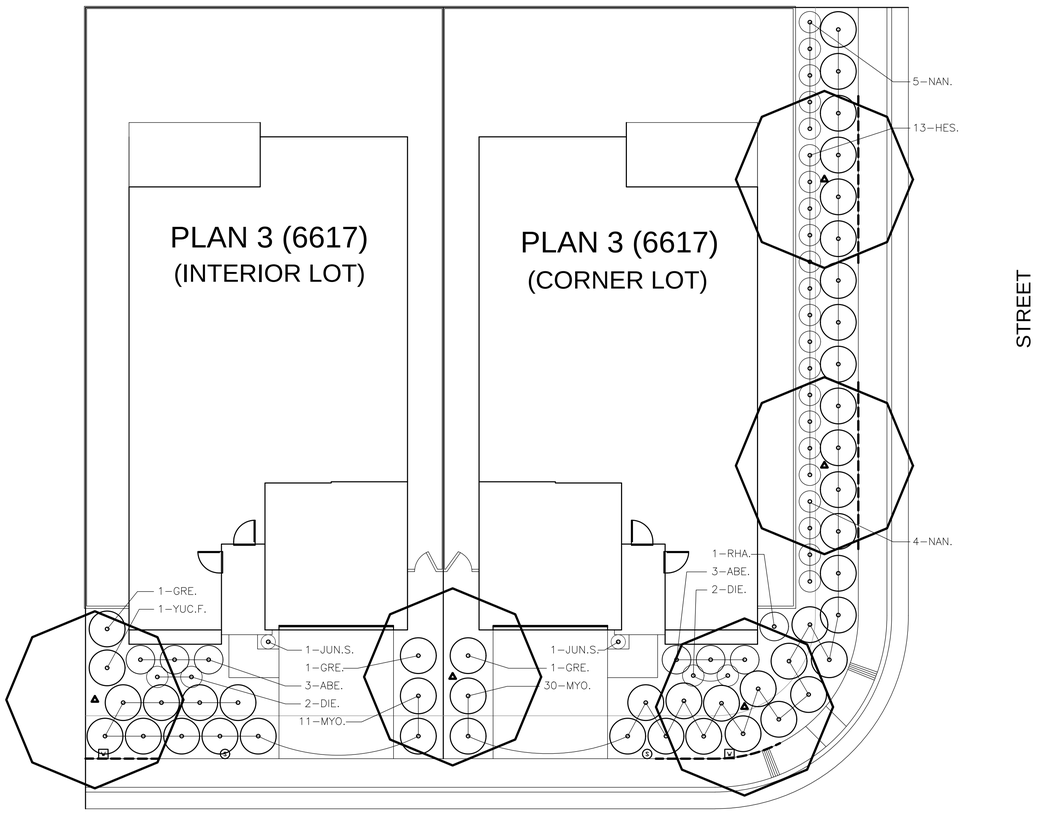
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

PLAN 6614
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L2.1

SHEET 2 OF 7



MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	24" BOX	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.	30'X25'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	MAG.	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	24" BOX	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
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LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	CON.	3'X3'	FULL SUN	CONVOLVULUS CNEORUM ... BUSH MORNING GLORY
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	EUO.	6'X3'	FULL SUN	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
LOW	1 G.C.	FES.	2'X2'	FULL SUN	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	COP.	2'X5'	FULL SUN	COPROSMA X KIRKII ... SPREADING COPROSMA
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
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LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	1 G.C.	NEP.	2'X2'	FULL SUN	NEPETA 'WALKER'S LOW' ... WALKER'S LOW CATMINT
MEDIUM	5 G.C.	PLU.	6'X6'	FULL SUN	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.	3'x3'	FULL SUN	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA
LOW	5 G.C.	YUC.B.	5'X5'	FULL SUN	YUCCA BACCATA ... BANANA YUCCA
LOW	5 G.C.	YUC.F.	3'X5'	FULL SUN	YUCCA FILAMENTOSA ... ADAM'S NEEDLE

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	SHADE	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

STREET

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN. SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.	5–AAA.	PLANT QUANTITY PLANT KEY ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS WATER METER SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
SIGNED 10/17/22
RENEWAL 6/30/24
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

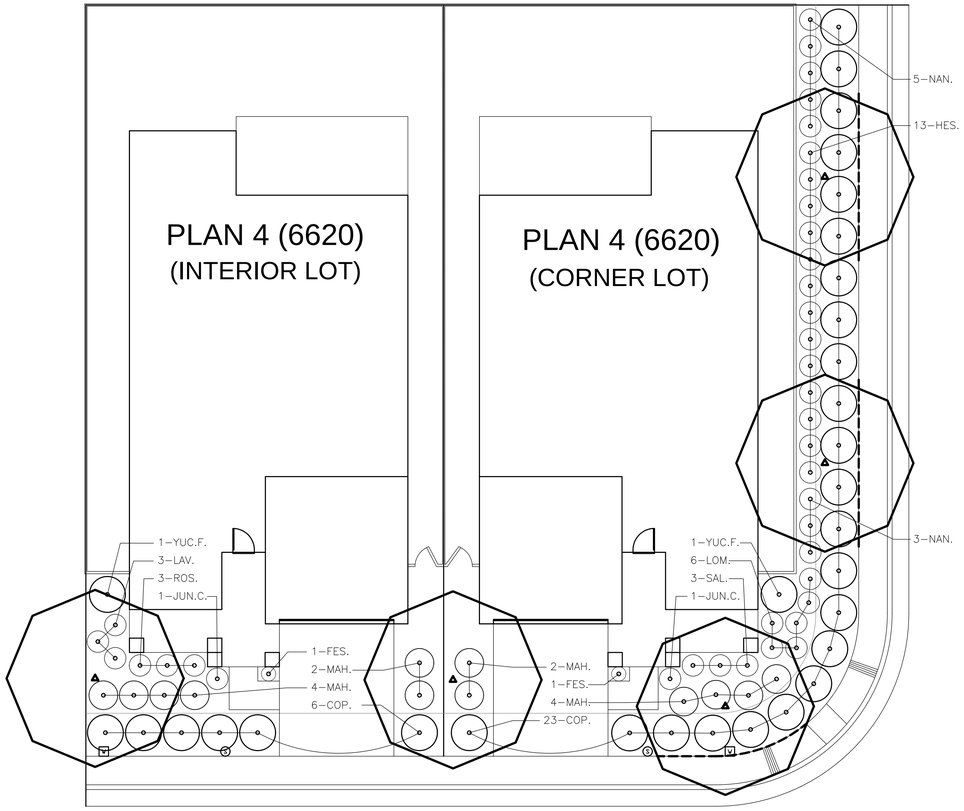
THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

PLAN 6617
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L3.1
SHEET 3 OF 7



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811
SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	24" BOX	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	15 G.C.	ACE.	30'X25'	FULL SUN	ACER BUERGERIANUM ... TRIDENT MAPLE
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	MAG.	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	24" BOX	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	24" BOX	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	CON.	3'X3'	FULL SUN	CONVOLVULUS CNEORUM ... BUSH MORNING GLORY
LOW	5 G.C.	DIE.	3'X3'	FULL SUN	DIETES VEGETA ... FORTNIGHT LILY
LOW	5 G.C.	EUO.	6'X3'	FULL SUN	EUONYMUS JAPONICUS 'SILVER KING' ... SILVER KING EUONYMUS
LOW	1 G.C.	FES.	2'X2'	FULL SUN	FESTUCA GLAUCA ... BLUE FESCUE
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	COP.	2'X5'	FULL SUN	COPROSMA X KIRKII ... SPREADING COPROSMA
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA RIGENS ... DEER GRASS
LOW	5 G.C.	MYO.	2'X6'	FULL SUN	MYOPORUM PARVIFOLIUM ... MYOPORUM
LOW	5 G.C.	NAN.	3'X3'	FULL SUN	NANDINA DOMESTICA 'GULF STREAM' ... GULF STREAM HEAVENLY BAMBOO
LOW	1 G.C.	NEP.	2'X2'	FULL SUN	NEPETA 'WALKER'S LOW' ... WALKER'S LOW CATMINT
MEDIUM	5 G.C.	PLU.	6'X6'	FULL SUN	PLUMBAGO AURICULATA ... CAPE PLUMBAGO
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.	3'X3'	FULL SUN	ROSA CARPET ROSE ... WHITE CARPET ROSE
LOW	5 G.C.	SAL.	3'X3'	FULL SUN	SALVIA MICROPHYLLA 'HOT LIPS' ... HOT LIPS SAGE
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA
LOW	5 G.C.	YUC.B.	5'X5'	FULL SUN	YUCCA BACCATA ... BANANA YUCCA
LOW	5 G.C.	YUC.F.	3'X5'	FULL SUN	YUCCA FILAMENTOSA ... ADAM'S NEEDLE

FOR NORTH OR EAST FACING HOMES:

SWAP EUO. FOR AZA.
SWAP GRE. FOR AUC.
SWAP SAL. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	AZA.	4'X3'	SHADE	AZALEA (PINK) ... PINK EVERGREEN AZALEA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'–0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
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SIGNED 10/17/22
RENEWAL DATE 6/30/24
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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

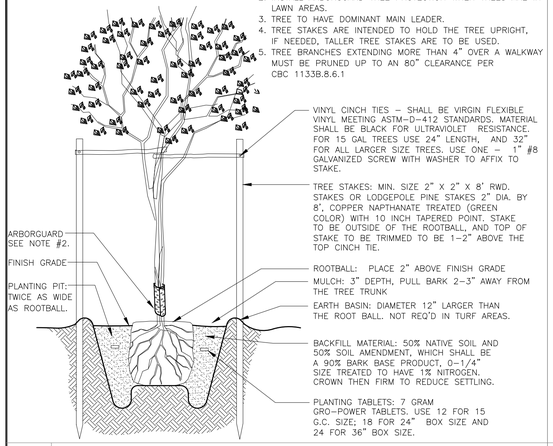
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

PLAN 6620
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L4.1
SHEET 4 OF 7

NOTES:
1. VITAMIN B-1; SUPERTHRIVE, LIQUINOX START OR EQUAL. APPLY AS PER MANUFACTURER'S INSTRUCTIONS WITH THE SECOND WATERING OF THE BASIN.
2. INSTALL ARBORGUARD TREE PROTECTION WHEN TREES ARE IN LAWN AREAS.
3. TREE TO HAVE DOMINANT MAIN LEADER.
4. TREE STAKES ARE INTENDED TO HOLD THE TREE UPRIGHT, IF NEEDED, TALLER TREE STAKES ARE TO BE USED.
5. TREE BRANCHES EXTENDING MORE THAN 4" OVER A WALKWAY MUST BE PRUNED UP TO AN 80" CLEARANCE PER CBC 1133B.8.6.1



1 TREE PLANTING AND STAKING DETAIL

NOTE:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.

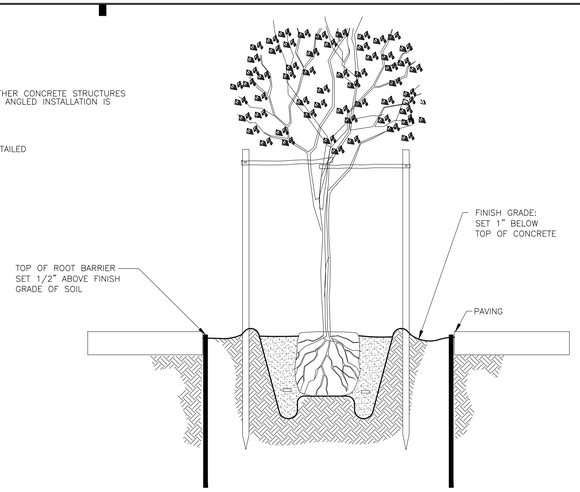
TREE ROOT BARRIER PROTECTION

1. CONTRACTOR TO REMOVE ALL CONCRETE SPOILS FROM FLATWORK, CURBS OR OTHER CONCRETE STRUCTURES TO ENSURE THE ROOT BARRIER IS ADJACENT TO THE CONCRETE AND VERTICAL. ANGLED INSTALLATION IS NOT ACCEPTABLE.
2. TREE SHALL BE LOCATED IN CENTER OR MIDPOINT OF PLANTER.
3. TREE ROOT BARRIER IS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS.
4. TREE ROOT BARRIER SHALL BE INSTALLED ADJACENT TO EDGE OF PAVING AS DETAILED
5. PLACE ROOT BARRIER SO THAT VERTICAL RIBS FACE TOWARD THE TREE.

ROOT BARRIER

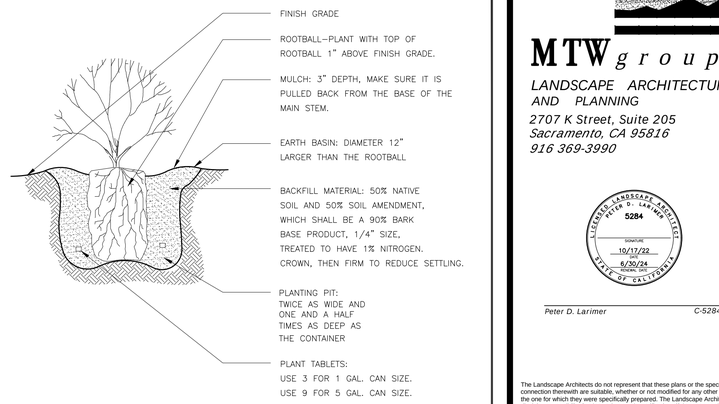
BY: DEEP ROOT PARTNERS OR NDS INC. OR APPROVED EQ.

15 GAL SIZE TREE OR LARGER:
24" MODULAR ROOT BARRIER PANEL



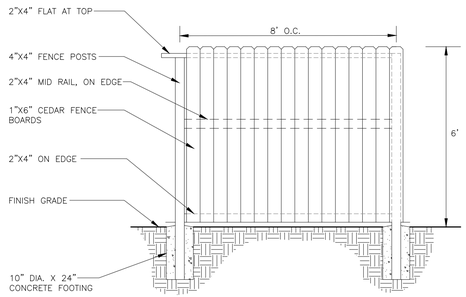
2 ROOT BARRIER CONTROL DETAIL

NOTE: VITAMIN B-1 SUPERTHRIVE LIQUINOX OR EQUAL. APPLY AS PER MANUFACTURE'S INSTRUCTIONS WITH SECOND WATERING OF THE BASIN.

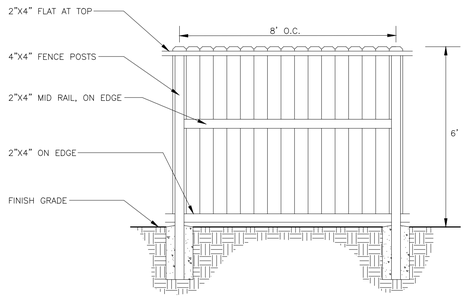


3 SHRUB PLANTING DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL SOLID DOG EAR BOARDS
2. 4"X4" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.
3. ON FRONT FENCE 2X4 IS INSIDE, ON COMMON LOTS, ALTERNATE SIDES FOR 2X4 (GOOD NEIGHBOR STYLE)
4. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE
5. GATE TO BE 42" WIDTH



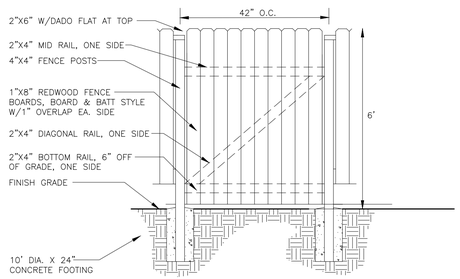
FRONT VIEW



BACK VIEW

4 WOOD FENCE

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



5 WOOD FENCE GATE DETAIL

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
CERTIFIED
10/17/22
RENEWAL 6/30/24
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

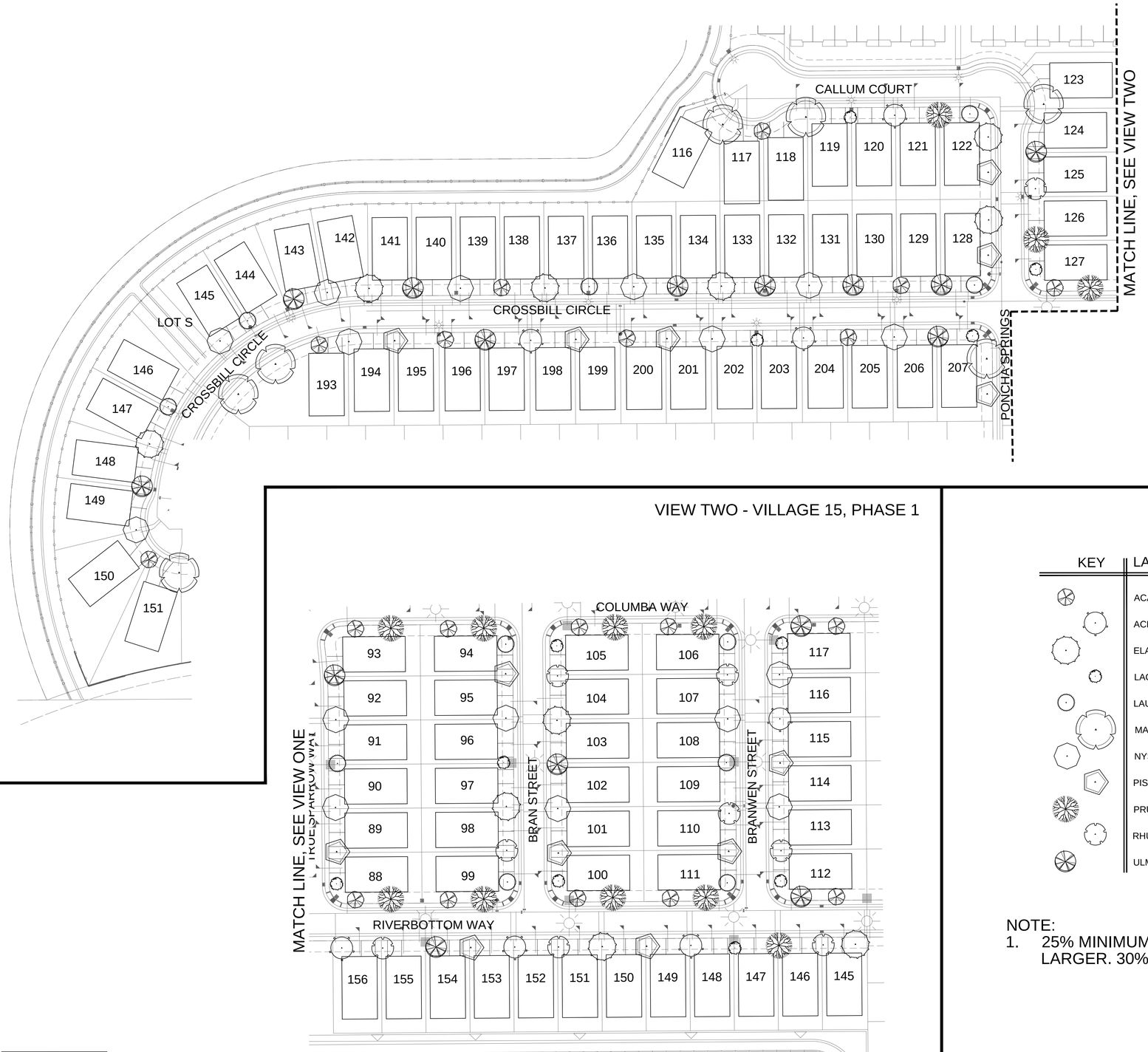
DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

LANDSCAPE PLANTING AND CONSTRUCTION DETAILS

SHEET NO.

LD.1

SHEET 5 OF 7



VIEW ONE - VILLAGE 15, PHASE 2

VIEW TWO - VILLAGE 15, PHASE 1

DETENTION BASIN 5

KEY | LANDSCAPE LEGEND

- ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
- ACER BUERGERIANUM ... TRIDENT MAPLE
- ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
- LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
- LAURUS 'SARATOGA' ... SARATOGA LAUREL
- MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
- NYSSA SYLVATICA ... SOUR GUM
- PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
- PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
- RHUS LANCEA ... AFRICAN SUMAC
- ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

60' 30' 0 60' 120'
SCALE: 1"= 60'-0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — SIGNATURE — 10/17/22 — 6/30/24 — RENEWAL DATE — STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

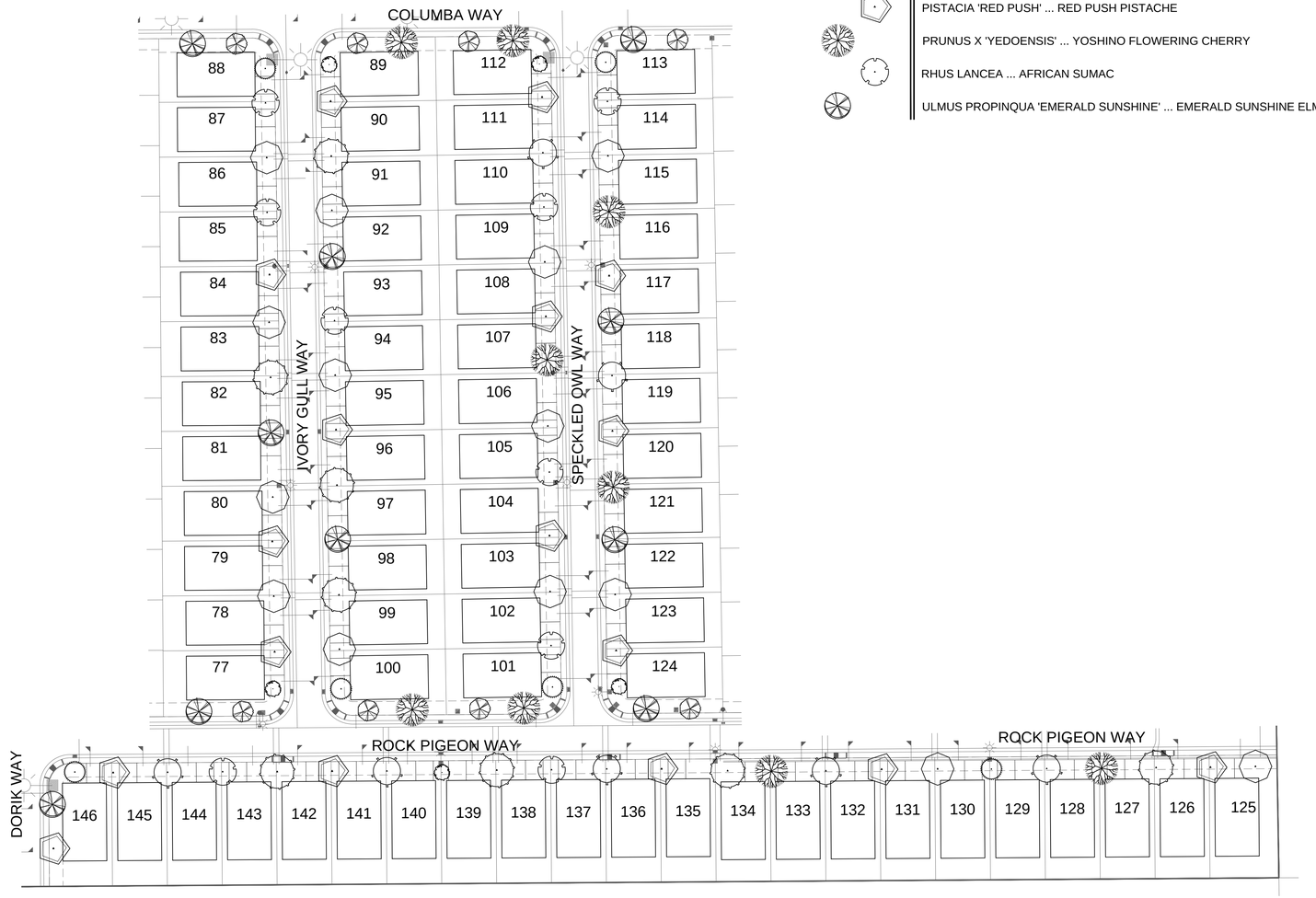
VILLAGE 15 - COMMUNITY TREE PLANTING PLAN

SHEET NO.
LD.3
SHEET 6 OF 7

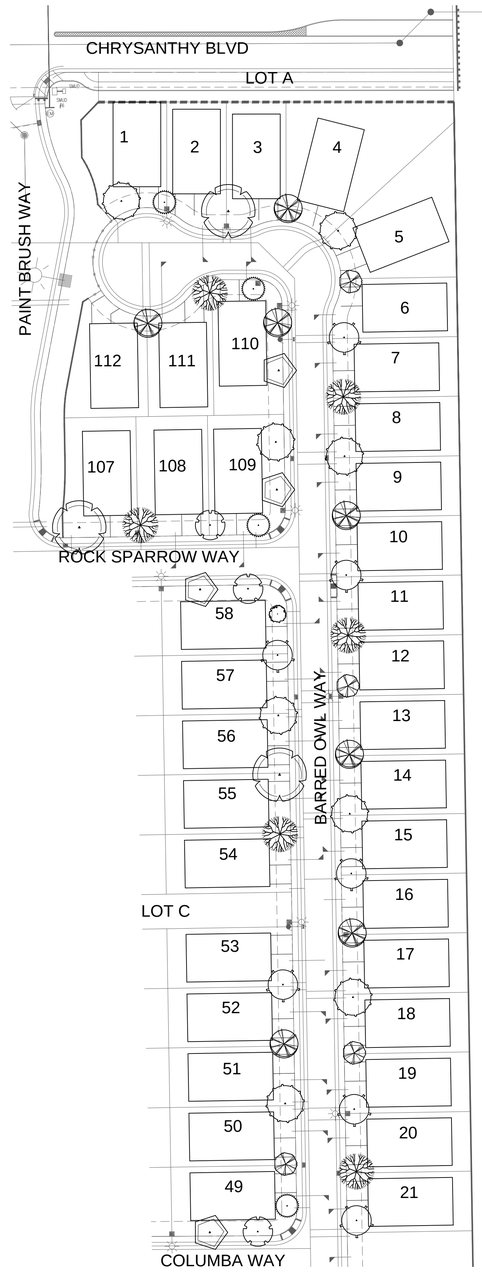
CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

KEY	LANDSCAPE LEGEND
	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
	ACER BUERGERIANUM ... TRIDENT MAPLE
	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
	LAGERSTROEMIA INDICA 'NATCHEZ' ... NATCHEZ CRAPE MYRTLE
	LAURUS 'SARATOGA' ... SARATOGA LAUREL
	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA
	NYSSA SYLVATICA ... SOUR GUM
	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
	RHUS LANCEA ... AFRICAN SUMAC
	ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM



VIEW THREE - VILLAGE 17



VIEW FOUR - VILLAGE 14

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

60' 30' 0 60' 120'
SCALE: 1"= 60'-0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
SIGNATURE
10/17/22
DATE
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SUMMER, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-28.P
SHEET TITLE

VILLAGES 14 & 17 - COMMUNITY TREE PLANTING PLAN

SHEET NO.
LD.4
SHEET 7 OF 7

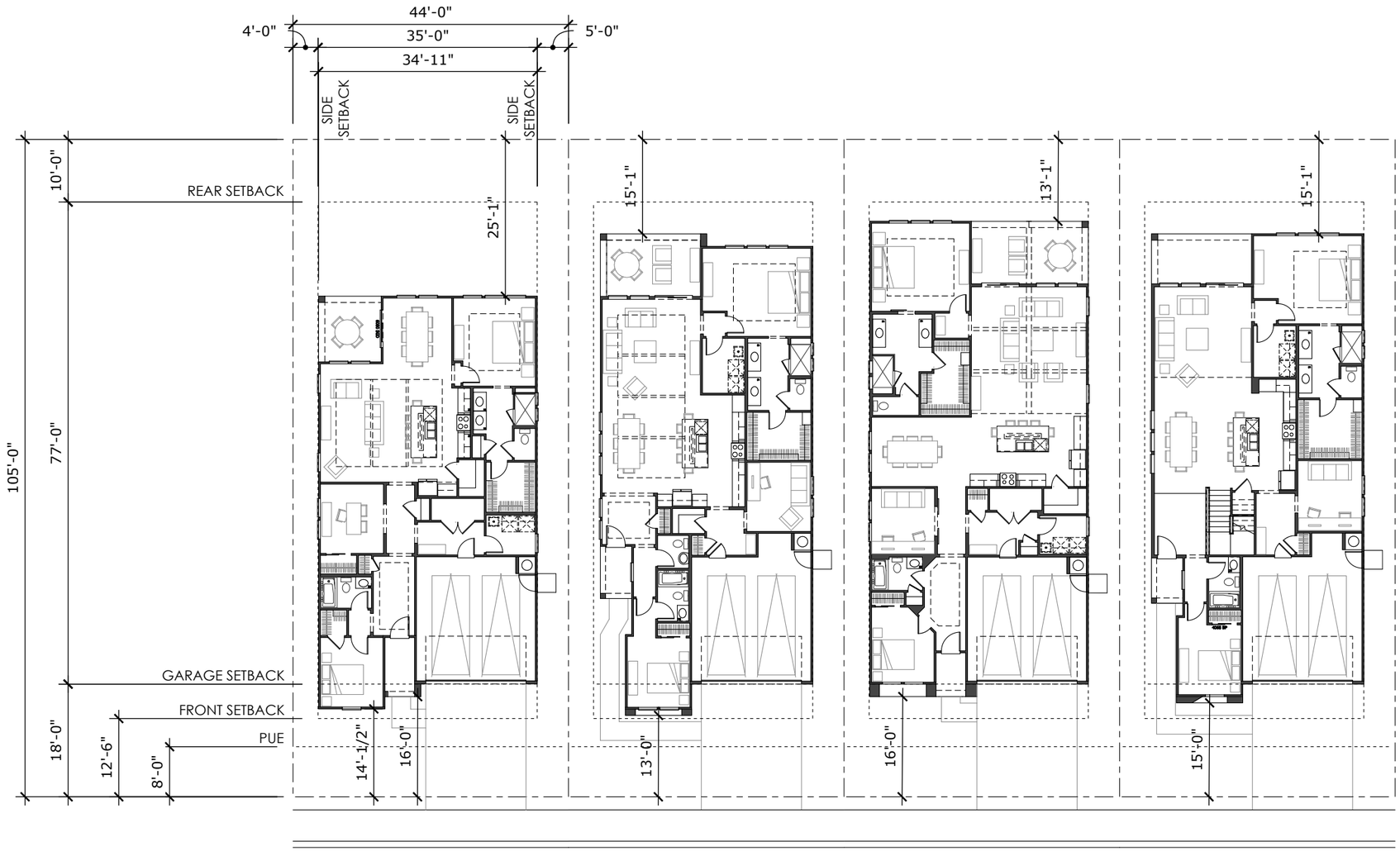
Design Review | Spec 1 | 44' x 105' Lots

The Ranch :: Rancho Cordova, CA

October 7, 2022

NCD The Ranch - Spring Series - Rancho Cordova, CA															
The Ranch - 35' AA - Spec 1	*(Typ). Lot 44'x105' (35'x77' BLDG ENVELOPE)*														
	Floors	**Livable SF**	**Width**	**Base Depth**	**Max Depth**	**Bed Dn**	**Bed Up**	**Bath**	**Home Office**	**Loft**	**ESuite+**	**HovHub**	**HovHall**	**Laundry**	**Garage**	**Patio**
Plan 1 - 6584 *Bernstein*	*1*	*1,670*	*34'-11"*	*65'-11"*	*66'-11"*	2	***N/A***	2	1	***N/A***	***N/A***	***N/A***	1	1	2 CAR	*Standard*
Plan 2 - 6632 *Davis*	*1*	*1,758*	*33'-11"*	*76'-11"*	*76'-11"*	2	***N/A***	2.5	1	***N/A***	***N/A***	***N/A***	1	1	2 CAR	*Standard*
Plan 3 - 6590 *Jenkins*	*1*	*1,978*	*34'-11"*	*74'-11"*	*80'-11"*	3(Opt. 4)*	***N/A***	2	1	***N/A***	***N/A***	***N/A***	1	1	2 CAR	*Standard*
Plan 4 - 6593 *Simone*	*2*	*2,828*	*33'-11"*	*73'-11"*	*74'-11"*	2	2	3	1	***N/A***	***N/A***	***N/A***	1	1	2 CAR	*Standard*

* Identifies location of Owners Bedroom



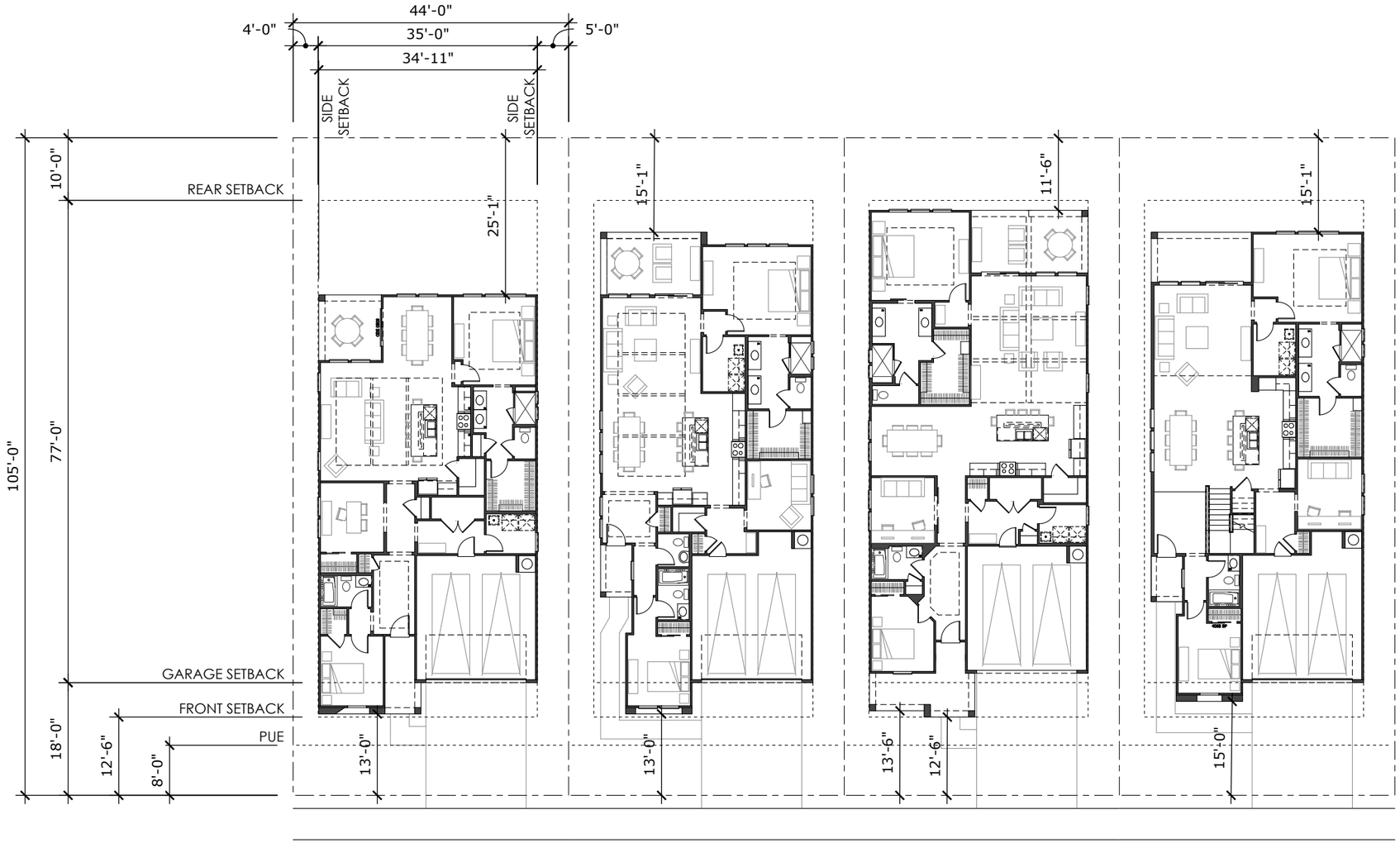
BERNSTEIN
PLAN 1 - #6584
FORM UB - FARMHOUSE
1,670 SQ. FT. :: 34'-11" x 65'-11"

DAVIS
PLAN 2 - #6632
FORM UB - SPANISH MODERN
1,758 SQ. FT. :: 33'-11" x 76'-11"

JENKINS
PLAN 3 - #6590
FORM UB - SPANISH MODERN
1,978 SQ. FT. :: 34'-11" x 75'-11"

SIMONE
PLAN 4 - #6593
FORM UB - SPANISH MODERN
2,828 SQ. FT. :: 33'-11" x 74'-11"

SETBACK EXHIBIT - BASE HOUSE
SCALE :: 1" = 20'-0"



BERNSTEIN
PLAN 1 - #6584
FORM UB - SPANISH MODERN
1,670 SQ. FT. :: 34'-11" x 66'-11"

DAVIS
PLAN 2 - #6632
FORM WB - FARMHOUSE
1,758 SQ. FT. :: 33'-11" x 76'-11"

JENKINS
PLAN 3 - #6590
FORM WB - FARMHOUSE
1,978 SQ. FT. :: 34'-11" x 80'-11"

SIMONE
PLAN 4 - #6593
FORM XB - HACIENDA
2,828 SQ. FT. :: 33'-11" x 74'-11"

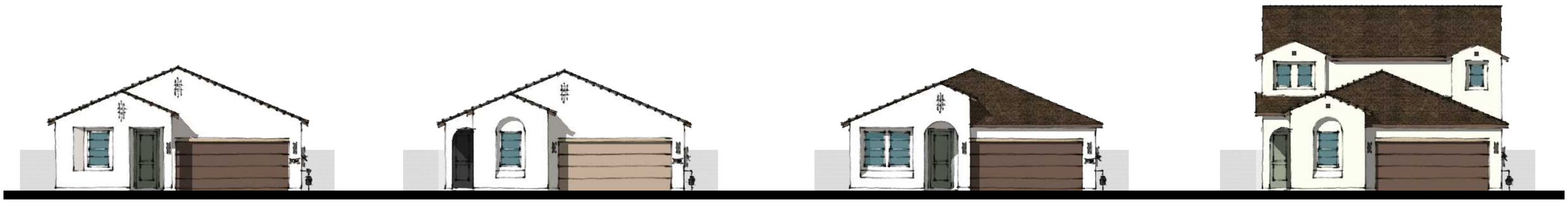
SETBACK EXHIBIT - MAX CONDITION
SCALE :: 1" = 20'-0"

PLAN 1 - #6584 | BERNSTEIN

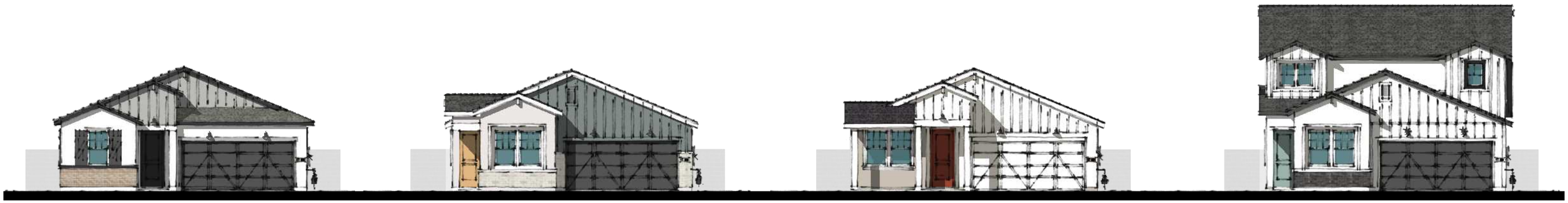
PLAN 2 - #6632 | DAVIS

PLAN 3 - #6590 | JENKINS

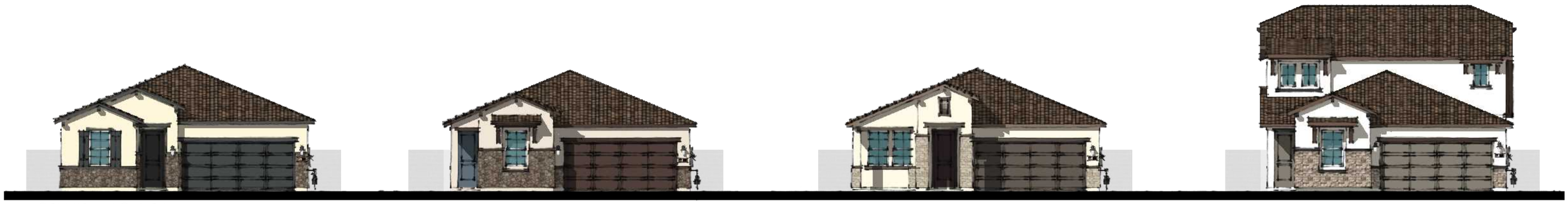
PLAN 4 - #6593 | SIMONE



FORM UB - SPANISH MODERN



FORM WB- FARMHOUSE



FORM XB - HACIENDA

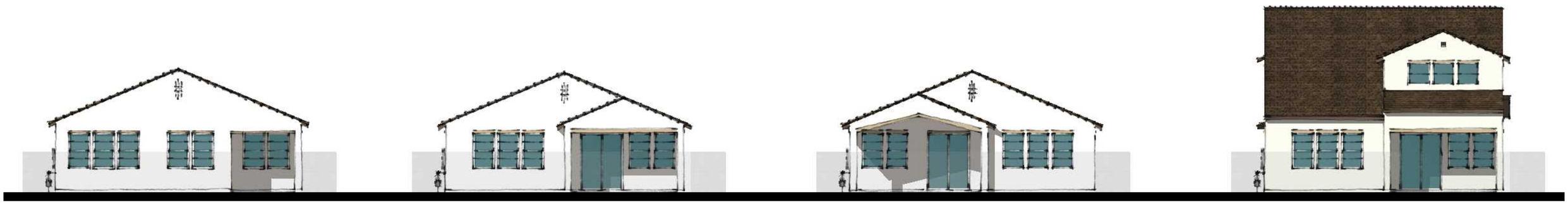
FRONT ELEVATION MATRIX
SCALE: N.T.S.

PLAN 1 - #6584 | BERNSTEIN

PLAN 2 - #6632 | DAVIS

PLAN 3 - #6590 | JENKINS

PLAN 4 - #6593 | SIMONE



FORM UB - SPANISH MODERN

FORM WB- FARMHOUSE

FORM XB - HACIENDA

REAR ELEVATION MATRIX
SCALE: N.T.S.

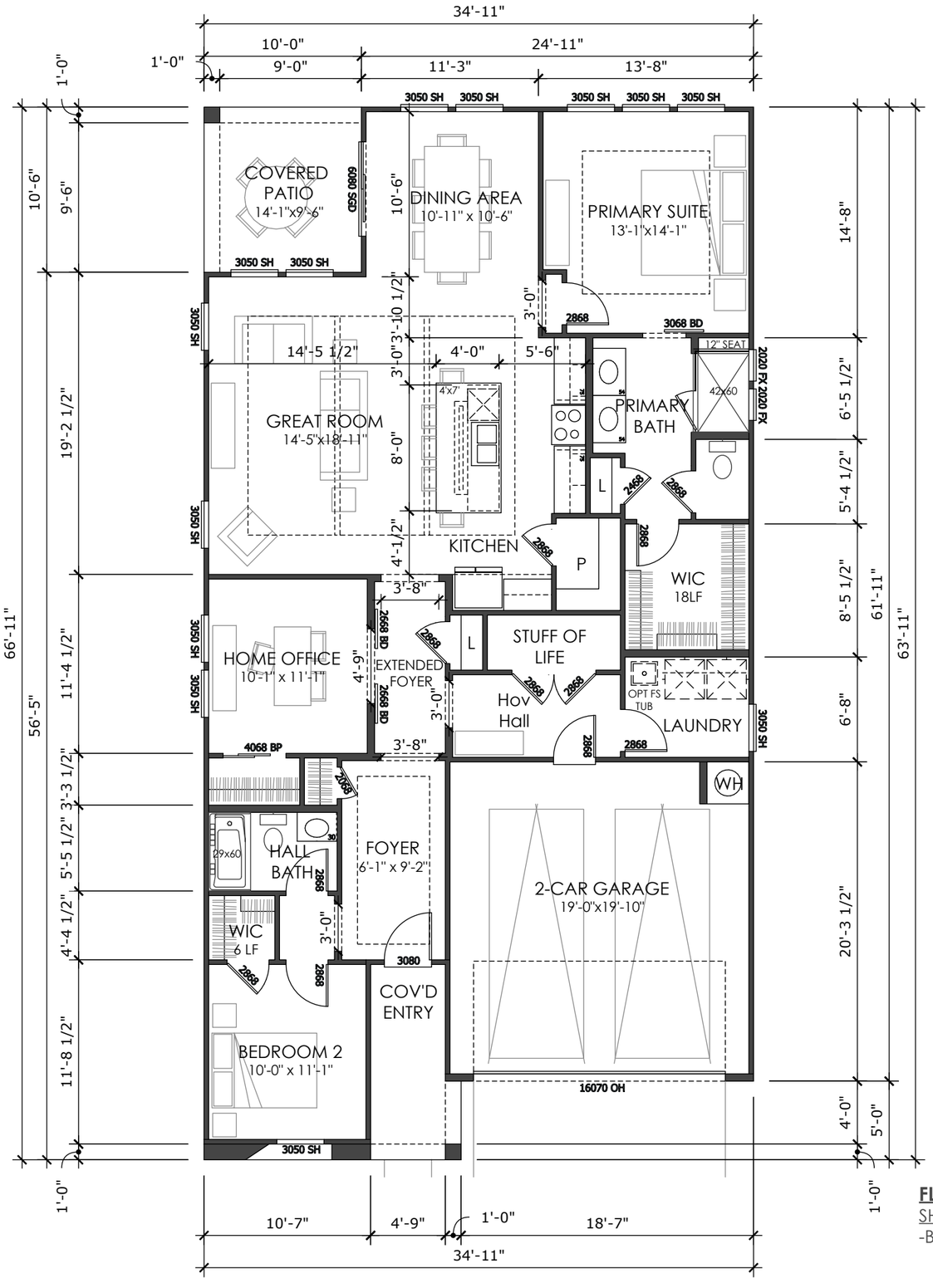
BERNSTEIN	DAVIS	JENKINS	SIMONE	SIMONE
PLAN 1 - #6584	**PLAN 2 - #6632**	**PLAN 3 - #6590**	**PLAN 4 - #6593**	**PLAN 4 - #6593**
FORM WB - FARMHOUSE	FORM XB - HACIENDA	FORM UB - SPANISH MODERN	FORM WB - FARMHOUSE	FORM XB - HACIENDA
1,670 SQ. FT. :: 34'-11" x 66'-11"	1,758 SQ. FT. :: 33'-11" x 74'-11"	1,978 SQ. FT. :: 34'-11" x 75'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"

STREET SCENE FRONT
SCALE = NTS

BERNSTEIN	DAVIS	JENKINS	SIMONE	SIMONE
PLAN 1 - #6584	**PLAN 2 - #6632**	**PLAN 3 - #6590**	**PLAN 4 - #6593**	**PLAN 4 - #6593**
FORM WB - FARMHOUSE	FORM XB - HACIENDA	FORM UB - SPANISH MODERN	FORM WB - FARMHOUSE	FORM XB - HACIENDA
1,670 SQ. FT. :: 34'-11" x 66'-11"	1,758 SQ. FT. :: 33'-11" x 74'-11"	1,978 SQ. FT. :: 34'-11" x 75'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"	2,828 SQ. FT. :: 33'-11" x 74'-11"

STREET SCENE REAR
SCALE = NTS

35' ACTIVE ADULT :: SP-1



PLAN 1

LIV. SF:	**1,670**
PLAN W x D:	**34'-11" x 66'-11"**
PLAN #:	6584
SCALE:	1/8" = 1'-0"
PLAN NAME:	BERNSTEIN

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

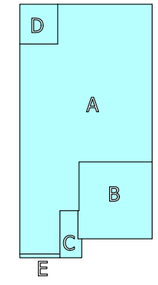
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,670**
(A) 1ST FLR LIVABLE:	1,670
(B) 2 CAR GARAGE:	394
(C) COVERED ENTRY:	
ELEVATION UB:	64
ELEVATION WB:	47
ELEVATION XB:	47
(D) COVERED PATIO:	105
(E) ARCH. PROJECTION:	
ELEVATION UB:	11
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,244**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,244 /4,515 = 49.7%

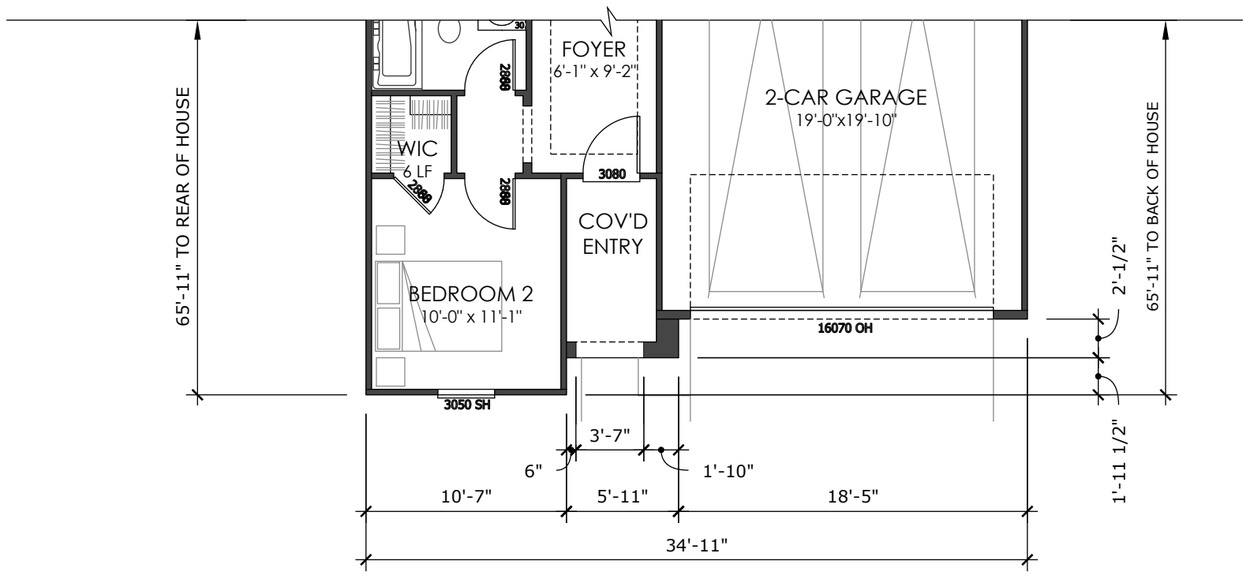


FLOOR PLAN
FORM UB - SPANISH MODERN

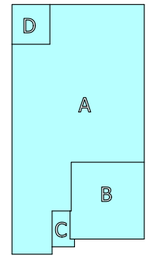
FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM

KHovnanian Homes

35' ACTIVE ADULT :: SP-1



FLOOR PLAN
FORM XB - HACIENDA



PLAN 1

LIV. SF:	**1,677**
PLAN W x D:	**34'-11" x 66'-11"**
PLAN #:	6584
SCALE:	1/8" = 1'-0"
PLAN NAME:	BERNSTEIN

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,677**
(A) 1ST FLR LIVABLE:	1,677
(B) 2 CAR GARAGE:	394
(C) COVERED ENTRY:	
ELEVATION UB:	64
ELEVATION WB:	47
ELEVATION XB:	47
(D) COVERED PATIO:	105
(E) ARCH. PROJECTION:	
ELEVATION UB:	11
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,244**

TYP LOT SIZE | 43'x105' (SF)
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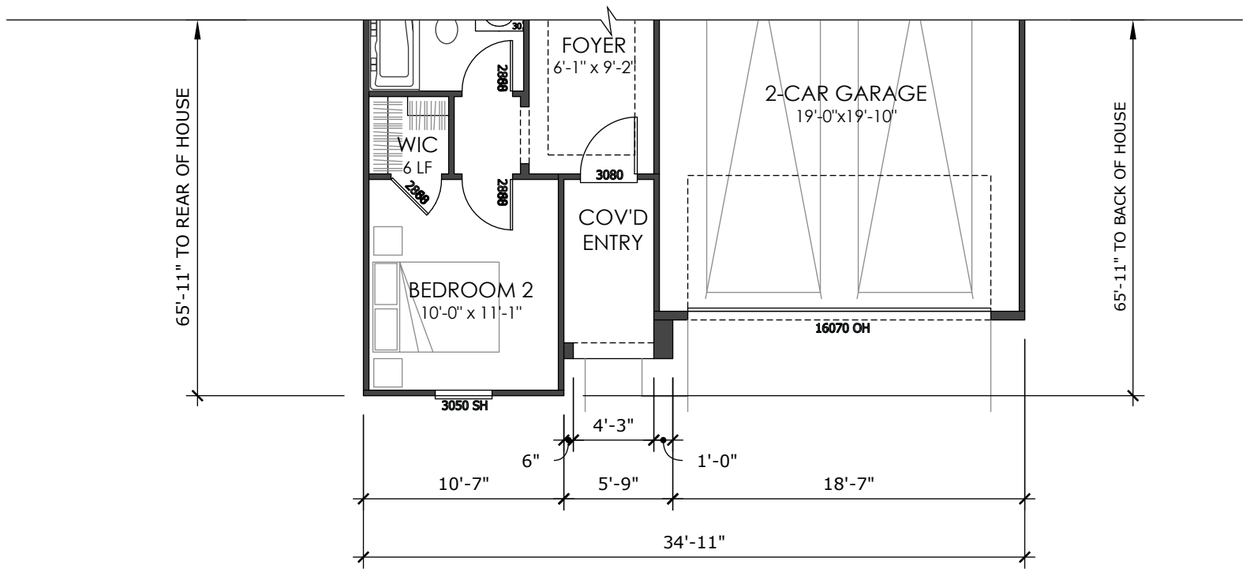
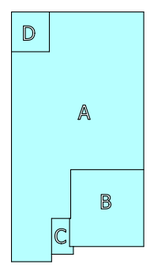


FLOOR PLAN
FORM WB - FARMHOUSE



FLOOR PLAN :: WEST, SPEC 1

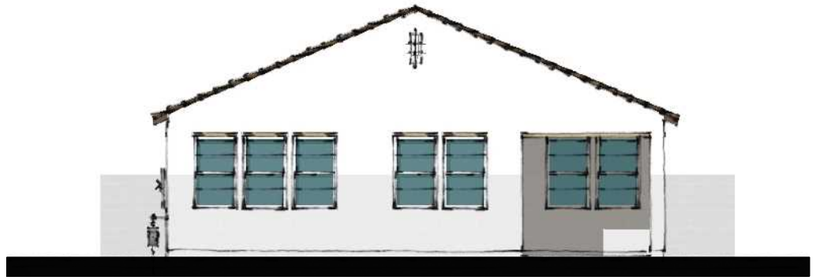
35' ACTIVE ADULT :: SP-1

PLAN 1

LIV. SF:	**1,670**
PLAN W x D:	34'-11" x 66'-11"
PLAN #:	6584
PLAN NAME:	BERNSTEIN
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.

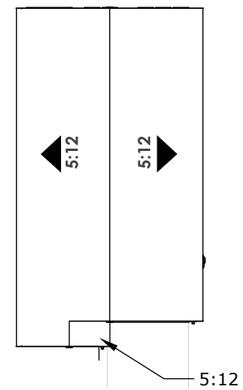
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. PLATE @ TOWER 10'-1" A.F.F.

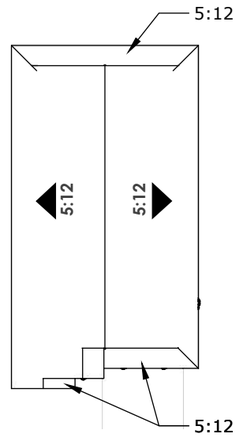
KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 1

LIV. SF:	**1,670**
PLAN W x D:	34'-11" x 65'-11"
PLAN #:	6584
PLAN NAME:	BERNSTEIN
FORM:	*WB - FARMHOUSE*

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 13'-1" A.F.F.

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

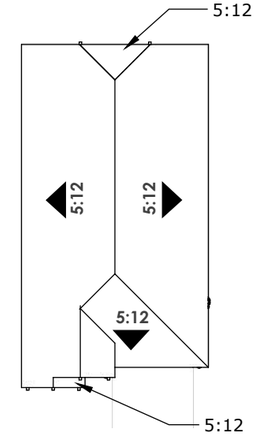
NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

PLAN 1

LIV. SF:	**1,670**
PLAN W x D:	*34'-11" x 65'-11"*
PLAN #:	6584
PLAN NAME:	BERNSTEIN
FORM:	*XB - HACIENDA*

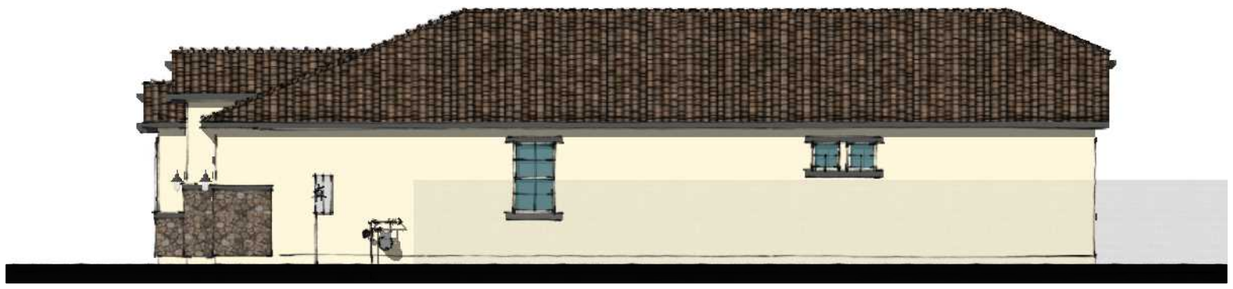
FORM XB - HACIENDA
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. MIX OF HIPS AND GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE SHUTTERS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. MASONRY VENEER ACCENTS
8. PLATE @ TOWER 11'-1" A.F.F.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	**33'-11" x 76'-11"**
PLAN #:	6632
SCALE:	1/8" = 1'-0"
PLAN NAME:	DAVIS

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

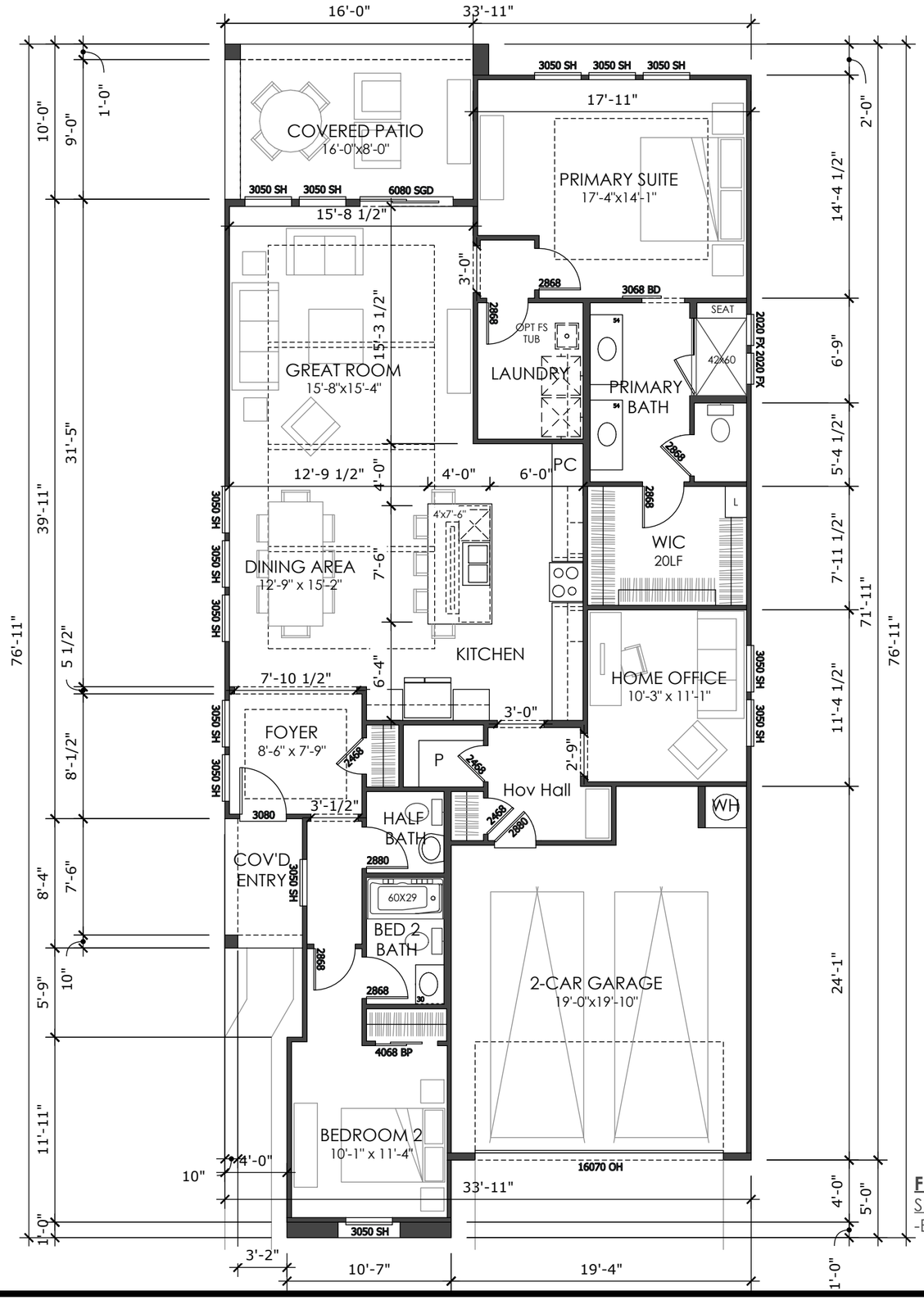
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,758**
(A) 1ST FLR LIVABLE:	1,758
(B) 2 CAR GARAGE:	425
(C) COVERED ENTRY:	
ELEVATION UB:	42
ELEVATION WB:	42
ELEVATION XB:	42
(D) COVERED PATIO:	160
(E) ARCH. PROJECTION:	
ELEVATION UB:	11
ELEVATION WB:	-
ELEVATION XB:	-

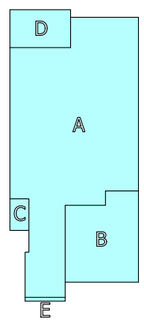
MAX FOOTPRINT: **2,396**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,396 /4,515 = 53.1%



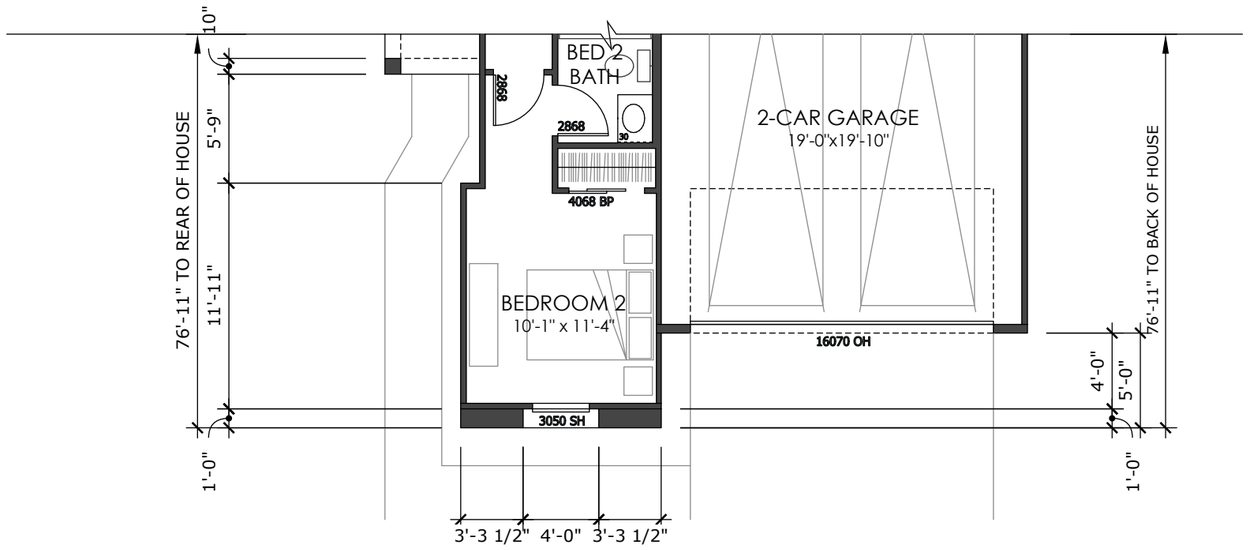
FLOOR PLAN
FORM UB - SPANISH MODERN

FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM

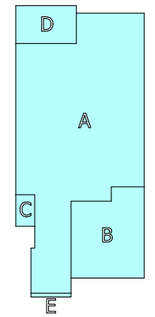


KHovnanian Homes

35' ACTIVE ADULT :: SP-1



FLOOR PLAN
FORM XB - HACIENDA



PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	**33'-11" x 76'-11"**
PLAN #:	6632
SCALE:	1/8" = 1'-0"
PLAN NAME:	DAVIS

VITAL STATS

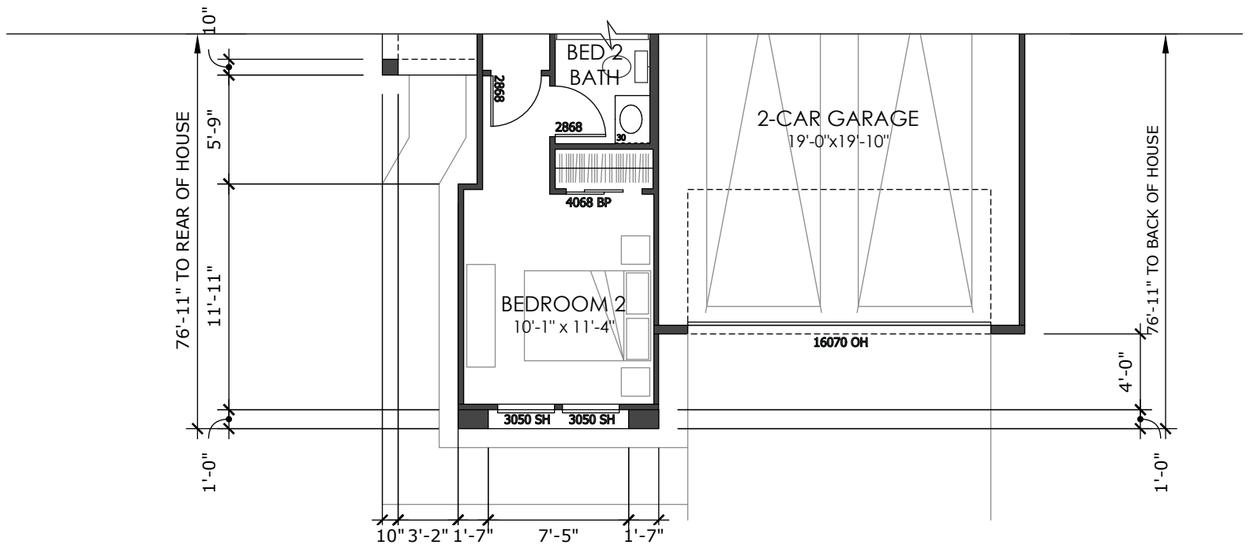
BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

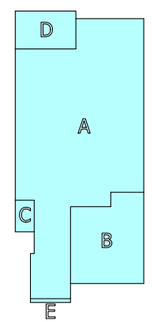
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,758**
(A) 1ST FLR LIVABLE:	1,758
(B) 2 CAR GARAGE:	425
(C) COVERED ENTRY:	
ELEVATION UB:	42
ELEVATION WB:	42
ELEVATION XB:	42
(D) COVERED PATIO:	160
(E) ARCH. PROJECTION:	
ELEVATION UB:	11
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,396**



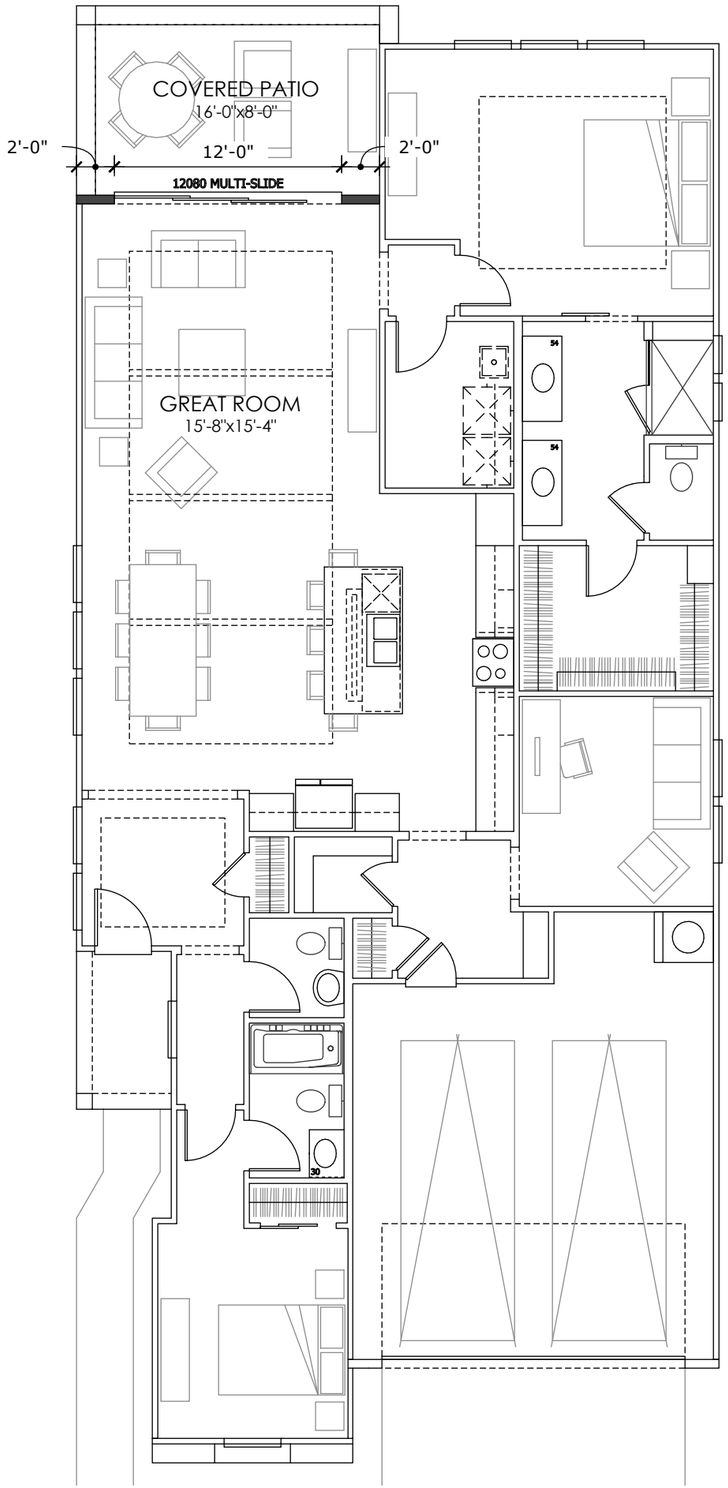
FLOOR PLAN
FORM WB - FARMHOUSE



TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,396 /4,515 = 53.1%

FLOOR PLAN :: WEST, SPEC 1

35' ACTIVE ADULT :: SP-1



PLAN 2 *(OPTIONS)*

LIV. SF:	**1,758**
PLAN W x D:	**33'-11" x 76'-11"**
PLAN #:	6632
SCALE:	1/8" = 1'-0"
PLAN NAME:	DAVIS

VITAL STATS

BEDROOM	2
BATH	2.5
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

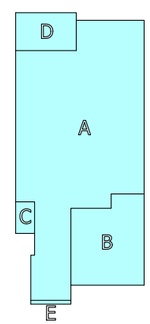
MAX. LIVABLE (A):	**1,758**
(A) 1ST FLR LIVABLE:	1,758
(B) 2 CAR GARAGE:	425
(C) COVERED ENTRY:	
ELEVATION UB:	42
ELEVATION WB:	42
ELEVATION XB:	42
(D) COVERED PATIO:	160
(E) ARCH. PROJECTION:	
ELEVATION UB:	11
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,396**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,396 /4,515 = 53.1%

FLOOR PLAN
FORM UB - SPANISH MODERN

OPTION :: 12080 MULTI-SLIDE DOOR



FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM

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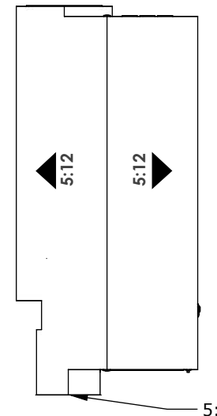
35' ACTIVE ADULT :: SP-1

PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6632
PLAN NAME:	DAVIS
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.



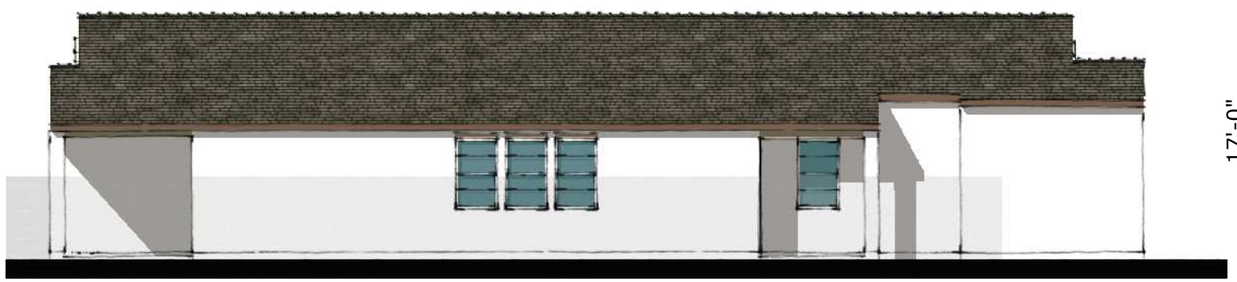
ROOF PLAN | SCALE: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. PLATE @ BED 2 10'-7" A.F.F.



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

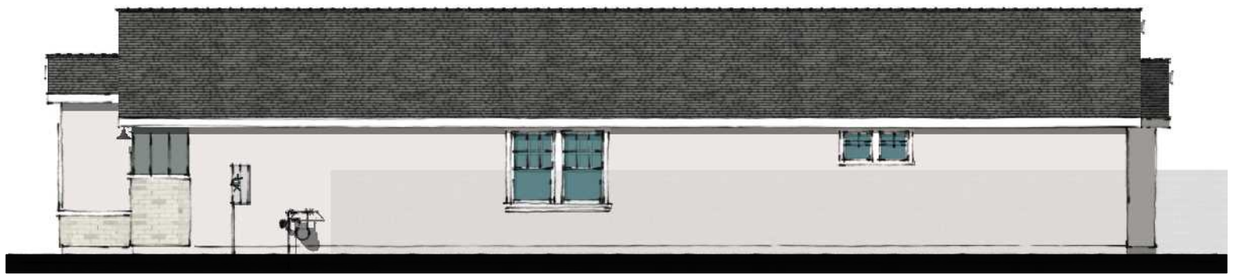
KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6632
PLAN NAME:	DAVIS
FORM:	*WB - FARMHOUSE*

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

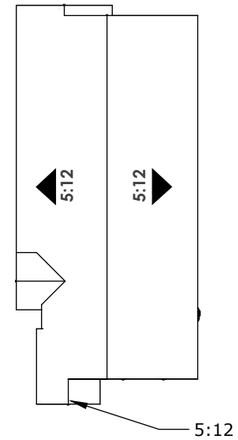


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ BED 2 10'-7" A.F.F.
9. MASONRY VENEER ACCENTS

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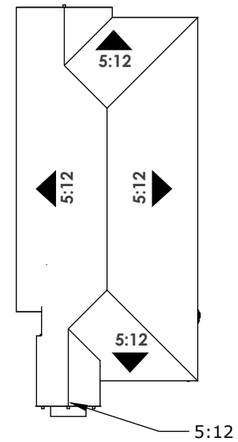
NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6632
PLAN NAME:	DAVIS
FORM:	*XB - HACIENDA*

FORM XB - HACIENDA
FRONT VIEW: N.T.S.



ROOF PLAN | SCALE: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

STYLE LEGEND:

1. MIX OF HIPS AND GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BRACKETS
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. MASONRY VENEER ACCENTS
9. PLATE @ BED 2 10'-7" A.F.F.

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35' ACTIVE ADULT :: SP-1

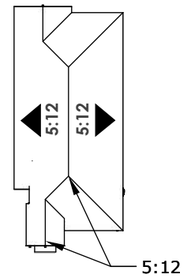
PLAN 2

LIV. SF:	**1,758**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6632
PLAN NAME:	DAVIS

OPT. 12080 SGD

FORM XB - HACIENDA

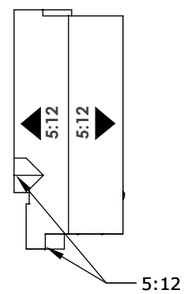
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

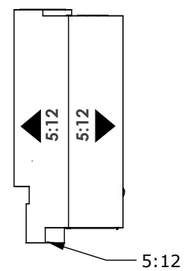
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM UB - SPANISH MODERN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

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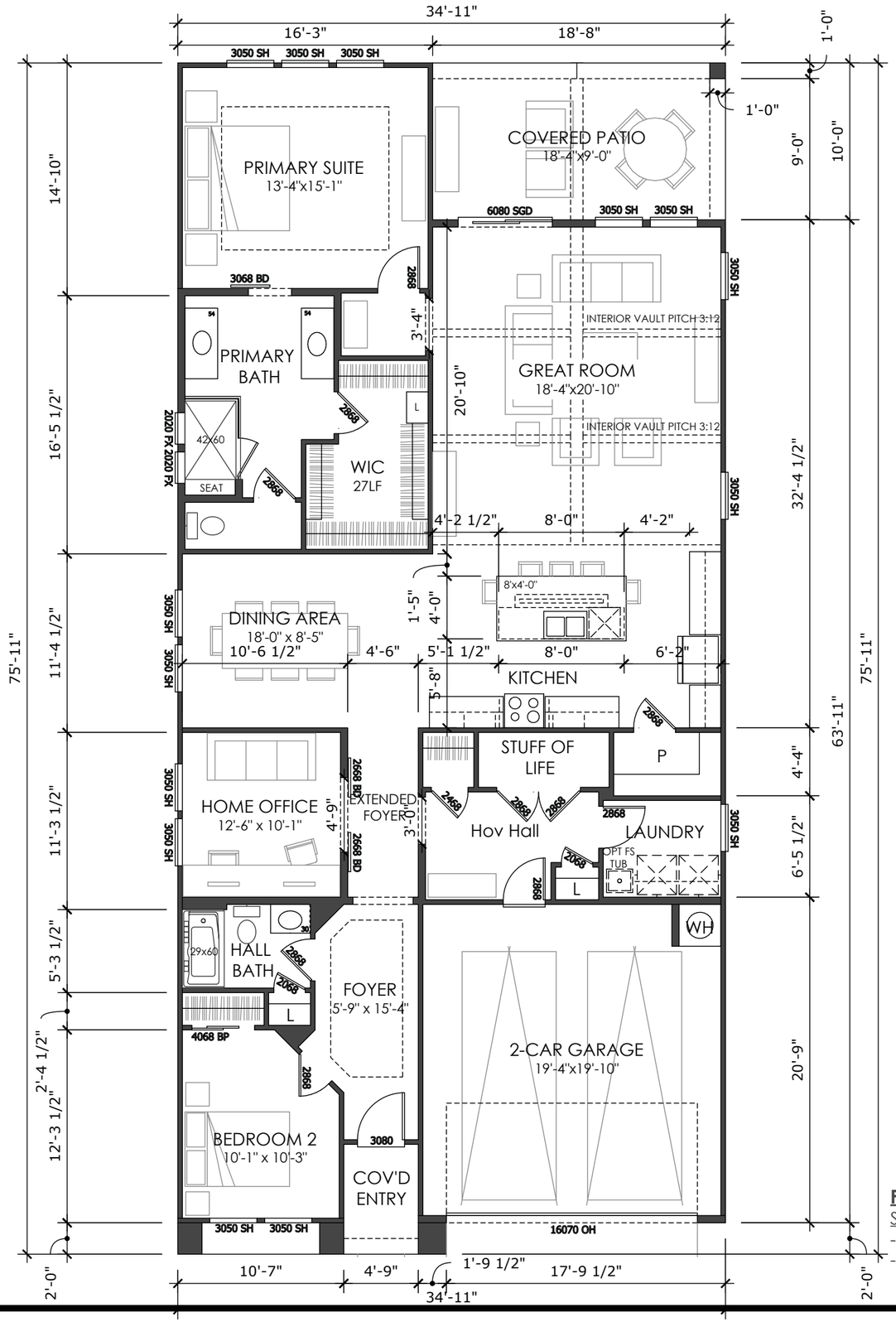


ATTACHMENT 4
Exhibit A to the Resolution

35' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	**34'-11" x 75'-11"**
PLAN #:	6590
SCALE:	1/8" = 1'-0"
PLAN NAME:	JENKINS

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

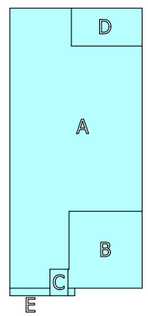
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,978**
(A) 1ST FLR LIVABLE:	1,978
(B) 2 CAR GARAGE:	393
(C) COVERED ENTRY:	
ELEVATION UB:	33
ELEVATION WB:	133
ELEVATION XB:	133
(D) COVERED PATIO:	187
(E) ARCH. PROJECTION:	
ELEVATION UB:	25
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,690**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,690/5,000 = 53.8



FLOOR PLAN
FORM UB - SPANISH
MODERN

FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

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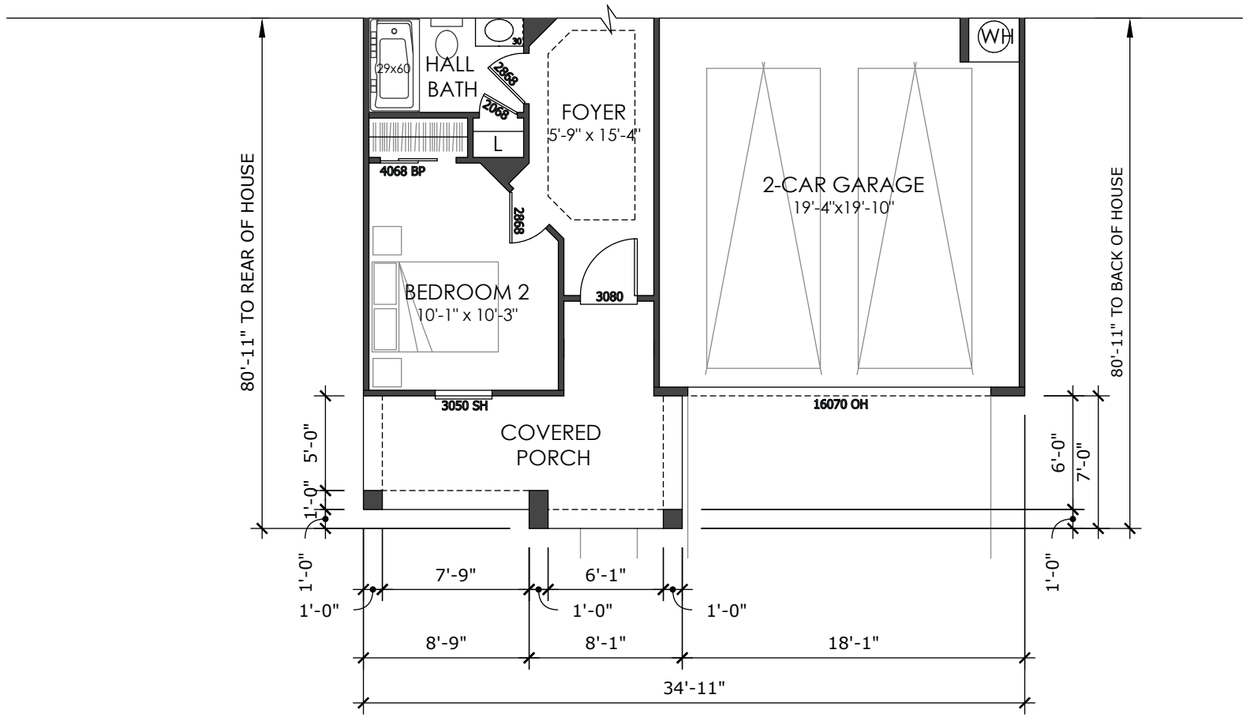
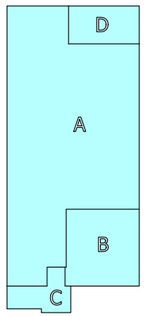
35' ACTIVE ADULT :: SP-1



FLOOR PLAN
FORM XB - HACIENDA



PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	**34'-11" x 75'-11"**
PLAN #:	6590
SCALE:	1/8" = 1'-0"
PLAN NAME:	JENKINS

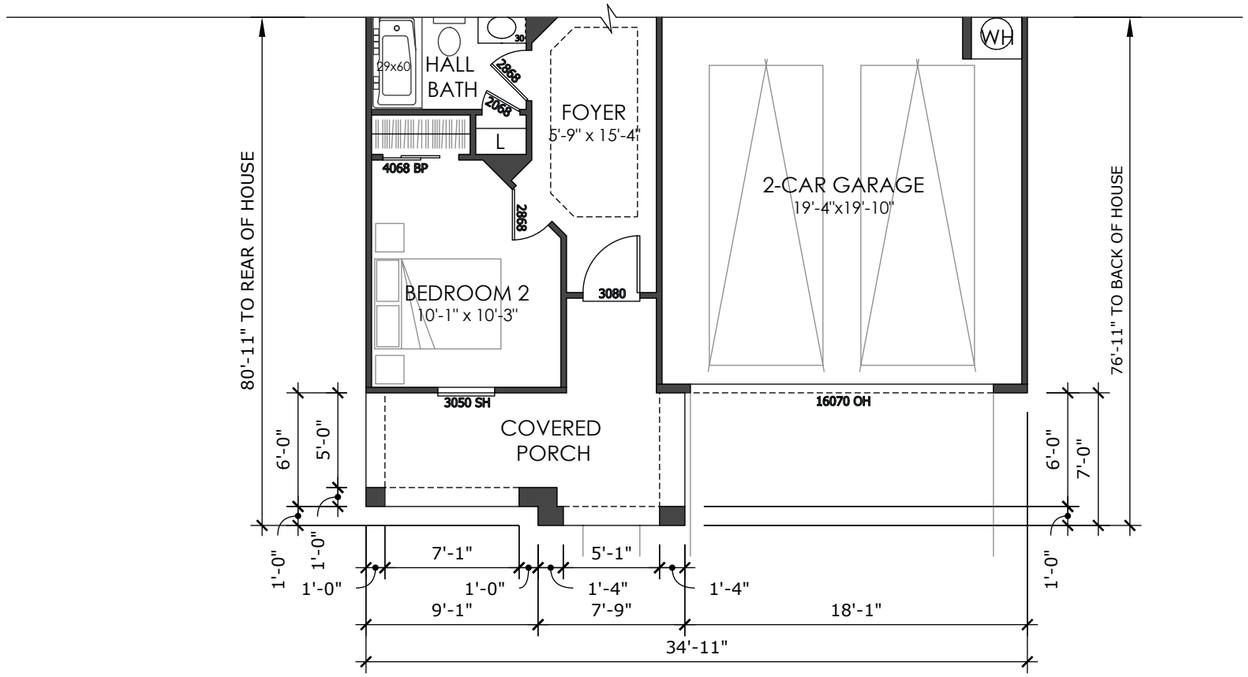
VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

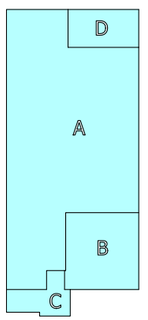
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**1,978**
(A) 1ST FLR LIVABLE:	1,978
(B) 2 CAR GARAGE:	393
(C) COVERED ENTRY:	
ELEVATION UB:	33
ELEVATION WB:	133
ELEVATION XB:	133
(D) COVERED PATIO:	187
(E) ARCH. PROJECTION:	
ELEVATION UB:	25
ELEVATION WB:	-
ELEVATION XB:	-



FLOOR PLAN
FORM WB - FARMHOUSE



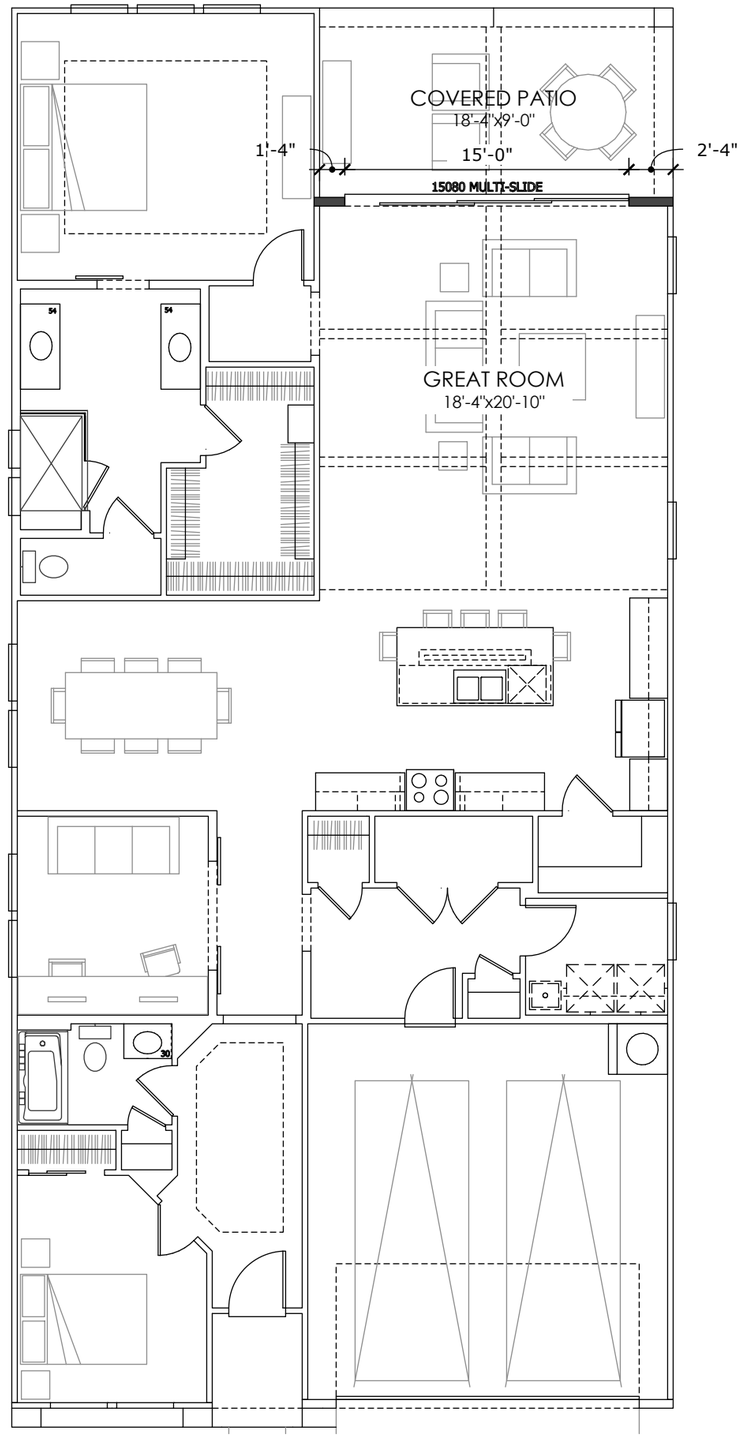
MAX FOOTPRINT: **2,690**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,690/5,000 = 53.8

FLOOR PLAN :: WEST, SPEC 1

KHovnanian Homes

35' ACTIVE ADULT :: SP-1



PLAN 3 *(OPTIONS)*

LIV. SF:	**1,978**
PLAN W x D:	**34'-11" x 75'-11"**
PLAN #:	6590
SCALE:	1/8" = 1'-0"
PLAN NAME:	JENKINS

VITAL STATS

BEDROOM	2
BATH	2
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

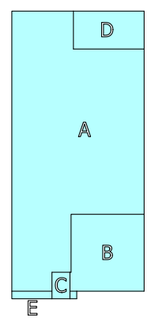
MAX. LIVABLE (A):	**1,978**
(A) 1ST FLR LIVABLE:	1,978
(B) 2 CAR GARAGE:	393
(C) COVERED ENTRY:	
ELEVATION UB:	33
ELEVATION WB:	133
ELEVATION XB:	133
(D) COVERED PATIO:	187
(E) ARCH. PROJECTION:	
ELEVATION UB:	25
ELEVATION WB:	-
ELEVATION XB:	-

MAX FOOTPRINT: **2,690**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,690/5,000 = 53.8

FLOOR PLAN
FORM UB - SPANISH MODERN

OPTION :: 15080 MULTI-SLIDE DOOR



FLOOR PLAN :: WEST, SPEC 1
SHOWN WITH *'LOOKS'* OPTIONS:
-BEAMS AT CEILING AT GREAT ROOM
-INTERIOR VAULT PITCH 3:12

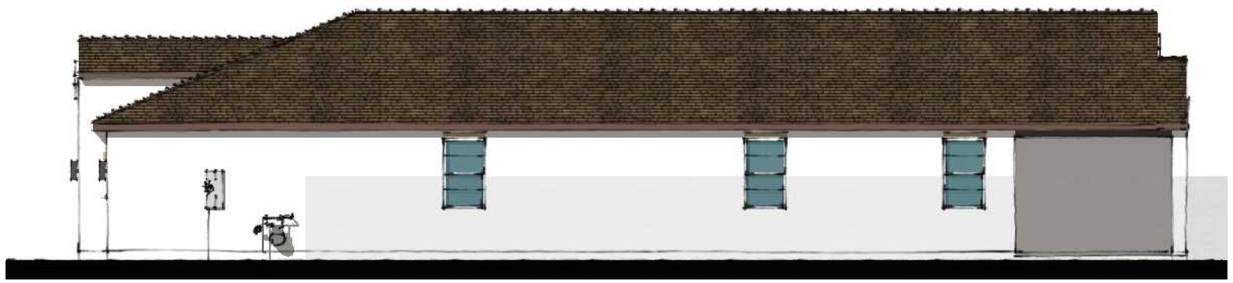
KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	34'-11" x 76'-11"
PLAN #:	6590
PLAN NAME:	JENKINS
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.

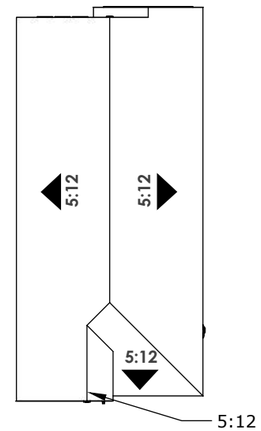


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

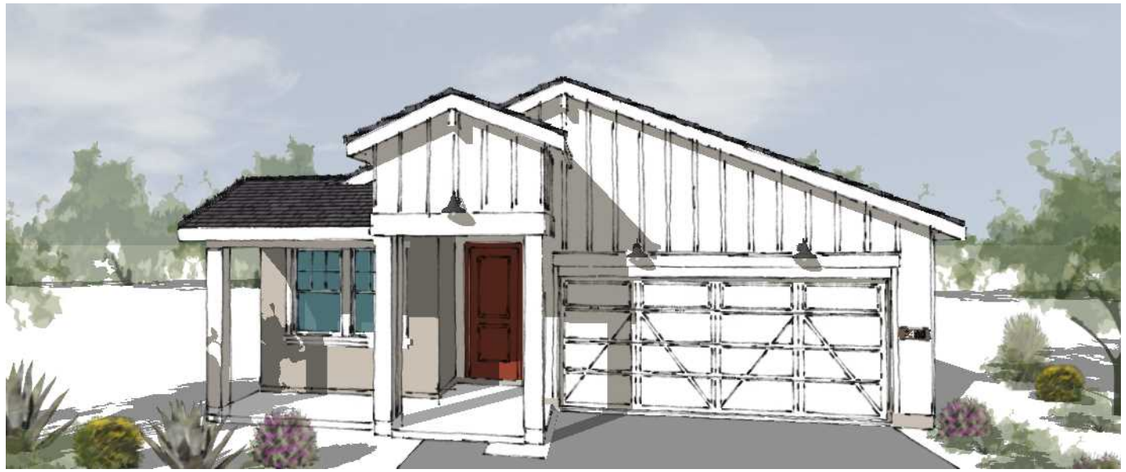
1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 9'-1" A.F.F.
6. WINDOW HEADER - 8'-0" A.F.F.
7. PLATE @ ENTRY 12'-7" A.F.F.
8. INERIOR VAULT @ 3:12 PITCH

KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	34'-11" x 82'-11"
PLAN #:	6590
PLAN NAME:	JENKINS
FORM:	*WB - FARMHOUSE*



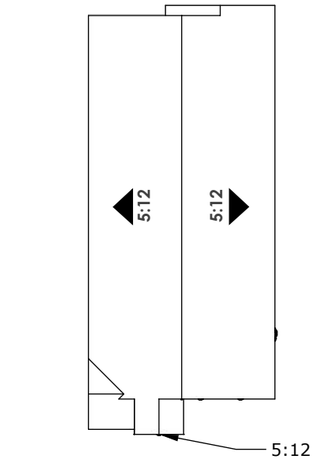
FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 12'-7" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH

KHovnanian Homes

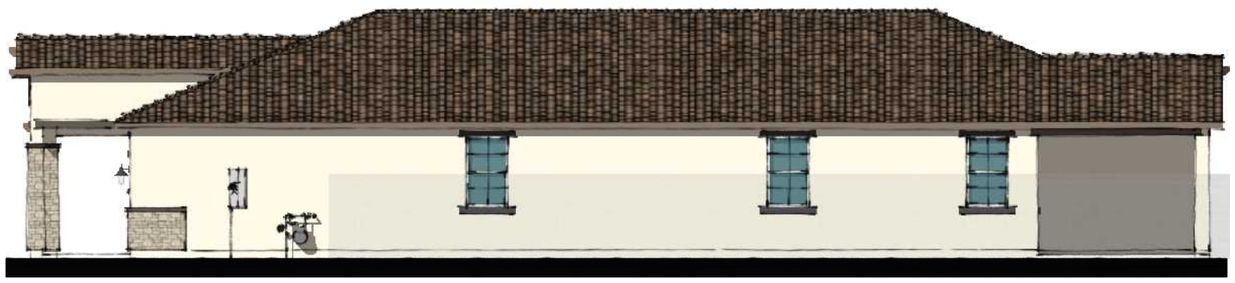
NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	34'-11" x 82'-11"
PLAN #:	6590
PLAN NAME:	JENKINS
FORM:	*XB - HACIENDA*

FORM XB - HACIENDA
FRONT VIEW: N.T.S.

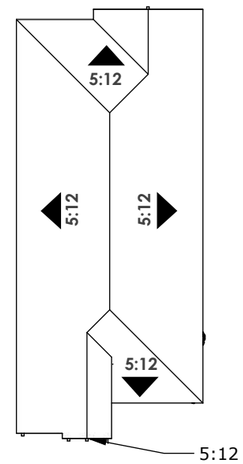


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. MIX OF HIPS AND GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE CORBELS
6. PLATE HEIGHT - 9'-1" A.F.F.
7. WINDOW HEADER - 8'-0" A.F.F.
8. PLATE @ TOWER 12'-7" A.F.F.
9. INTERIOR VAULT @ 3:12 PITCH
10. MASONRY VENEER ACCENTS

NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

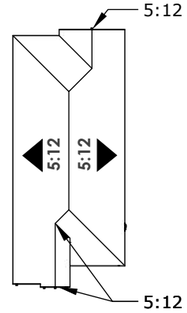
PLAN 3

LIV. SF:	**1,978**
PLAN W x D:	34'-11" x 76'-11"
PLAN #:	6590
PLAN NAME:	JENKINS

OPT. 15080 SGD

FORM XB - HACIENDA

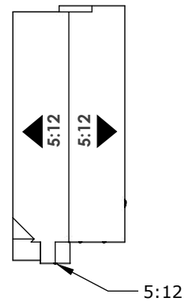
REAR ELEVATION
SCALE: 3/32" = 1'0"



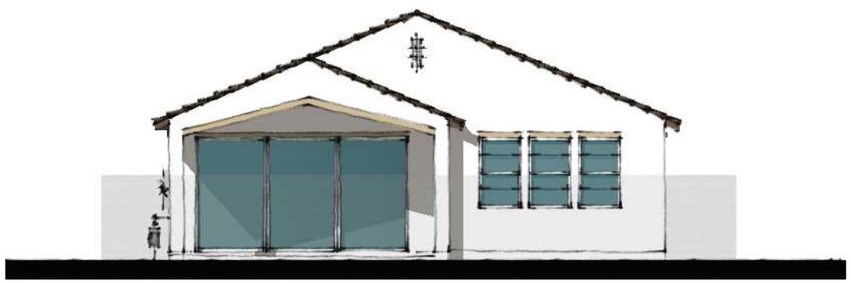
ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

REAR ELEVATION
SCALE: 3/32" = 1'0"

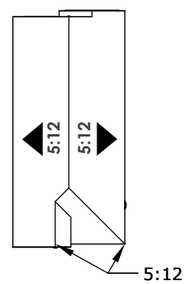


ROOF PLAN | SCALE: N.T.S.



FORM UB - SPANISH MODERN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian® Homes

35' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	**33'-11" x 74'-11"**
PLAN #:	6593
SCALE:	1/8" = 1'-0"
PLAN NAME:	SIMONE

VITAL STATS

BEDROOM	4
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

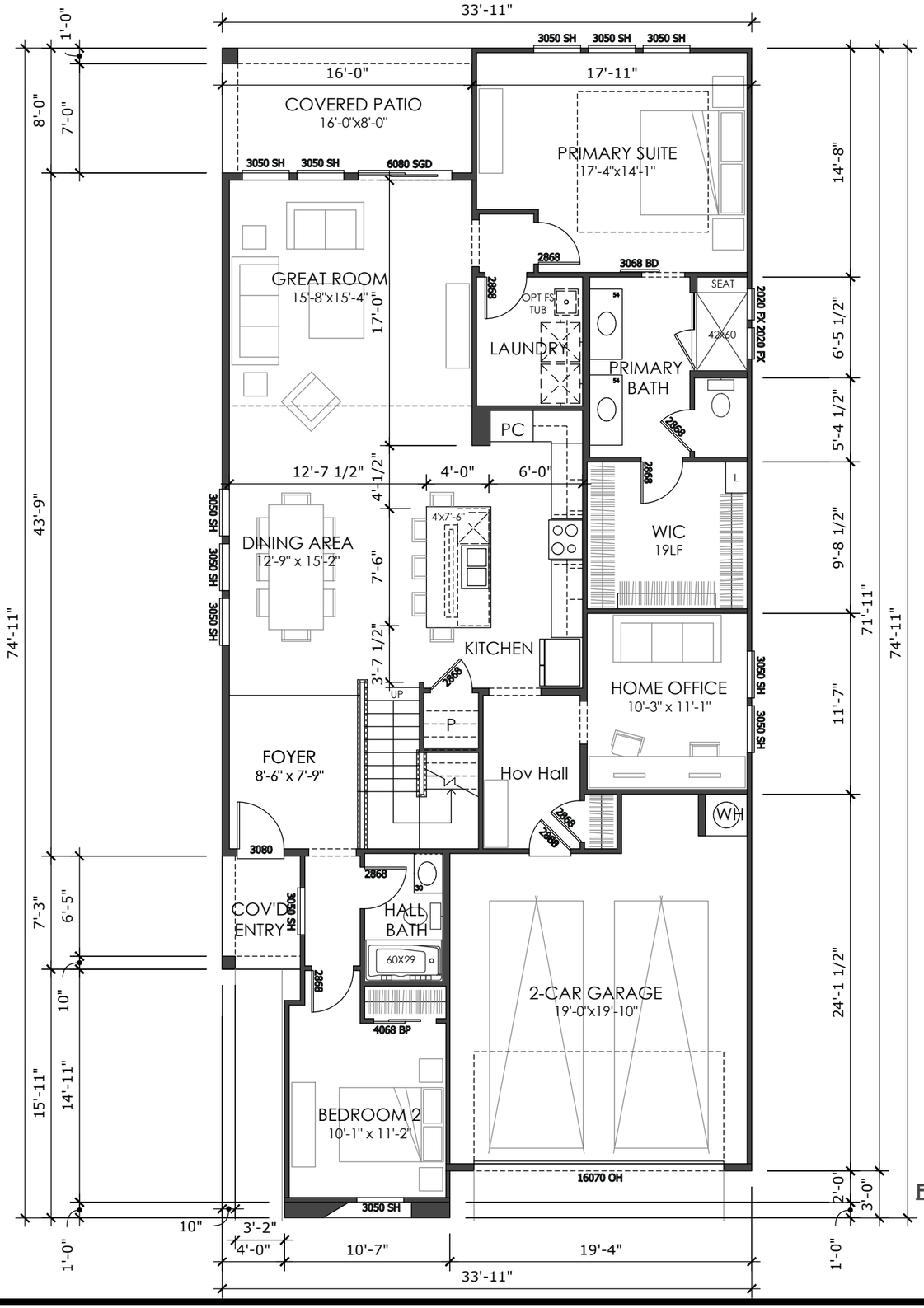
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,828**
(A) 1ST FLR LIVABLE:	1,850
(B) 2nd FLT LIVABLE:	978
(C) 2 CAR GARAGE:	409
(D) COVERED ENTRY:	
ELEVATION UB:	36
ELEVATION WB:	36
ELEVATION XB:	36
(E) COVERED PATIO:	128
(F) ARCH. PROJECTION:	
ELEVATION UB:	27
ELEVATION WB:	34
ELEVATION XB:	19

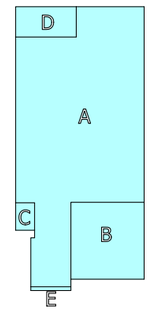
MAX FOOTPRINT: **3,435**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,417 /4,515 = 53.5%

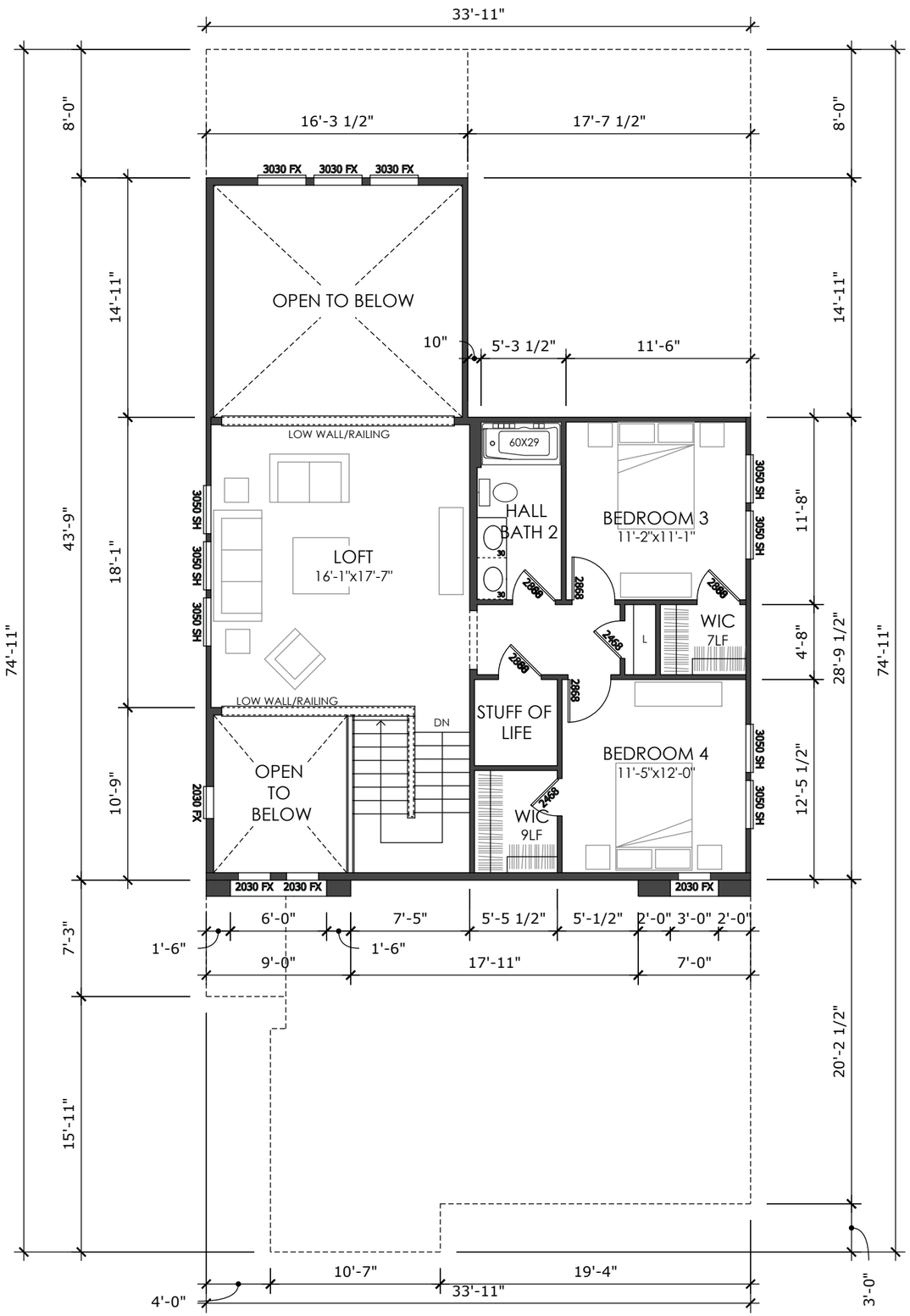


1st FLOOR PLAN
FORM UB - SPANISH MODERN

FLOOR PLAN :: WEST, SPEC 1



KHovnanian Homes



2nd FLOOR PLAN
FORM UB - SPANISH MODERN

FLOOR PLAN :: WEST, SPEC 1

ATTACHMENT 4
Exhibit A to the Resolution

35' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	**33'-11" x 74'-11"**
PLAN #:	6593
SCALE:	1/8" = 1'-0"
PLAN NAME:	SIMONE

VITAL STATS

BEDROOM	4
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

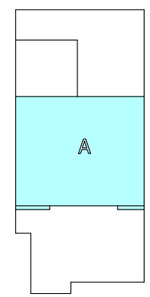
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

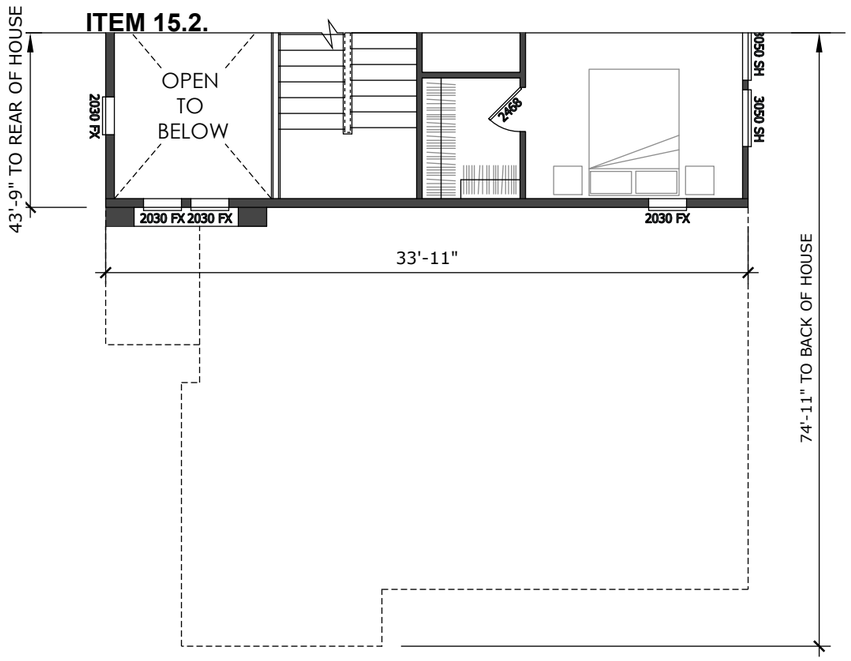
MAX. LIVABLE (A):	**2,828**
(A) 1ST FLR LIVABLE:	1,850
(B) 2nd FLT LIVABLE:	978
(C) 2 CAR GARAGE:	409
(D) COVERED ENTRY:	
ELEVATION UB:	36
ELEVATION WB:	36
ELEVATION XB:	36
(E) COVERED PATIO:	128
(F) ARCH. PROJECTION:	
ELEVATION UB:	27
ELEVATION WB:	34
ELEVATION XB:	19

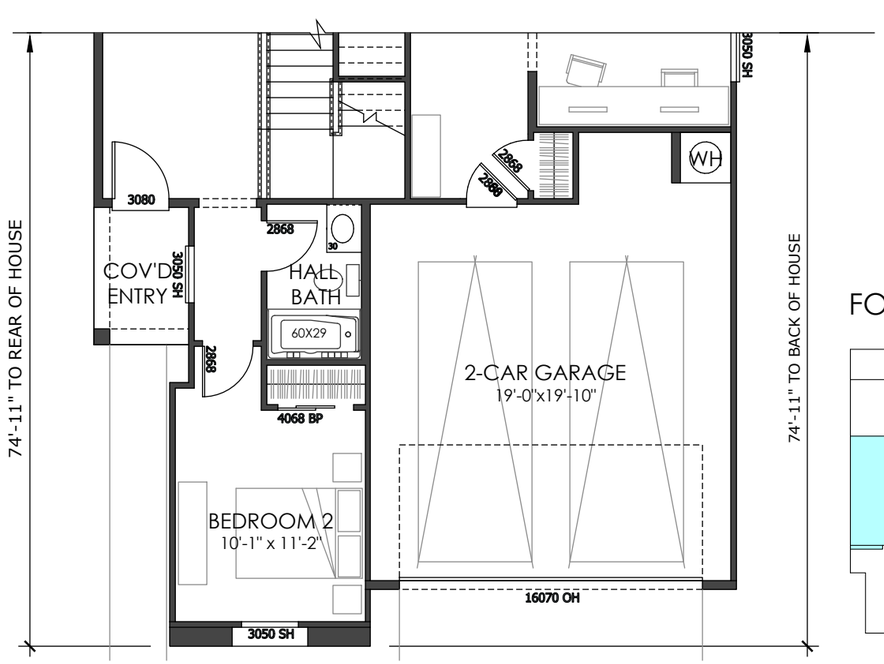
MAX FOOTPRINT: **3,435**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,417 /4,515 = 53.5%

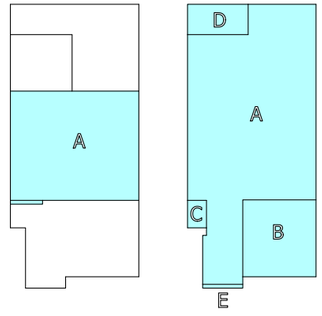


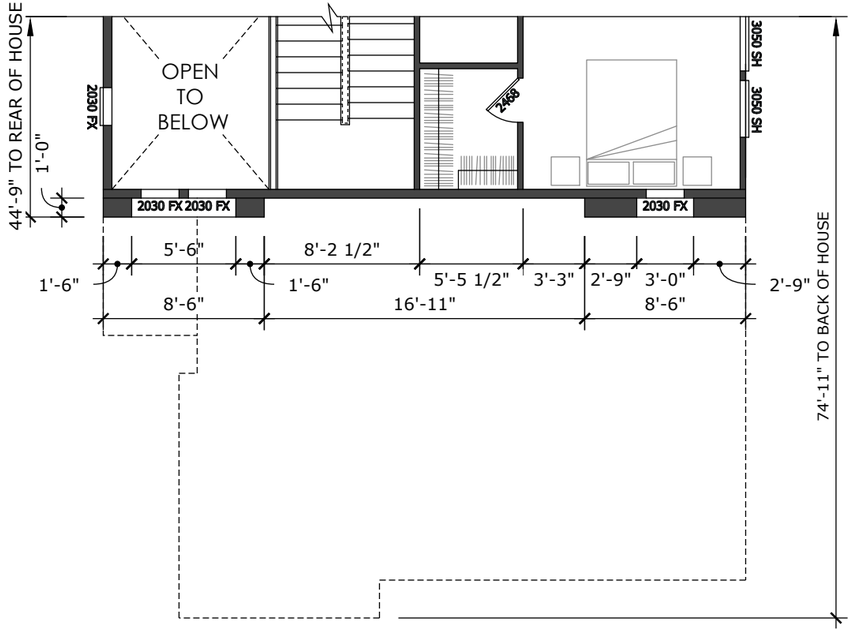
KHovnanian Homes

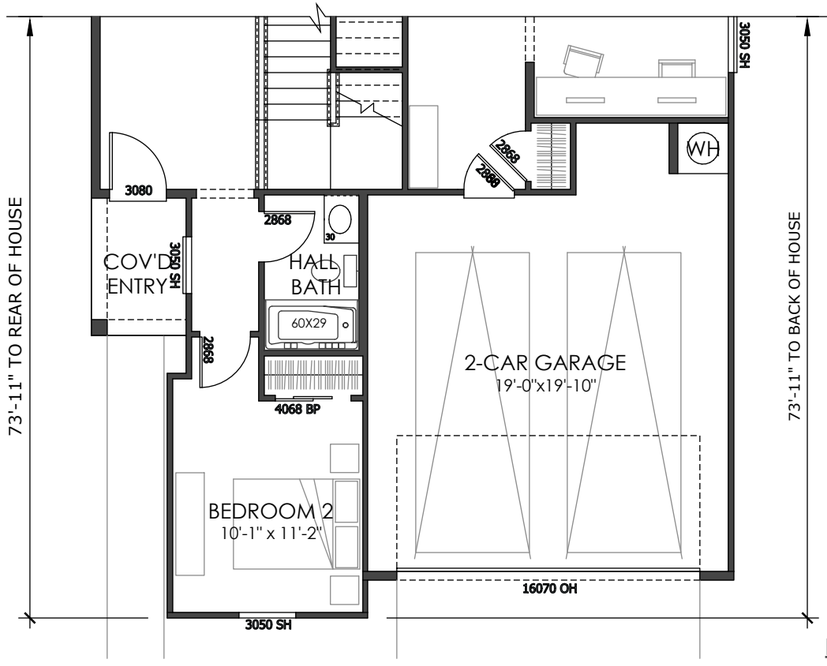




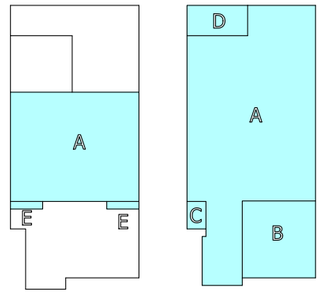
FLOOR PLAN
FORM XB - HACIENDA







FLOOR PLAN
FORM WB - FARMHOUSE



FLOOR PLAN :: WEST, SPEC 1

ATTACHMENT 4
Exhibit A to the Resolution

35' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	**33'-11" x 74'-11"**
PLAN #:	6593
SCALE:	1/8" = 1'-0"
PLAN NAME:	SIMONE

VITAL STATS

BEDROOM	4
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

STATUS | NTL PORTFOLIO PLAN

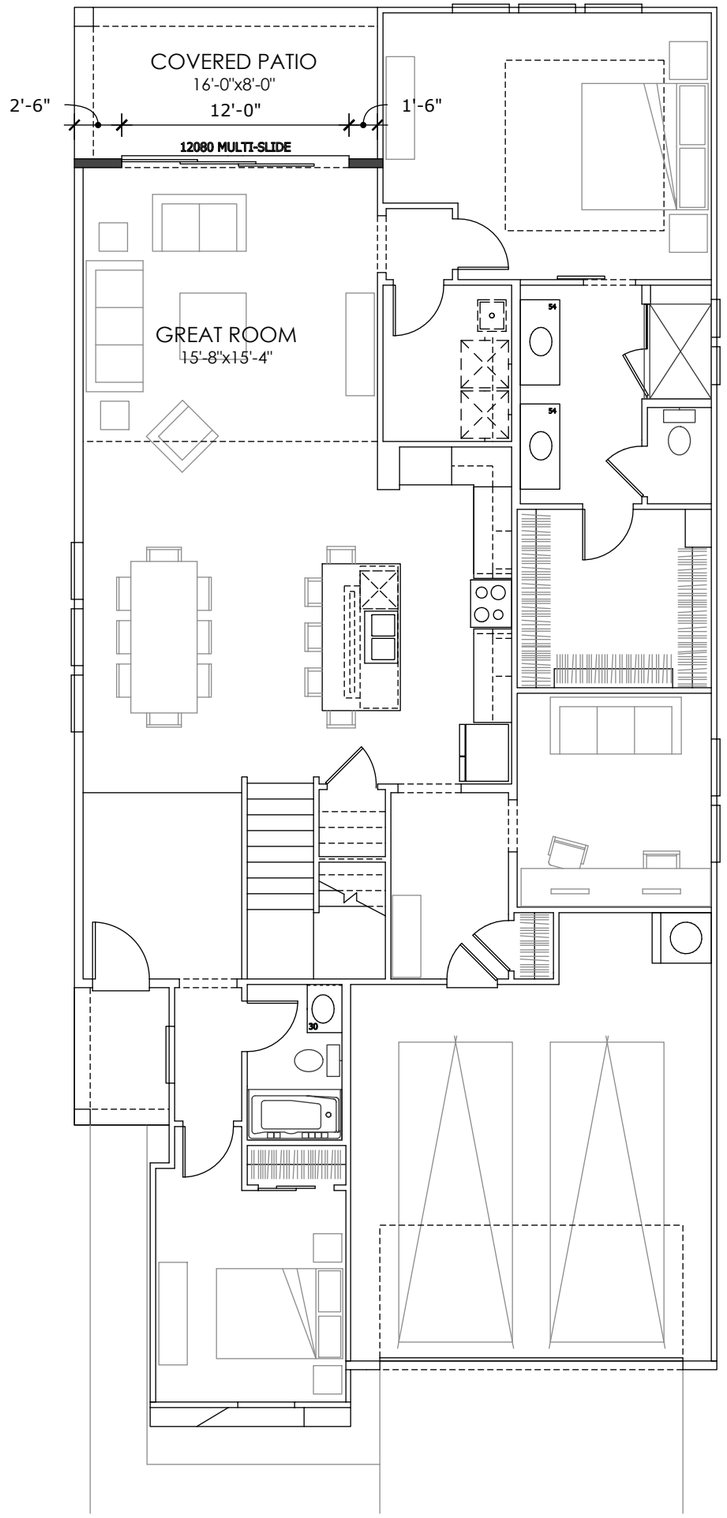
AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,828**
(A) 1ST FLR LIVABLE:	1,850
(B) 2nd FLT LIVABLE:	978
(C) 2 CAR GARAGE:	409
(D) COVERED ENTRY:	
ELEVATION UB:	36
ELEVATION WB:	36
ELEVATION XB:	36
(E) COVERED PATIO:	128
(F) ARCH. PROJECTION:	
ELEVATION UB:	27
ELEVATION WB:	34
ELEVATION XB:	19

MAX FOOTPRINT: **3,435**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,417 /4,515 = 53.5%

35' ACTIVE ADULT :: SP-1



PLAN 4 *(OPTIONS)*

LIV. SF:	**2,828**
PLAN W x D:	**33'-11" x 74'-11"**
PLAN #:	6593
SCALE:	1/8" = 1'-0"
PLAN NAME:	SIMONE

VITAL STATS

BEDROOM	4
BATH	3
CAR	2
CEILING	9'
WINDOW HDR	8'

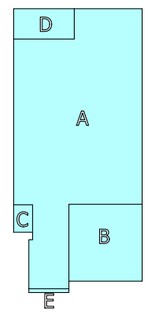
STATUS | NTL PORTFOLIO PLAN

AREA S.F. BREAKDOWN

MAX. LIVABLE (A):	**2,828**
(A) 1ST FLR LIVABLE:	1,850
(B) 2nd FLT LIVABLE:	978
(C) 2 CAR GARAGE:	409
(D) COVERED ENTRY:	
ELEVATION UB:	36
ELEVATION WB:	36
ELEVATION XB:	36
(E) COVERED PATIO:	128
(F) ARCH. PROJECTION:	
ELEVATION UB:	27
ELEVATION WB:	34
ELEVATION XB:	19

MAX FOOTPRINT: **3,435**

TYP LOT SIZE | 43'x105' (SF)
LOT COVERAGE ALLOWED | 60.0%
LOT COVERAGE | 2,417 /4,515 = 53.5%



FLOOR PLAN
FORM UB - SPANISH
MODERN

OPTION :: 12080 MULTI-SLIDE DOOR

FLOOR PLAN :: WEST, SPEC 1

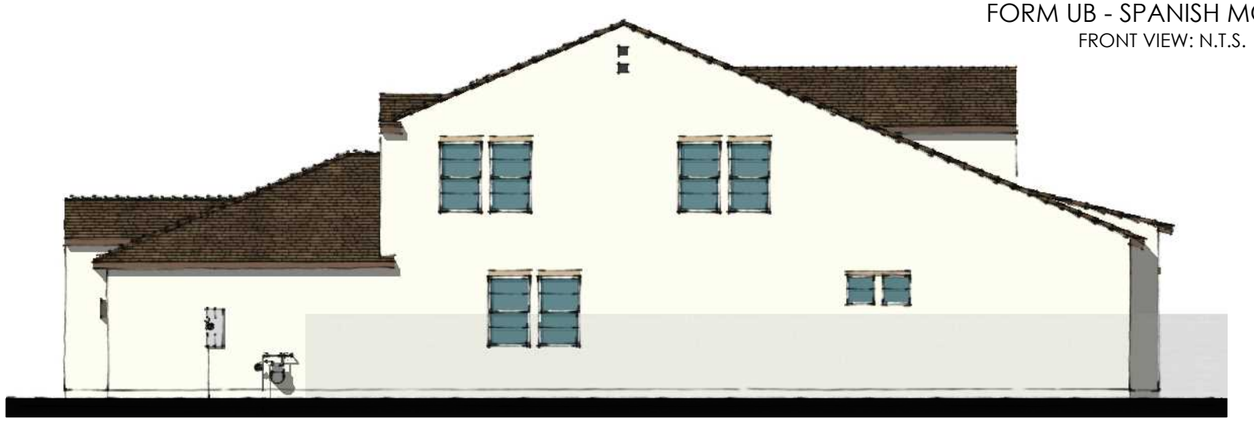
KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6593
PLAN NAME:	SIMONE
FORM:	*UB - SPANISH MODERN*

FORM UB - SPANISH MODERN
FRONT VIEW: N.T.S.

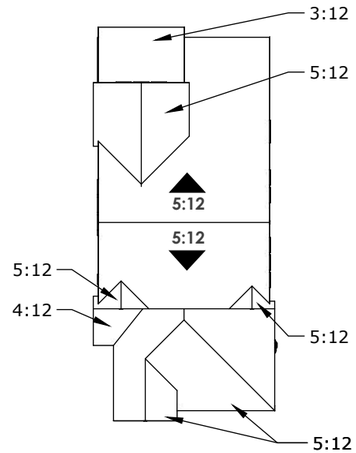


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 0" RAKES AND 12" EAVES
4. DECORATIVE GABLE DETAILS
5. PLATE HEIGHT - 8'1 A.S.F.F./ 9'-1" A.F.F.
6. WINDOW HEADER -7'-0"/ 8'-0" A.F.F.

NCD The Ranch :: Rancho Cordova, CA

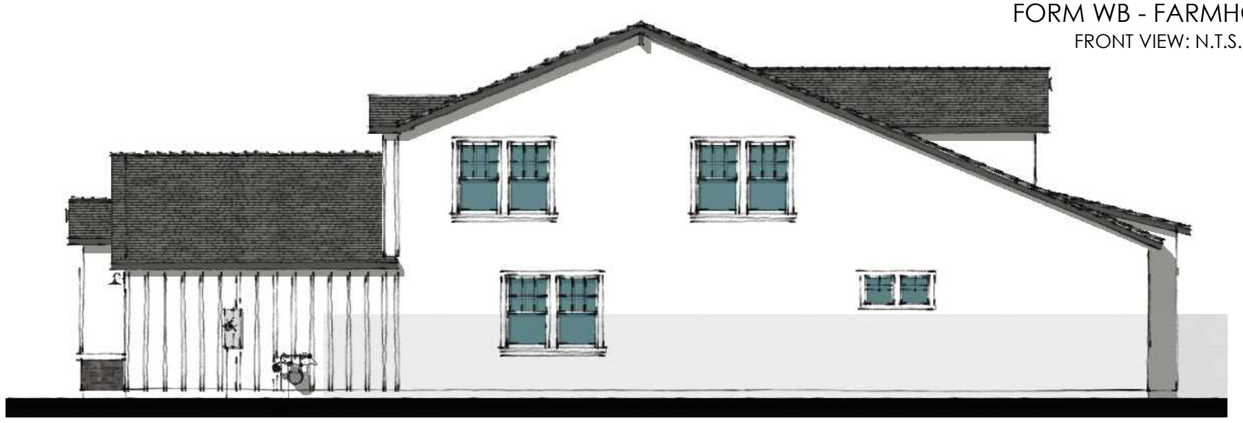
KHovnanian Homes

35' ACTIVE ADULT :: SP-1

PLAN 4

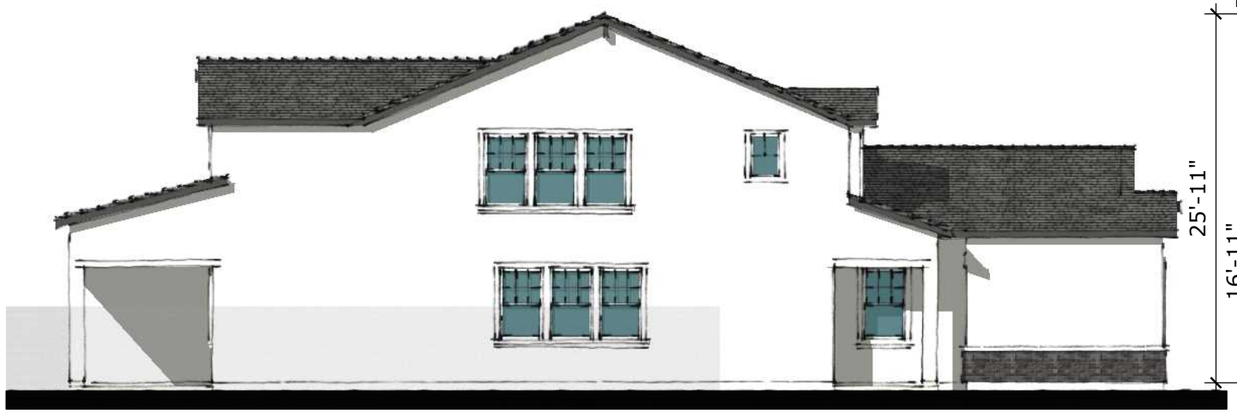
LIV. SF:	**2,828**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6593
PLAN NAME:	SIMONE
FORM:	*WB - FARMHOUSE*

FORM WB - FARMHOUSE
FRONT VIEW: N.T.S.



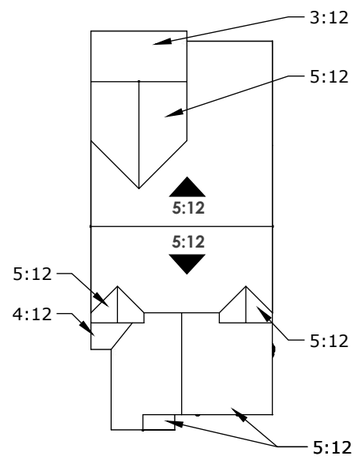
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. PROMINENT GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE GABLE DETAILS
5. DECORATIVE BOARD & BATTON
6. PLATE HEIGHT - 8'-1" A.S.F.F./ 9'-1" A.F.F.
7. WINDOW HEADER - 7'-0"/ 8'-0" A.F.F.

NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

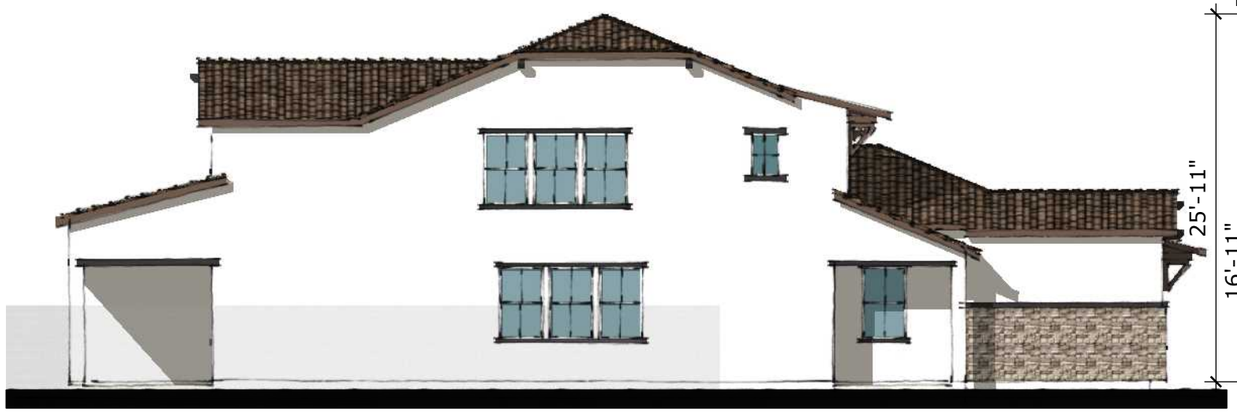
PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	33'-11" x 76'-11"
PLAN #:	6593
PLAN NAME:	SIMONE
FORM:	*XB - HACIENDA*

FORM XB - HACIENDA
FRONT VIEW: N.T.S.

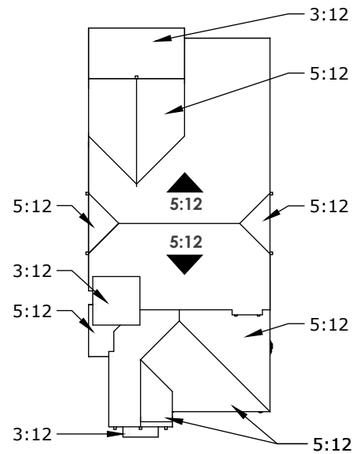
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

1. MIX OF HIPS AND GABLES
2. CONCRETE 'FLAT' TILES
3. 12" RAKES AND EAVES
4. DECORATIVE CORBELS
5. PLATE HEIGHT - 8'-1" A.S.F.F./9'-1" A.F.F.
6. WINDOW HEADER - 7'-0"/8'-0" A.F.F.
7. MASONRY VENEER ACCENTS

NCD The Ranch :: Rancho Cordova, CA

35' ACTIVE ADULT :: SP-1

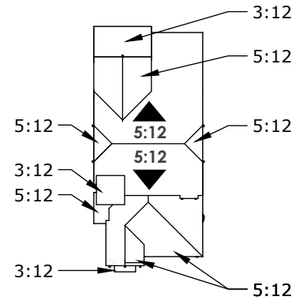
PLAN 4

LIV. SF:	**2,828**
PLAN W x D:	34'-11" x 76'-11"
PLAN #:	6593
PLAN NAME:	SIMONE

OPT. 12080 SGD

FORM XB - HACIENDA

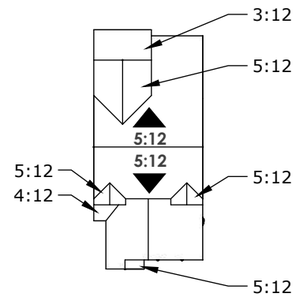
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM WB - FARMHOUSE

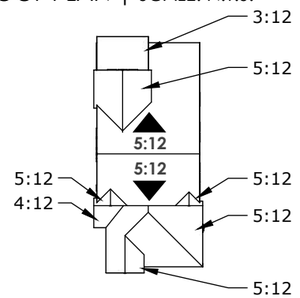
REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

FORM UB - SPANISH MODERN

REAR ELEVATION
SCALE: 3/32" = 1'0"



ROOF PLAN | SCALE: N.T.S.

KHovnanian Homes

KHovnanian Homes

THE RANCH :: 35' AA

RANCHO CORDOVA, CA

Date: 5/11/2022

Rev 1:

Rev 2:

Rev 3:

Elevation Style	Color Scheme #	Body (A)		Siding / B&B (S)		Trim (B)	Fascia (C)	Garage Door (D)	Entry (E)	Shutters (H)	Prefab Pipe Vents (if occur)	Gutters (if occur)	Concrete Roof Tile		Veneer*
	MFG:	Sherwin Williams		Sherwin Williams		Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		El Dorado
	NOTE:		*LRV*		*LRV*								**Barrel-Tile**	**Flat**	
UB - SPANISH MODERN	**1000F**	7551 Greek Villa	84	NA		6152 Superior Bronze	7520 Dark Brown	7520 Dark Brown	7615 Sea Serpent	7615 Sea Serpent	7705 Wheat Penny	Musket	3636 Piedmont Blend	NA	NA
	1010	7641 Colonnade Gray	53	NA		7048 Urbane Bronze	7048 Urbane Bronze	6990 Caviar	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3697 Slate Range	NA	NA
	1100	7015 Repose Gray	58	NA		2827 Colonial Revival Stone	7510 Chateau Brown	7510 Chateau Brown	6186 Dried Thyme	6186 Dried Thyme	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	NA
	1200	7000 Ibis White	84	NA		6081 Down Home	9091 Half- Caff	7508 Tavern Taupe	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3687 Brown Gray Range	NA	NA
WB - FARMHOUSE	**7004I**	7642 Pavestone	32	7012 Creamy	81	7012 Creamy	7012 Creamy	7012 Creamy	2839 Roycroft Copper Red	2839 Roycroft Copper Red	NA	Musket	NA	4503 Sierra Madre	Tundrabrick Ashland
	7030F	7636 Origami White	76	7636 Origami White	76	7636 Origami White	7069 Iron Ore	7069 Iron Ore	6214 Underseas	7069 Iron Ore	NA	Musket	NA	4591 Dark Gray Range	Tundrabrick Ironside
	7100	6002 Essential Gray	48	7622 Homburg Gray	15	9166 Drift of Mist	9166 Drift of Mist	7622 Homburg Gray	6123 Baguette	7645 Thunder Gray	NA	Musket	NA	4690 Pewter Bronze Blend	Tundra Brick Chalk Dust
	7200	7014 Eider White	73	7669 Summit Gray	30	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	6258 Tricorn Black	NA	Musket	NA	4502 Arcadia Canyon Brown	Tundrabrick Latigo
XB - HACIENDA	**5007**	7042 Shoji White	74	NA		6990 Caviar	6990 Caviar	7047 Porpoise	7047 Porpoise	7047 Porpoise	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	Cliffstone Whitebark
	5010	7036 Accessible Beige	37	NA		7020 Black Fox	7515 Homestead Brown	7020 Black Fox	7630 Raisin	7630 Raisin	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	Rough Cut Casa Blanca
	5017	7738 Cargo Pants	56	NA		7069 Iron Ore	7069 Iron Ore	6070 Heron Plum	6990 Caviar	6990 Caviar	7705 Wheat Penny	Musket	3697 Slate Range	NA	Fieldledge Andante
	5018	7030 Anew Gray	47	NA		6006 Black Bean	6006 Black Bean	6006 Black Bean	6994 Greenblack	6994 Greenblack	7705 Wheat Penny	Musket	3581 Arcadia Canyon Brown	NA	Country Rubble Polermo

* All veneer stone grout to be gray

** Decorative tile grout to match stucco body color

***

COLOR SCHEME #1000F

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7551 Greek Villa (LRV:84)

(B) Trim: SW 6152 Superior Bronze

(C) Fascia: SW 7520 Dark Brown

(D) Garage Door: SW 7520 Dark Brown

(E) Entry: SW 7615 Sea Serpent

(H) Shutters: SW 7615 Sea Serpent

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3636 Piedmont Blend

COLOR SCHEME #1010

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7641 Colonnade Gray (LRV:53)

(B) Trim: SW 7048 Urbane Bronze

(C) Fascia: SW 7048 Urbane Bronze

(D) Garage Door: SW 6990 Caviar

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3697 Slate Range

COLOR SCHEME #1100

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7015 Repose Gray (LRV:58)

(B) Trim: SW 2827 Colonial Revival Stone

(C) Fascia: SW 7510 Chateau Brown

(D) Garage Door: SW 7510 Chateau Brown

(E) Entry: SW 6186 Dried Thyme

(S) Shutters SW 6186 Dried Thyme

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #1200

UB - SPANISH MODERN

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7000 Ibis White (LRV:84)

(B) Trim: SW 6081 Down Home

(C) Fascia: SW 9091 Half-Caff

(D) Garage Door: SW 7508 Tavern Taupe

(E) Entry: SW 6990 Caviar

(S) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

(H)

Roof: Eagle - 3687 Brown Gray Range

COLOR SCHEME #7004I

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Color Legend

(A) Body: SW 7642 Pavestone (LRV:32)

(S) Siding/Board and Batten: SW 7012 Creamy (LRV:81)

(B) Trim: SW 7012 Creamy

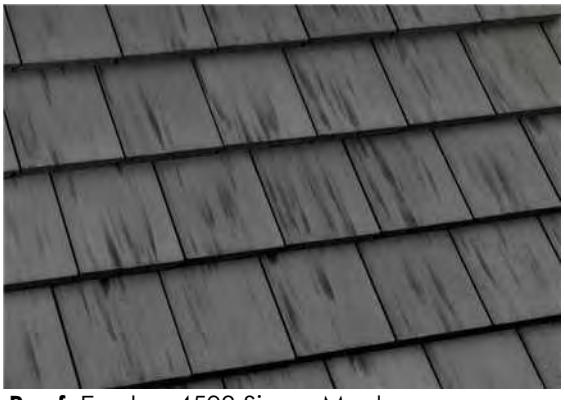
(C) Fascia: SW 7012 Creamy

(D) Garage Door: SW 7012 Creamy

(E) Entry: SW 2839 Roycroft Copper Red

(H) Shutters: SW 2839 Roycroft Copper Red

Veneer: El Dorado Stone - Tundrabrick - Ashland



Roof: Eagle - 4503 Sierra Madre

COLOR SCHEME #7030F

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7636 Origami White (LRV:76)

(S) Siding/Board and Batten: SW 7636 Origami White (LRV:76)

(B) Trim: SW 7636 Origami White

(C) Fascia: SW 7069 Iron Ore

(D) Garage Door: SW 7069 Iron Ore

(E) Entry: SW 6214 Underseas

(H) Shutters: SW 7069 Iron Ore

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Tundrabrick - Ironside

Roof: Eagle - 4591 Dark Gray Range

COLOR SCHEME #7100

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Tundrabrick - Chalk Dust

Roof: Eagle - 4690 Pewter Bronze Blend

Color Legend

(A) Body: SW 6002 Essential Gray (LRV:48)

(S) Siding/Board and Batten: SW 7622 Homburg Gray (LRV:15)

(B) Trim: SW 9166 Drift of Mist

(C) Fascia: SW 9166 Drift of Mist

(D) Garage Door: SW 7622 Homburg Gray

(E) Entry: SW 6123 Baguette

(H) Shutters: SW 7645 Thunder Gray

COLOR SCHEME #7200

WB - FARMHOUSE

KHovnanian Homes

(A)

(S)

Color Legend

(A) Body: SW 7014 Eider White (LRV:73)

(S) Siding/Board and Batten: SW 7669 Summit Gray (LRV:30)

(B) Trim: SW 6258 Tricorn Black

(C) Fascia: SW 6258 Tricorn Black

(D) Garage Door: SW 6258 Tricorn Black

(E) Entry: SW 6258 Tricorn Black

(S) Shutters: SW 6258 Tricorn Black

(B)

(C)

(D)

(E)

(H)

Veneer: El Dorado Stone - Tundrabrick - Latigo

Roof: Eagle - 4502 Arcadia Canyon Brown

COLOR SCHEME #5007

XB - HACIENDA

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7042 Shoji White (LRV:74)

(B) Trim: SW 6990 Caviar

(C) Fascia: SW 6990 Caviar

(D) Garage Door: SW 7047 Porpoise

(E) Entry: SW 7047 Porpoise

(H) Shutters: SW 7047 Porpoise

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - Cliffstone - Whitebark

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #5017

XB - HACIENDA

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7738 Cargo Pants (LRV:56)

(B) Trim: SW 7069 Iron Ore

(C) Fascia: SW 7069 Iron Ore

(D) Garage Door: SW 6070 Heron Plume

(E) Entry: SW 6990 Caviar

(H) Shutters: SW 6990 Caviar

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - Fieldledge - Andante

Roof: Eagle - 3697 Slate Range

COLOR SCHEME #5018

XB - HACIENDA

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7030 Anew Gray (LRV:47)

(B) Trim: SW 6006 Black Bean

(C) Fascia: SW 6006 Black Bean

(D) Garage Door: SW 6006 Black Bean

(E) Entry: SW 6994 Greenblack

(H) Shutters: SW 6994 Greenblack

(B)

(C)

(D)

(E)

Veneer: El Dorado Stone - Country Rubble - Polermo

Roof: Eagle - 3581 Arcadia Canyon Brown

COLOR SCHEME #5010

XB - HACIENDA

KHovnanian Homes

(A)

Color Legend

(A) Body: SW 7036 Accessible Beige (LRV:58)

(B) Trim: SW 7020 Black Fox

(C) Fascia: SW 7515 Homestead Brown

(D) Garage Door: SW 7020 Black Fox

(E) Entry: SW 7630 Raisin

(H) Shutters: SW 7630 Raisin

(B)

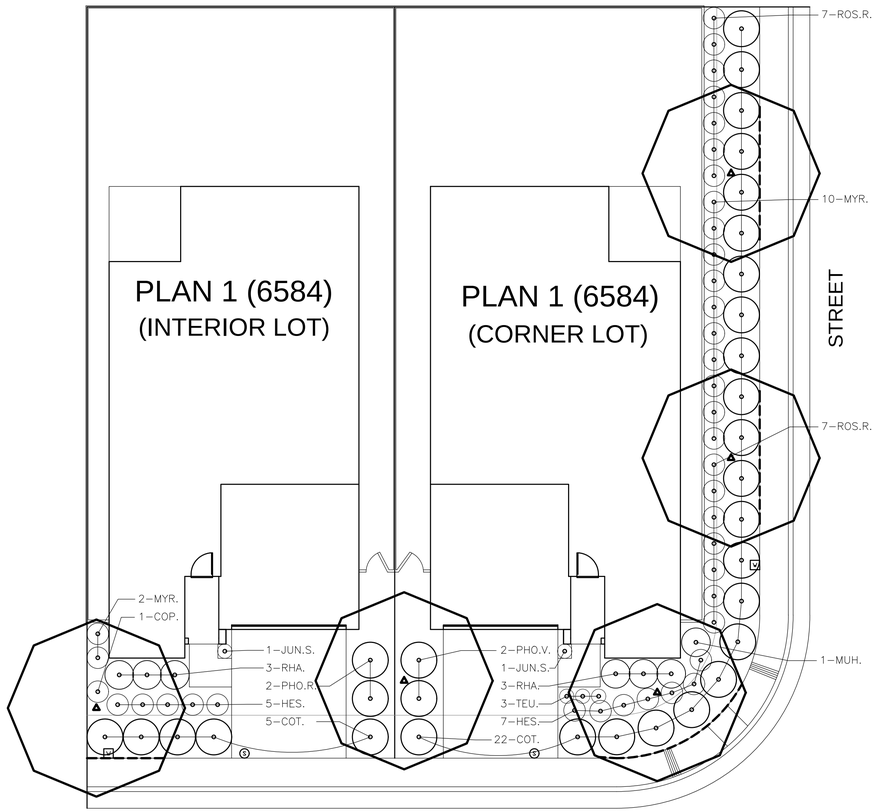
(C)

(D)

(E)

Veneer: El Dorado Stone - Rough Cut - Casa Blanca

Roof: Eagle - 3581 Arcadia Canyon Brown



KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN. SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.	5–AAA.	PLANT QUANTITY PLANT KEY ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS WATER METER SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA (STANDARD)
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROFINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	1 G.C.	CAR.	2'X2'	FULL SUN	CAREX OSHIMENSIS ... JAPANESE SEDGE
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COP.	3'X3'	FULL SUN	COPROSMA REPENS 'MARBLE QUEEN' ... MARBLE QUEEN COPROSMA
LOW	5 G.C.	COT.	1'X6'	FULL SUN	COTONEASTER DAMMERI ... BEARBERRY COTONEASTER
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HEM.	3'X3'	FULL SUN	HEMEROCALLIS SP. ... PURPLE DAYLILY (EVERGREEN)
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	3'X3'	FULL SUN	MYRTUS COMMUNIS 'COMPACTA' ... DWARF MYRTLE
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.P.	2'X5'	FULL SUN	ROSMARINUS PROTRATUS ... CREEPING ROSEMARY
LOW	3 G.C.	ROS.R.	3'X3'	FULL SUN	ROSA CARPET ROSE ... YELLOW CARPET ROSE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COP. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
   10 FEET FROM DRIVEWAYS
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT — PETER D. LARIMER — 5284 — (SIGNATURE) — 10/17/22 — 6/30/24 RENEWAL DATE — STATE OF CALIFORNIA

Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim respon-bility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

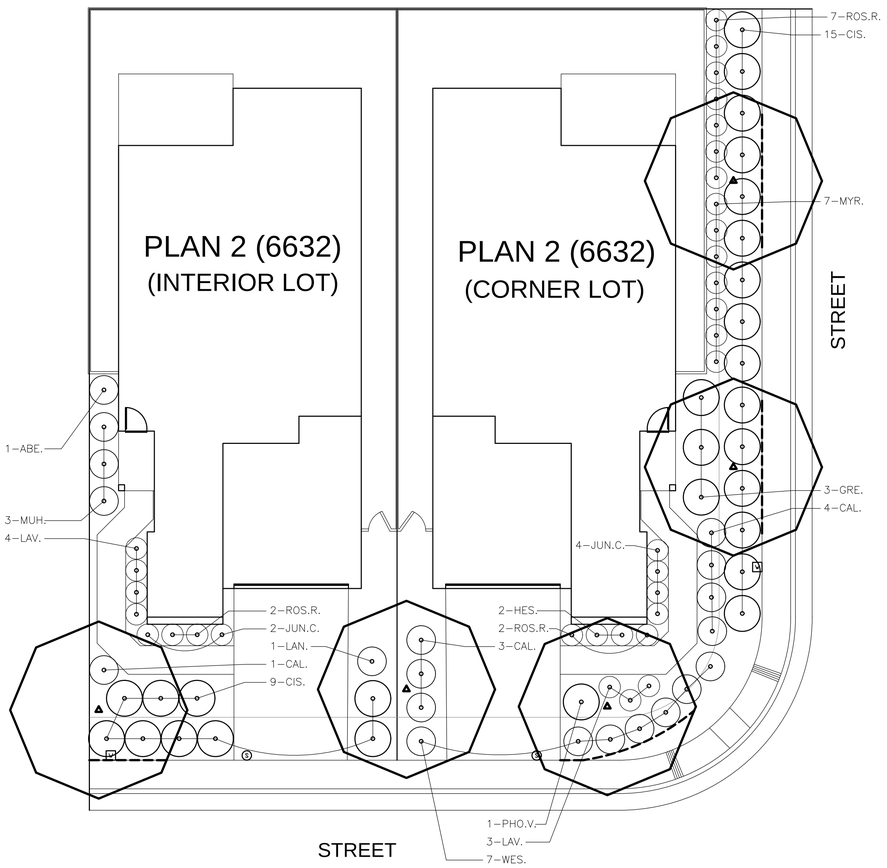
THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

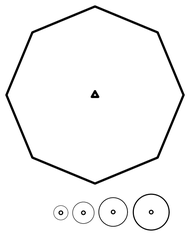
DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

PLAN 6584
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L1.1
SHEET 1 OF 7



KEY / LANDSCAPE LEGEND

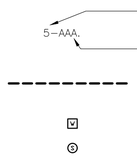


TREES
SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES

NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

SHRUBS
INSTALL WEED FABRIC IN SHRUB BEDS.

KEY / LANDSCAPE LEGEND



PLANT QUANTITY

PLANT KEY

ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS

WATER METER

SEWER CLEAN OUT

SOIL TESTING NOTES

1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA (STANDARD)
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROFINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	1 G.C.	CAR.	2'X2'	FULL SUN	CAREX OSHIMENSIS ... JAPANESE SEDGE
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COP.	3'X3'	FULL SUN	COPROSMA REPENS 'MARBLE QUEEN' ... MARBLE QUEEN COPROSMA
LOW	5 G.C.	COT.	1'X6'	FULL SUN	COTONEASTER DAMMERI ... BEARBERRY COTONEASTER
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HEM.	3'X3'	FULL SUN	HEMEROCALLIS SP. ... PURPLE DAYLILY (EVERGREEN)
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
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LOW	5 G.C.	MYR.	3'X3'	FULL SUN	MYRTUS COMMUNIS 'COMPACTA' ... DWARF MYRTLE
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.P.	2'X5'	FULL SUN	ROSMARINUS PROTRATUS ... CREEPING ROSEMARY
LOW	3 G.C.	ROS.R.	3'x3'	FULL SUN	ROSA CARPET ROSE ... YELLOW CARPET ROSE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COP. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
   10 FEET FROM DRIVEWAYS
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
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9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
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I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
(SIGNATURE)
10/17/22
6/30/24
(SIGNING DATE)
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

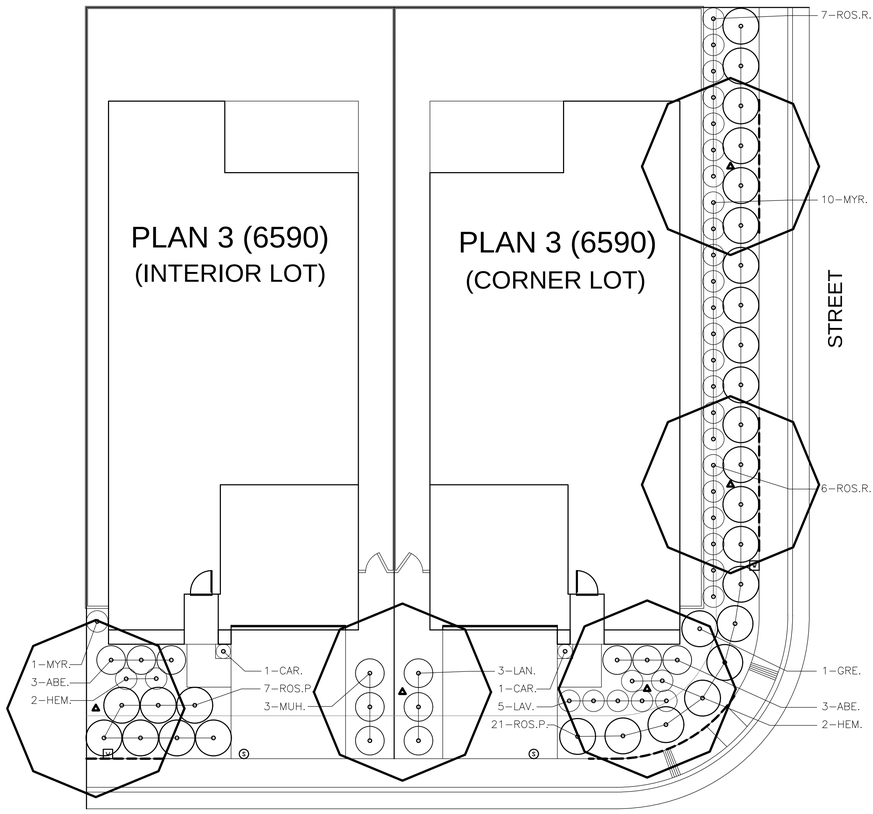
THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

PLAN 6632
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L2.1
SHEET 2 OF 7



STREET

KEY	LANDSCAPE LEGEND	KEY	LANDSCAPE LEGEND
	TREES SEE SHEETS LD.3 AND LD.4 FOR EXACT LOCATIONS AND SPECIES NOTE: 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN. SHRUBS INSTALL WEED FABRIC IN SHRUB BEDS.	5–AAA.	PLANT QUANTITY PLANT KEY ROOT BARRIER, INSTALL WHERE SHOWN ON PLANS WATER METER SEWER CLEAN OUT

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LANDSCAPE ARCHITECT — DATE 10/17/22

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
(SIGN ON)
10/17/22
RENEWAL DATE
6/30/24
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

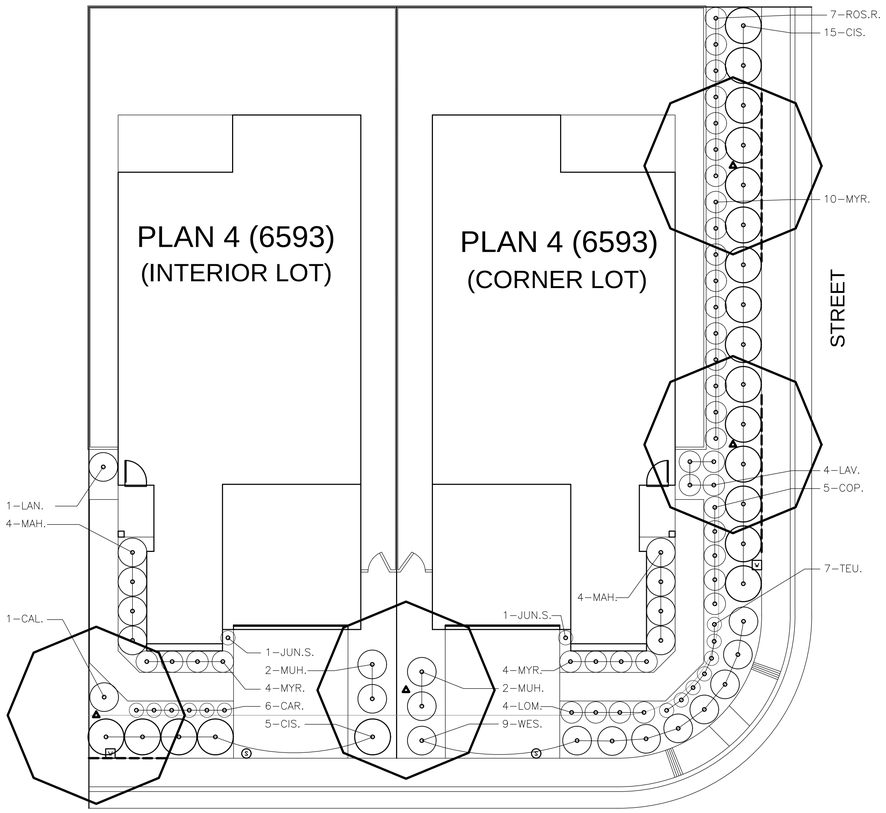
THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

PLAN 6590
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L3.1
SHEET 3 OF 7



STREET

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1. COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON–SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
2. EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
3. AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO–POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2–0–0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
4. SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHADE TREE:
LOW	15 G.C.	ACA.	30'X20'	FULL SUN	ACACIA STENOPGHYLLA ... SHOESTRING ACACIA
MEDIUM	24" BOX	ELA.	50'X30'	FULL SUN	ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY
MEDIUM	24" BOX	KOE.	30'X30'	FULL SUN	KOELREUTERIA PANICULATA ... GOLDENRAIN TREE
MEDIUM	24" BOX	MAG	50'X45'	FULL SUN	MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA (STANDARD)
MEDIUM	24" BOX	NYS.	45'X30'	FULL SUN	NYSSA SYLVATICA ... SOUR GUM
MEDIUM	15 G.C.	PIS.	30'X30'	FULL SUN	PISTACIA 'RED PUSH' ... RED PUSH PISTACHE
MEDIUM	15 G.C.	PRU.	40'X30'	FULL SUN	PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY
MEDIUM	15 G.C.	RHU.	30'X25'	FULL SUN	RHUS LANCEA ... AFRICAN SUMAC
MEDIUM	15 G.C.	ULM.	35'X25'	FULL SUN	ULMUS PROFINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM
					ACCENT TREE:
LOW	15 G.C.	LAG.	15'X15'	FULL SUN	LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE
LOW	15 G.C.	LAU.	20'X20'	FULL SUN	LAURUS 'SARATOGA' ... SARATOGA LAUREL
					SHRUBS:
MEDIUM	5 G.C.	ABE.	3'X4'	FULL SUN	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA
LOW	5 G.C.	CAL.	3'X4'	FULL SUN	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... LITTLE JOHN DWARF BOTTLE BRUSH
LOW	1 G.C.	CAR.	2'X2'	FULL SUN	CAREX OSHIMENSIS ... JAPANESE SEDGE
LOW	5 G.C.	CIS.	2'X6'	FULL SUN	CISTUS SALVIFOLIUS 'PROSTRATUS' ... SAGELEAF ROCKROSE
LOW	5 G.C.	COP.	3'X3'	FULL SUN	COPROSMA REPENS 'MARBLE QUEEN' ... MARBLE QUEEN COPROSMA
LOW	5 G.C.	COT.	1'X6'	FULL SUN	COTONEASTER DAMMERI ... BEARBERRY COTONEASTER
LOW	5 G.C.	GRE.	4'X5'	FULL SUN	GREVILLEA 'NOELLII' ... GREVILLEA
LOW	5 G.C.	HEM.	3'X3'	FULL SUN	HEMEROCALLIS SP. ... PURPLE DAYLILY (EVERGREEN)
LOW	5 G.C.	HES.	3'X3'	FULL SUN	HESPERALOE PARVIFLORA 'BRAKE LIGHTS' ... RED YUCCA
LOW	5 G.C.	JUN.C.	6'X3'	FULL SUN	JUNIPERUS COMMUNIS 'GOLD CONE' ... GOLD CONE JUNIPER
LOW	5 G.C.	JUN.S.	12'X2'	FULL SUN	JUNIPERUS SCOPULORUM 'BLUE ARROW' ... BLUE ARROW JUNIPER
LOW	5 G.C.	LAN.	2'X4'	FULL SUN	LANTANA 'GOLD MOUND' ... GOLD MOUND LANTANA
LOW	5 G.C.	LAV.	2'X3'	FULL SUN	LAVANDULA X INTERMEDIA 'PROVENCE' ... PROVENCE FRENCH LAVENDER
LOW	5 G.C.	LOM.	3'X3'	FULL SUN	LOMANDRA 'PLATINUM BEAUTY' ... PLATINUM BEAUTY LOMANDRA
LOW	5 G.C.	MAH.	3'X4'	FULL SUN	MAHONIA 'SOFT CARESS' ... SOFT CARESS OREGON GRAPE
LOW	5 G.C.	MUH.	4'X4'	FULL SUN	MUHLENBERGIA CAPILLARIS ... PINK MUHLY
LOW	5 G.C.	MYR.	3'X3'	FULL SUN	MYRTUS COMMUNIS 'COMPACTA' ... DWARF MYRTLE
LOW	5 G.C.	PHO.R.	6'X6'	FULL SUN	PHORMIUM TENAX 'RUBRUM' ... RUBRUM NEW ZEALAND FLAX
LOW	5 G.C.	PHO.V.	6'X6'	FULL SUN	PHORMIUM TENAX 'VARIEGATUM' ... NEW ZEALAND FLAX
LOW	5 G.C.	RHA.	4'X4'	FULL SUN	RHAPHIOLEPIS UMBELLATA 'MINOR' ... DWARF YEDDO HAWTHORN
LOW	3 G.C.	ROS.P.	2'X5'	FULL SUN	ROSMARINUS PROTRATUS ... CREEPING ROSEMARY
LOW	3 G.C.	ROS.R.	3'X3'	FULL SUN	ROSA CARPET ROSE ... YELLOW CARPET ROSE
LOW	1 G.C.	TEU.	2'X2'	FULL SUN	TEUCRIUM CHAMAEDRYS ... GERMANDER
LOW	5 G.C.	WES.	2'X4'	FULL SUN	WESTRINGIA FRUTICOSA 'MUNDI' ... MUNDI WESTRINGIA

FOR NORTH OR EAST FACING HOMES:

SWAP GRE. FOR AUC.
SWAP COP. FOR LIR.

WATER USE	SIZE	KEY	SIZE	SUN EXPOSURE	BOTANICAL NAME ... COMMON NAME
			HXW		SHRUBS:
MEDIUM	5 G.C.	AUC.	4'X4'	SHADE	AUCUBA JAPONICA 'MR. GOLDSTRIKE' ... MR. GOLDSTRIKE AUCUBA
MEDIUM	5 G.C.	LIR.	3'X3'	SHADE	LIRIOPE GIGANTEA ... GIANT LILY TURF

LANDSCAPE PLANTING NOTES

1. ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH WEED FABRIC AND A 3" LAYER OF DECORATIVE WALK–ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
2. FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
   8 FEET CLEARANCE FROM SEWER OR WATER LINES.
   5 FEET CLEARANCE FROM STORM DRAIN AND JOINT TRENCH
   15 FEET FROM STREET LIGHTS AND FIRE HYDRANTS
   25 FEET FROM STOP SIGNS/STOP LIGHTS.
   10 FEET FROM DRIVEWAYS
3. SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
4. TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 10' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
5. CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
   A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
   B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS–BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
   C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
   D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
   E. IRRIGATION AUDIT REPORT.
   F. SOILS ANALYSIS REPORT.
6. THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
7. IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE–UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
8. LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.
9. EACH LOT TO BE DESIGNED AS A SEPARATE IRRIGATION SYSTEM. IRRIGATION MAINTENANCE TO BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
10. APPLICATION OF PRE–EMERGENT TO BE USED IN ALL NON–SEEDED LANDSCAPE PLANTERS. INSTALL A WEED CONTROL LAYER IN ALL BARK MULCH AND ROCK AREAS.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT — DATE 10/17/22

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
(SIGNATURE)
10/17/22
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

INITIAL BOX

NO.	DWG BY	DATE	REVIEWED

THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

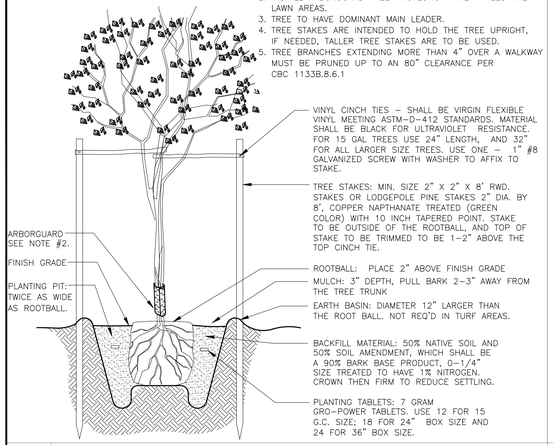
K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

PLAN 6593
TYPICAL LANDSCAPE PLANTING PLAN

SHEET NO.
L4.1
SHEET 4 OF 7

NOTES:
1. VITAMIN B-1; SUPERTHRIVE, LIQUINOX START OR EQUAL. APPLY AS PER MANUFACTURER'S INSTRUCTIONS WITH THE SECOND WATERING OF THE BASIN.
2. INSTALL ARBORGUARD TREE PROTECTION WHEN TREES ARE IN LAWN AREAS.
3. TREE TO HAVE DOMINANT MAIN LEADER.
4. TREE STAKES ARE INTENDED TO HOLD THE TREE UPRIGHT, IF NEEDED, TALLER TREE STAKES ARE TO BE USED.
5. TREE BRANCHES EXTENDING MORE THAN 4" OVER A WALKWAY MUST BE PRUNED UP TO AN 80" CLEARANCE PER CBC 1133B.8.6.1



1 TREE PLANTING AND STAKING DETAIL

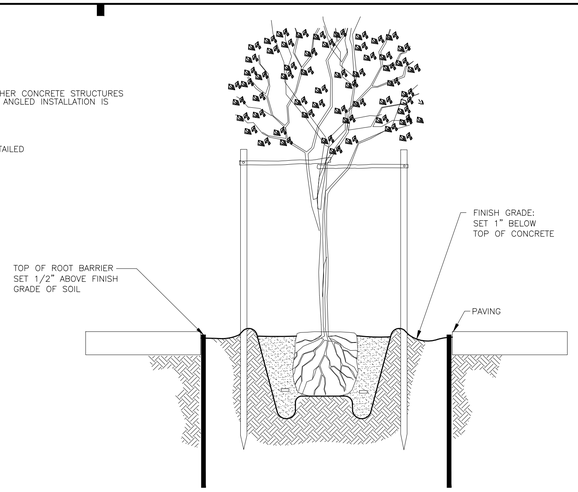
NOTE:
1. SEE TREE PLANTING DETAIL FOR ADDITIONAL INFORMATION.

TREE ROOT BARRIER PROTECTION

1. CONTRACTOR TO REMOVE ALL CONCRETE SPOILS FROM FLATWORK, CURBS OR OTHER CONCRETE STRUCTURES TO ENSURE THE ROOT BARRIER IS ADJACENT TO THE CONCRETE AND VERTICAL. ANGLED INSTALLATION IS NOT ACCEPTABLE.
2. TREE SHALL BE LOCATED IN CENTER OR MIDPOINT OF PLANTER.
3. TREE ROOT BARRIER IS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS.
4. TREE ROOT BARRIER SHALL BE INSTALLED ADJACENT TO EDGE OF PAVING AS DETAILED
5. PLACE ROOT BARRIER SO THAT VERTICAL RIBS FACE TOWARD THE TREE.

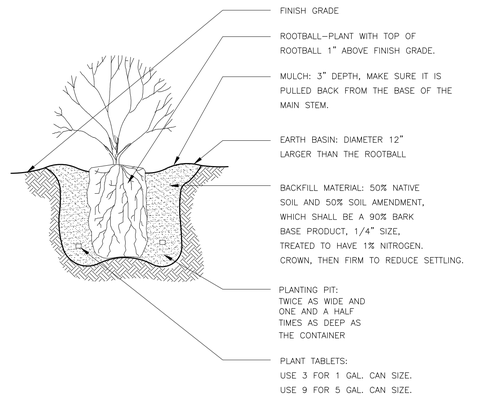
ROOT BARRIER
BY: DEEP ROOT PARTNERS OR NDS INC. OR APPROVED EQ.

15 GAL SIZE TREE OR LARGER:
24" MODULAR ROOT BARRIER PANEL



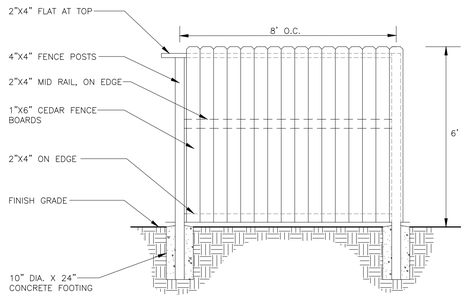
2 ROOT BARRIER CONTROL DETAIL

NOTE: VITAMIN B-1 SUPERTHRIVE LIQUINOX OR EQUAL. APPLY AS PER MANUFACTURE'S INSTRUCTIONS WITH SECOND WATERING OF THE BASIN.

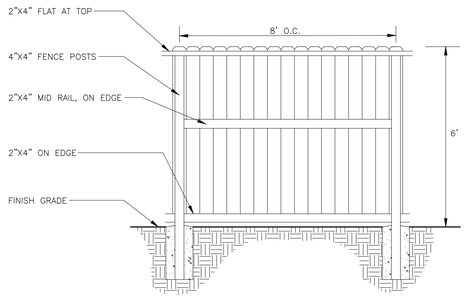


3 SHRUB PLANTING DETAIL

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL SOLID DOG EAR BOARDS
2. 4"X4" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.
3. ON FRONT FENCE 2X4 IS INSIDE, ON COMMON LOTS, ALTERNATE SIDES FOR 2X4 (GOOD NEIGHBOR STYLE)
4. MAXIMUM 2" SPACE BETWEEN FENCE AND FINISH GRADE
5. GATE TO BE 42" WIDTH



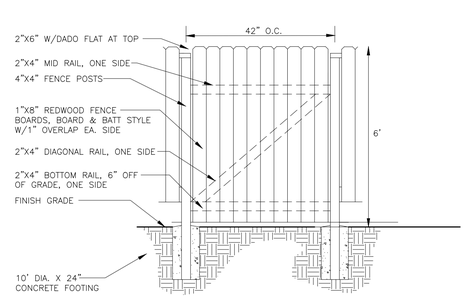
FRONT VIEW



BACK VIEW

4 WOOD FENCE

NOTES:
1. VERTICAL BOARD WOOD FENCE 6' TALL WITH CAP AND FACIA BOARD.
2. 4"X6" PRESSURE TREATED DOUGLAS FIR WOOD POSTS AT A MAXIMUM OF 8' ON CENTER.



5 WOOD FENCE GATE DETAIL

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
CIVIL
10/17/22
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

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NO.	DWG BY	DATE	REVIEWED

THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

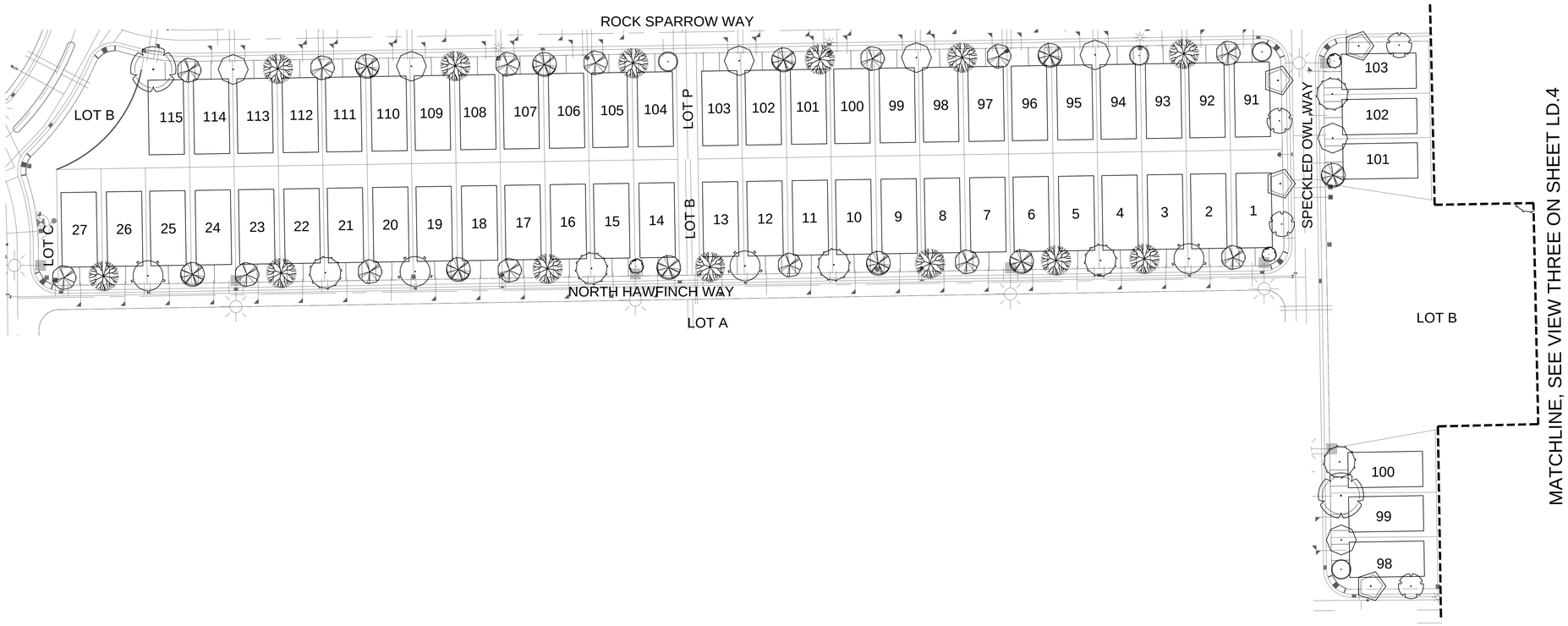
DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

LANDSCAPE PLANTING AND CONSTRUCTION DETAILS

SHEET NO.

LD.1

SHEET 5 OF 7



VIEW ONE- VILLAGE 21-1

KEY

LANDSCAPE LEGEND

ACACIA STENOPGHYLLA ... SHOESTRING ACACIA

ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY

KOELREUTERIA PANICULATA ... GOLDENRAIN TREE

LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE

LAURUS 'SARATOGA' ... SARATOGA LAUREL

MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA

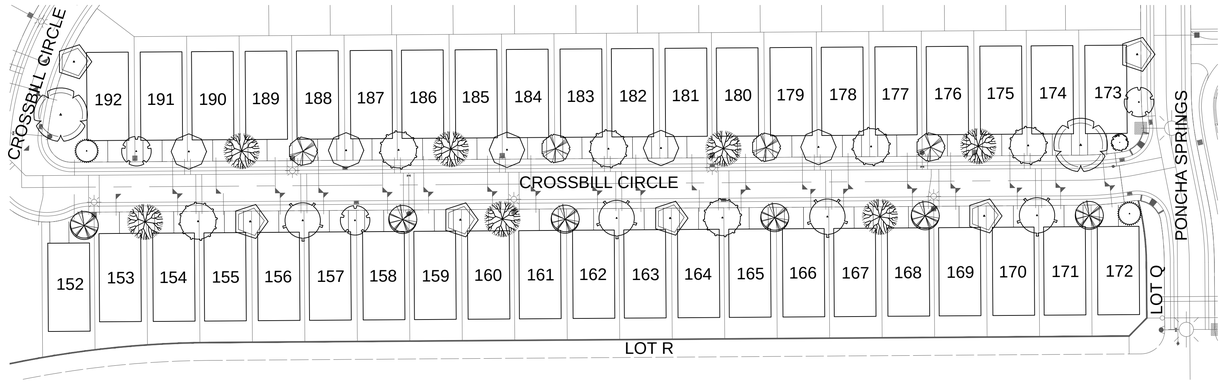
NYSSA SYLVATICA ... SOUR GUM

PISTACIA 'RED PUSH' ... RED PUSH PISTACHE

PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY

RHUS LANCEA ... AFRICAN SUMAC

ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM



VIEW TWO - VILLAGE 18

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

60' 30' 0 60' 120'
SCALE: 1"= 60'-0"

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT PETER D. LARIMER 5284 STATE OF CALIFORNIA
SIGNED 10/17/22
EXP. 6/30/24 RENEWAL DATE

Peter D. Larimer C-5284

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THE RANCH - SPRING, TYPICAL PRODUCTION HOMES
RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE	10/17/22
JOB NO.	22-29.P

SHEET TITLE

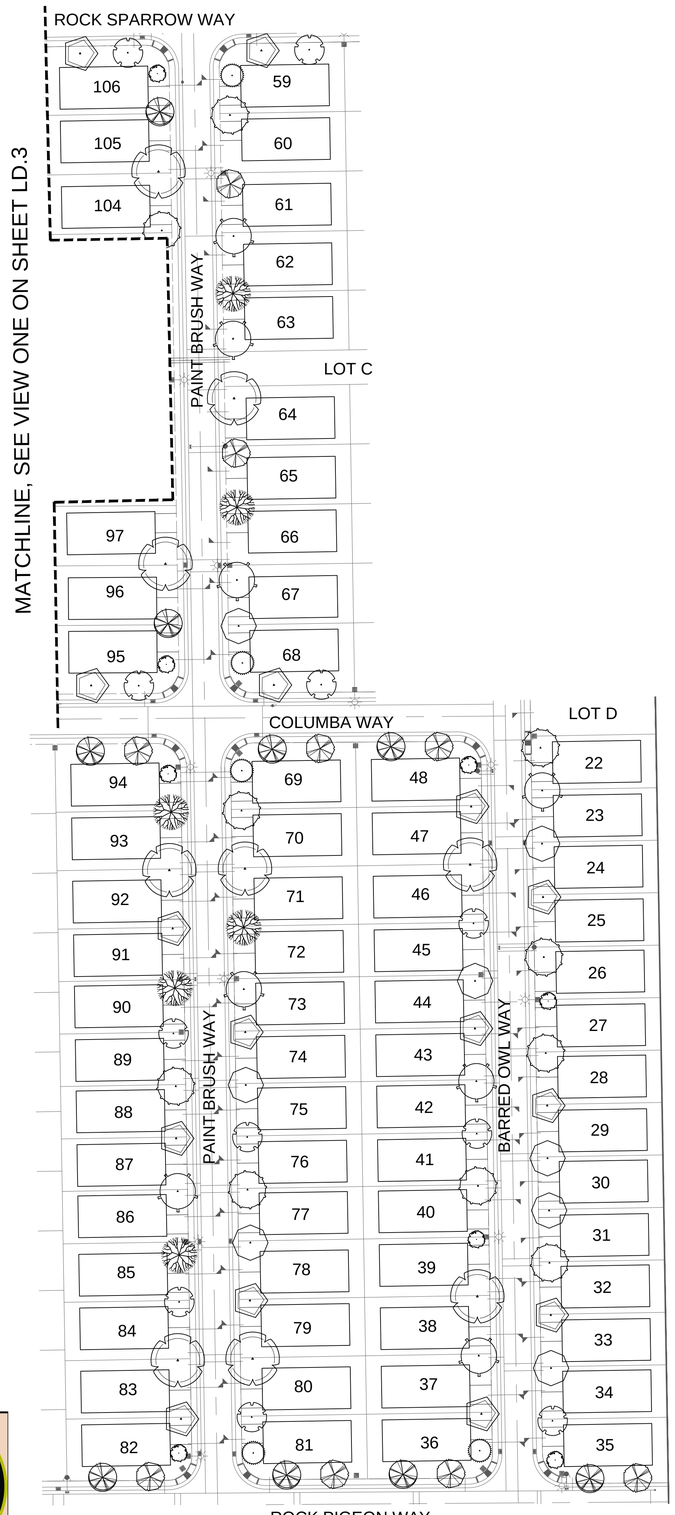
VILLAGES 21-1 & 18 COMMUNITY TREE PLANTING PLAN

SHEET NO.

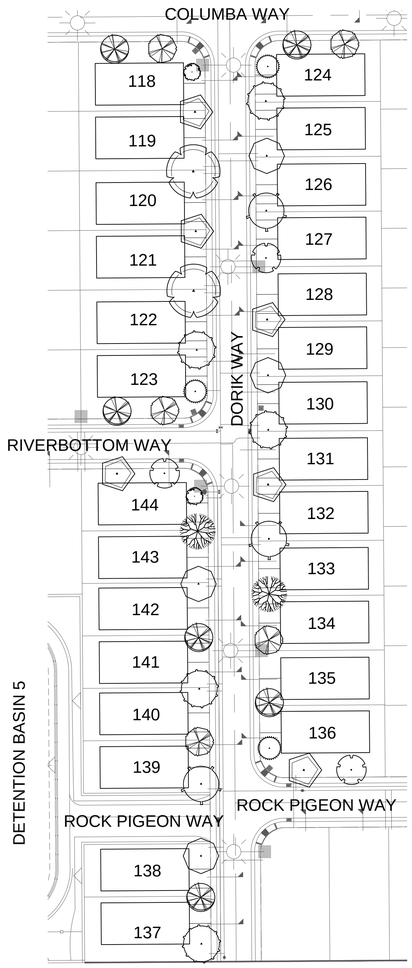
LD.3

SHEET 6 OF 7

VIEW THREE - VILLAGE 16



VIEW FOUR - VILLAGE 19



KEY

LANDSCAPE LEGEND

ACACIA STENOPGHYLLA ... SHOESTRING ACACIA

ELAEOCARPUS DECIPIENS ... JAPANESE BLUEBERRY

KOELREUTERIA PANICULATA ... GOLDENRAIN TREE

LAGERSTROEMIA INDICA 'MUSKOGEE' ... MUSKOGEE CRAPE MYRTLE

LAURUS 'SARATOGA' ... SARATOGA LAUREL

MAGNOLIA GRANDIFLORA ... SOUTHERN MAGNOLIA

NYSSA SYLVATICA ... SOUR GUM

PISTACIA 'RED PUSH' ... RED PUSH PISTACHE

PRUNUS X 'YEDOENSIS' ... YOSHINO FLOWERING CHERRY

RHUS LANCEA ... AFRICAN SUMAC

ULMUS PROPINQUA 'EMERALD SUNSHINE' ... EMERALD SUNSHINE ELM

NOTE:
1. 25% MINIMUM OF ALL TREES SHALL BE 24" BOX SIZE OR LARGER. 30% MINIMUM OF ALL TREES SHALL BE EVERGREEN.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

10/17/22
DATE

60' 30' 0 60' 120'
SCALE: 1"= 60'-0"

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

MTW group
LANDSCAPE ARCHITECTURE AND PLANNING
2707 K Street, Suite 205
Sacramento, CA 95816
916 369-3990

LICENSED LANDSCAPE ARCHITECT
PETER D. LARIMER
5284
SIGNED
10/17/22
DATE
6/30/24
RENEWAL DATE
STATE OF CALIFORNIA

Peter D. Larimer C-5284

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RANCHO CORDOVA, CA

K. HOVNANIAN HOMES
3721 DOUGLAS BLVD. #150
ROSEVILLE, CA 95661
(916) 945-5347

DATE 10/17/22
JOB NO. 22-29.P
SHEET TITLE

VILLAGES 16 & 19
COMMUNITY TREE
PLANTING PLAN

SHEET NO.
LD.4
SHEET 7 OF 7

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit for The Ranch Four Seasons. The project shall be constructed consistent with the Design Booklet (Exhibit A) for (3) subdivision areas known as Spring, Summer, and Autumn with a total of (11) single-story elevations and (1) two story elevation along with preliminary landscape plans. Project PLND-0722-0045.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
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	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Major Design Review is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	The applicant shall comply with the Ranch Special Planning Area EIR Mitigation Monitoring Reporting Plan (MMRP).	Environmental	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
11.	Master Plans must be submitted to the Building and Safety Department and shall include final landscape plans and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permit	Planning
12.	Final landscape plan shall include the addition of weed barrier installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
13.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • Two of the same floor plans may be placed next to each other, only if, they have different elevations. • For the Autumn subdivision product, Plan 4 (Franklin), may only be built on lots that are 108' in depth or greater to accommodate the required 15' rear setback.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
14.	A revised Tentative Subdivision Map shall be submitted via Substantial Conformance to increase the size of proposed lots to be consistent with "The Ranch: Age Qualified Product Site Plan" that was provided with this application dated February 16, 2022.	Tentative Subdivision Map Revisions	Prior to Issuance of Building Permits	Planning
15.	A Final Typical Landscape Plan shall be included with Master Plan Submittals for review and approval from the Planning Department	Landscape Plans	Prior to Issuance of Building Permits	Planning
16.	Garage man doors shall be included as standard for each floor plan and shall be shown on Master Plans submitted to the Building and Safety Department.	Garage Door	Prior to Issuance of Building Permits	Planning
17.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to	Sewer	Prior to issuance of Building Permits	Sacramento Sewer District

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.			
18.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	Sacramento County Water Agency
19.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping Ordinance	Prior to Issuance of Building Permits	Sacramento County Water Agency
20.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
21.	The applicant shall comply with SMUD conditions as follows; a. The applicant will need to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.			
22.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to 1st final Building Permit	Planning/ Community Development
23.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Public Water Service	Prior to Issuance of Building Permits	Sacramento County Water Agency
24.	The Ranch Four Seasons project is required to connect to the existing Sacramento County Water Agency system at a minimum of two locations. Please coordinate with the Agency and adjacent projects to accomplish this.	Water Connections	Prior to Issuance of Building Permits	Sacramento County Water Agency
Prior to Final Inspection				
25.	A concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
26.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
27.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
28.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire
Advisory				
29.	Any gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittals is required prior to installation.	Access Gates	Advisory	Fire
30.	The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.	Approved Sewer Study	Advisory	Sacramento Area Sewer District
31.	SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Sewer Design Standards	Advisory	Sacramento Area Sewer District
32.	SASD Prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.	Access Gates	Advisory	Sacramento Area Sewer District

MEMORANDUM

ITEM 17.1.

DATE:	December 19, 2022
TO:	Honorable Mayor and Council Members
FROM:	Albert Stricker, Public Works Director Dalia Fadl, Principal Engineer Edgar Medina, Principal Engineer Steve Harriman, Public Works Division Manager
SUBJECT:	**PUBLIC WORKS IN ACTION - CLEAN, GREEN, AND SAFE**

RECOMMENDATION

Receive update from the Public Works Department.

RESULT OF RECOMMENDED ACTION

Provide updates to City Council.

BACKGROUND

The Public Works Department serves the City by maintaining existing public facilities and managing construction of new projects and connections. We strive to bring people together, encourage economic development, and promote the positive image of Rancho Cordova through infrastructure that is clean, green, and safe.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact.

ATTACHMENT(S)

1. Public Works In Action Presentation

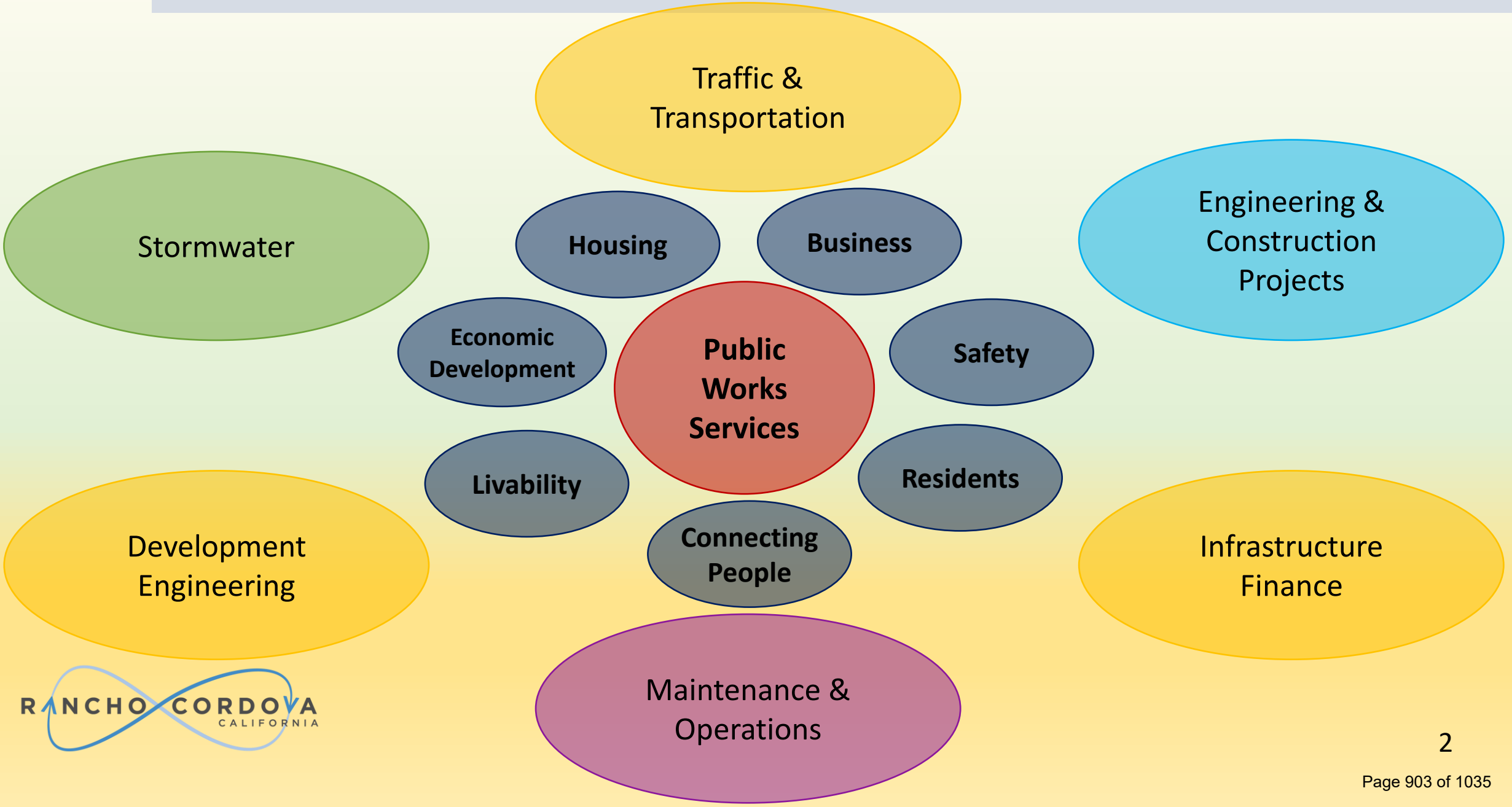
City of Rancho Cordova Public Works in Action Clean, Green & Safe

December 12, 2022

RANCHO CORDOVA CALIFORNIA

CityOfRanchoCordova.org

Public Works Serving The Community



RANCHO CORDOVA CALIFORNIA

Stormwater Program

Maintenance & Operations of stormwater facilities

Development Review

Stormwater CIP projects

Regulatory Compliance

Flood Control

Enterprise Fund

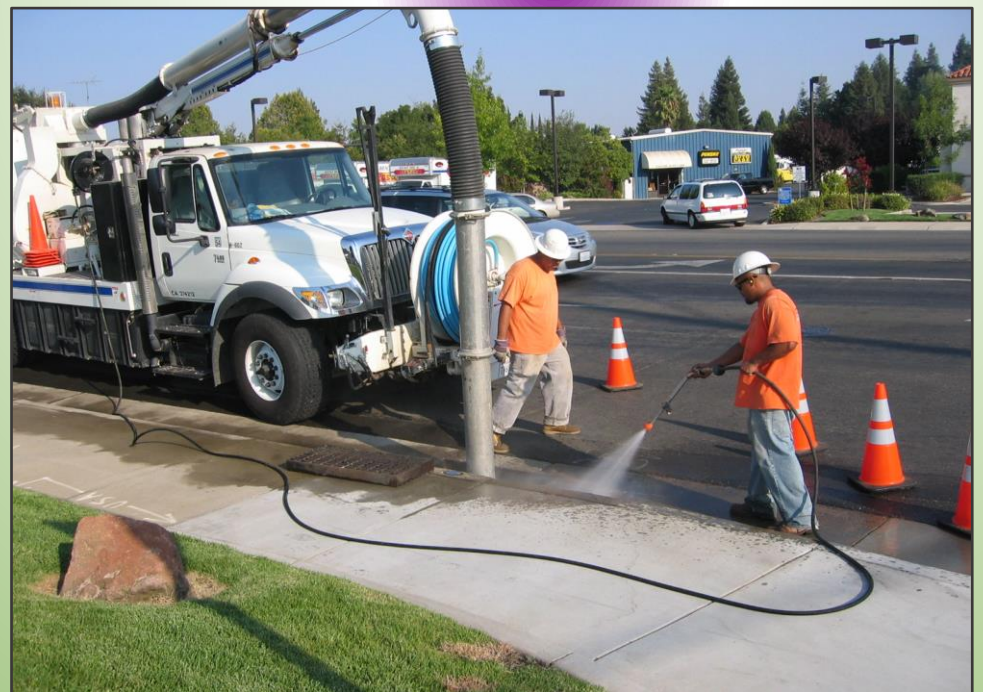
Stormwater Program: Current Accomplishments

- City applied & received a $2.5M FEMA- CALOES grants to purchase backup generators for four of the City's pump stations, and design and construct the Monier Circle Flood Control Basin
- Updated the City's Local Hazard Mitigation Plan
- Completed construction on one of the City's major outfalls to the American River (Outfall 4).
- Completed Phase II of the Stormwater Fencing project at Bear Hollow Basin to improve aesthetics of the basin and provide security upgrades to the pump station.
- Routinely maintain 6 pump stations, 6 basins, 254 miles of drainage pipes, and 70 acres of creeks & channels.
- Completed the Stormwater Masterplan.

Stormwater: Current Investments

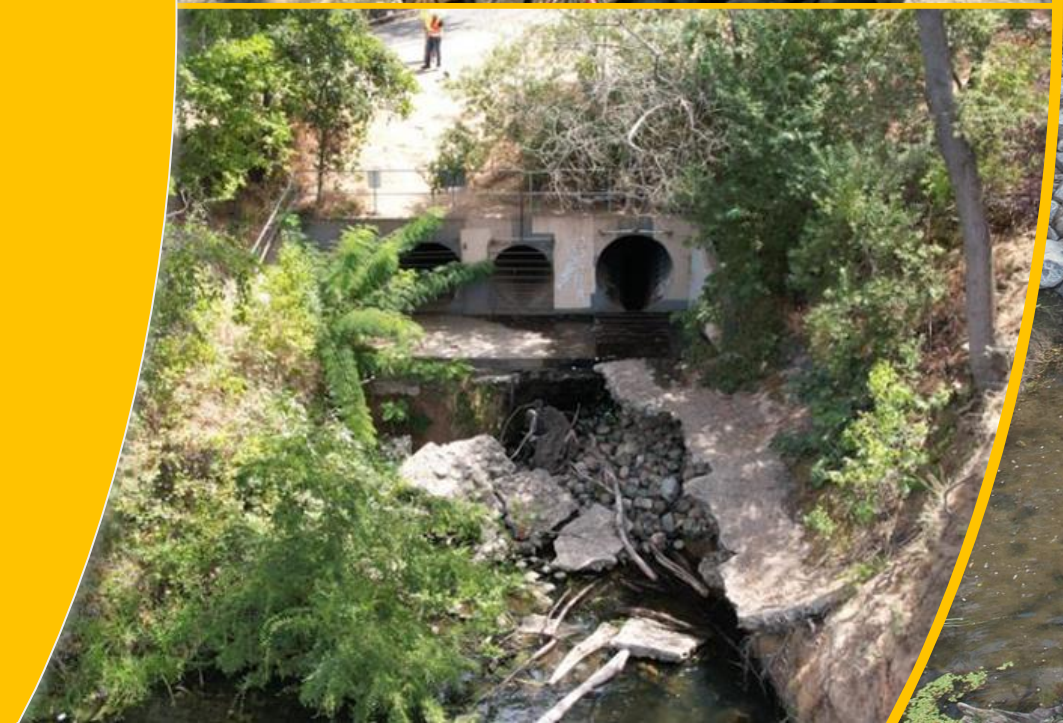
- ~$3M of annual maintenance.
  - 6 pump stations
  - 6 regional detention basins
  - 254 miles of drainage pipes
  - 7740 drainage inlets, 4370 manholes
  - 70 acres of creek channels and tributaries

Goal is to prevent flooding & preserve and improve the water quality of our creeks and the American River



American River Outfall#4 Repair

- Budget: **$1,310,000**
- The project rehabilitated a 45-year-old damaged storm drain outfall near Ambassador Park



Bear Hollow Fencing Project

- Budget: **$500,000**
- The project installed wrought iron fence around basin & pump station.
- Phase II includes enhanced landscaping and educational signs.

Stormwater Future Investments

- Over $1M of pump station improvements.
- $3M for the design and construction of the Monier Circle Flood Control Basin.
- Mills Tower Assessment Study: $650K.
- Assessment of the Stormwater Utility Fee rate.

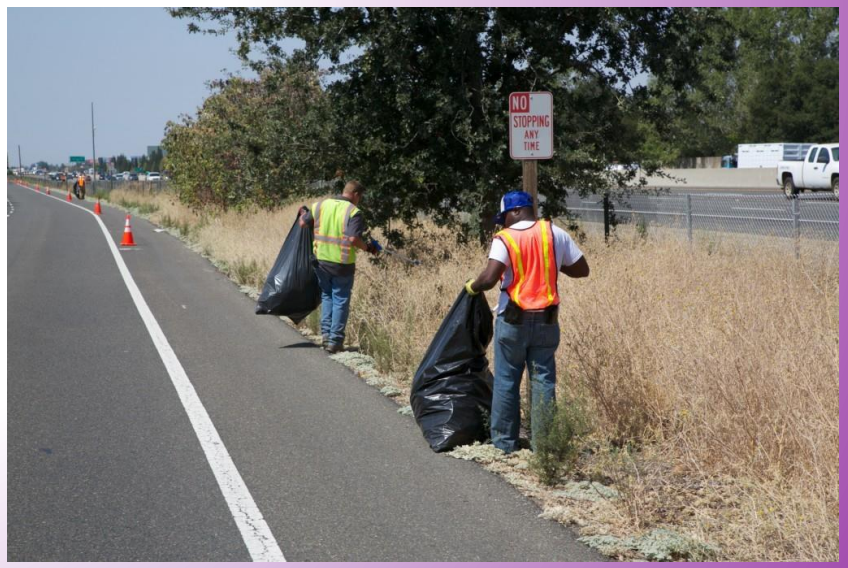
Mills Tower- Oct 2021

Sunrise Blvd- Oct 2021

Public Works: Clean City

Keeping the city clean FY21/22:

- 6,178 bags of litter collected
- 1,568 graffiti tags removed
- 1,205 illegal signs removed
- Illegal dumping and bulky item collection programs
  - *27,400 bulky item appointments made by residents*
  - *5,000 tons of debris collected*
- Street Sweeping Program
  - *14 sweeps annually on residential streets, 80 tons of debris*
- Light Rail Station Cleaning and Landscape Maintenance Contract
  - *Each station cleaned daily, Monday through Friday*
- Annual weed abatement on roadways and stormwater assets



Public Works: Green City

- Residential and commercial recycling and organics programs
  - *68% overall diversion rate (State law requires 50% diversion rate)*
  - *Organics implementation for 22,000 homes and 1,600 businesses*
- Compressed Natural Gas Vehicles for Residential Waste Collection Fleet
- City Council adoption of the Urban Forest Master Plan
  - *Provides a 20-year plan for Urban Forest Program*
- 3,400 trees planted throughout the City since 2016
- 278 front-yard stumps removed and replaced with new trees since 2018
- 600 to 700 City trees pruned and maintained annually
- Landscape maintenance contracts for medians and neighborhood greens

Public Works: Safe City

<u>Keeping the city safe FY 21/22:</u>

- 5,878 streetlights
  - *1,011 work orders*
  - *Bulb out, replace covers, USA markings, replace numbering*
- 130 signals
  - *543 work orders for malfunctioning signals and routine maintenance*
- 11,750 traffic signs
  - *548 work orders*
  - *Sign down, blocked, faded, leaning, missing, etc.*
- 2,465 potholes filled in the public right of way
- Sidewalk repairs for pedestrian safety
  - *110 repair locations*

Capital Improvements: Current Accomplishments

$48.3 M Total Investment throughout the City

- Construction of Cordova Lane/Cordova Lane Neighborhood Rehabilitation Project – $13.7 M
- Construction of Mills Ranch/ Rossmoor Neighborhood Rehabilitation Project - $10.3 M
- Construction of White Rock Road Phase 2 Project - $20 M
- Construction of Cordova Schools Zones Project - $1.7 M
- Construction of ADA Sidewalk Improvements - $1.2 M
- Construction of Pedestrian Safety Improvements - $600 K
- Construction of Zinfandel Drive Surface Treatment Project - $800 K

Neighborhood Street Rehabilitation Projects

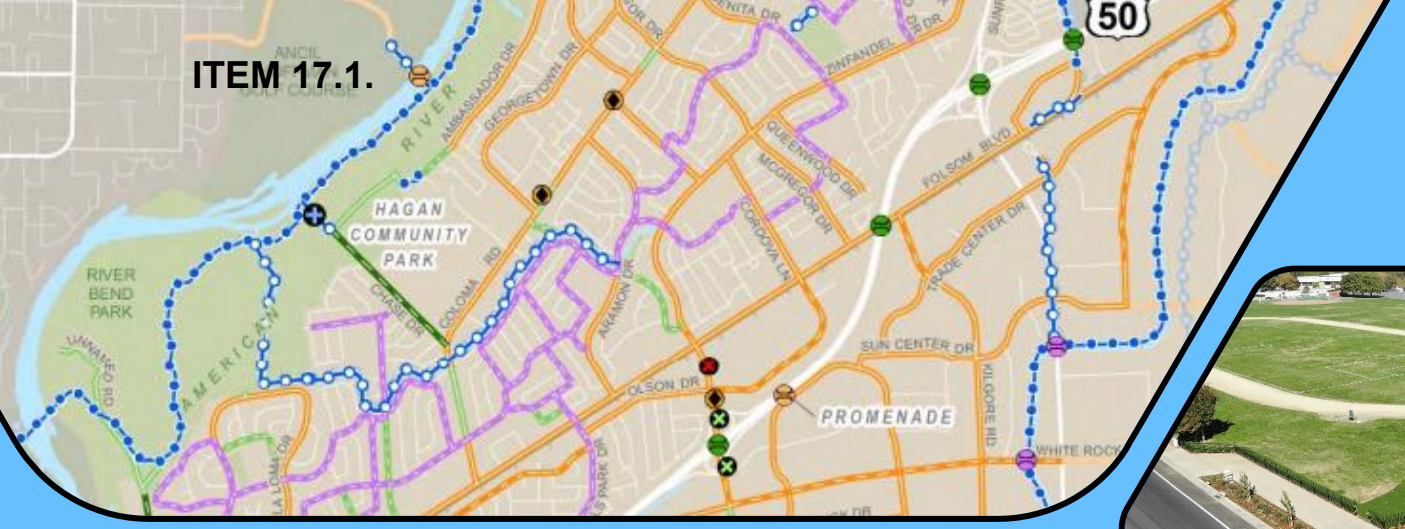
- Cordova Vineyards/Cordova Lane Neighborhood
- Mills Ranch/Rossmoor Neighborhood
- Budget: **$24,000,000**
- The Project Improved:
  - 23 Miles of Pavement
  - 9,728 ft of Curb & Gutter
  - 142 ADA Curb Ramps
  - 152 Storm Drain Inlets
  - 4,545 ft of Storm Drain Lines

Capital Improvements: Future Investments

ATTACHMENT 1

$288.1 MILLION

- Design & Construct White Rock Road Phase 1 & 3 Project - $27.3 M
- Design & Construct Countryside Neighborhood Street Rehabilitation & ADA Sidewalk Improvement Projects - $15.2 M
- Design & Construct Mather Field Road Rehabilitation Project - $5.9 M
- Design & Construct Sunrise Blvd Improvements Projects:
  Kiefer Blvd-Jackson Hwy -$36.5 M, White Rock Rd-Douglas Road -$15.6 M
- Design & Construct Zinfandel Drive Bicycle and Pedestrian Overcrossing Project - $27.3 M
- Design & Construct Chase Drive American River Parkway Connection - $3.3 M
- Design & Construct of the US 50/RC Parkway Interchange Project - $157 M



Chase Drive – American River Parkway Connection

- Budget: **$3,300,000**
- Expands the City's Bike and Pedestrian Network
- The project will construct:
  - Class 1 multiuse path
  - Pedestrian Lighting
  - Fencing along Mills Middle School
  - ADA Ramps
  - High Visibility Crosswalks

Thank you

MEMORANDUM

ITEM 17.2.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, City Manager
Albert Stricker, Public Works Director
Edgar Medina, Principal Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY AT 2300 MINE SHAFT LANE, RANCHO CORDOVA, AND AUTHORIZING THE EXECUTION OF A REAL ESTATE PURCHASE AND SALE AGREEMENT, CERTIFICATE OF ACCEPTANCE AND RECORDATION OF A GRANT DEED AND PRESENTATION FROM CORDOVA COMMUNITY COUNCIL ON POTENTIAL IMPROVEMENTS TO MINE SHAFT BUILDING**

RECOMMENDATION

Receive the presentation on the Mine Shaft Building and provide direction.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to proceed with the execution of documents necessary to purchase and take possession of certain property located at 2300 Mine Shaft Lane (“Property”), APN 072-0231-014.

BACKGROUND

The US 50/Rancho Cordova Parkway Interchange Project (Project) is a critical transportation link and project for the City of Rancho Cordova and the Sacramento Region that will alleviate regional congestion, improve roadway safety, support economic development, and promote the livability and quality of life in the City.

The City of Rancho Cordova contains one of the region’s largest employment centers, second to Downtown Sacramento, with over 65,000 jobs in the City and projected growth currently under way south of the Project Area. The Project proposes a new interchange on US 50 at Rancho Cordova Parkway (Refer to Project Map) at the midpoint between the Sunrise Boulevard and Hazel Avenue interchanges. The interchange project will be a “south-only” connection and include the design and construction of an approximate 2-mile stretch of Rancho Cordova Parkway that connects to the newly constructed segment of White Rock Road towards the south.

As part of the Project, acquisitions are required to accommodate the proposed bridge

structures and roadway. The acquisition of a portion of 2300 Mine Shaft Lane from Cordova Community Council (CCC) is necessary to the Project in order to construct a portion of the.bridge structure.

The City contracted with Bender Rosenthal Inc to prepare an appraisal fair market value of fee title and permanent access easement acquisitions for acquisition of the Property. Fair market value for the portion of the Property to be acquired by the City is $4,890,000.00. In addition to paying fair market value, the City will also pay certain relocation payment to CCC in the amount of $30,000, for total compensation to CCC of $4,920,000.

The building located on the portion of the Property to be acquired by the City that CCC uses for certain events. CCC intends to move the building to the portion of the Property to be retained by CCC. Upon closing on the acquisition of the City's portion of the Property, CCC will lease the City's portion of the Property back until June 1, 2024 in order to give CCC time to construct a new foundation and move the building. Construction of the Project is estimated to commence in early 2025.

Environmental Review

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter 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." Pursuant to CEQA Guidelines Section 15061(b)(3), an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. In 2015, a Finding of No Significant Impact for Final Environmental Impact Report/Environmental Assessment was approved for the US50/Rancho Cordova Parkway Interchange Project (SCH#2005092044), which included the acquisition of the Property.

FISCAL IMPACT AND FUNDING SOURCE

Project Acquisition:

Funding for the acquisition of the Mineshaft property is included in the City's adopted Fiscal Year 2021/22 – 2025/26 Capital Improvement Plan and in the Fiscal Year 2022/23 budget as part of the Rancho Cordova Parkway Interchange project. Sources of funding for the project include SD Traffic Mitigation Impact Fees, Traffic Mitigation Fees, Supplemental Transportation Fee, Sunridge Anatolia CFC, Sunridge Park CFD, Sunridge North Douglas CFD and Federal Grants, There is no impacts to the City's General Fund.

Project Relocation Support:

Funding for relocation support in the amount of $1,280,000 will come from the Measure H legacy project allocation.

Potential Improvements to Mine Shaft Building as Proposed by Cordova Community Council

Presentation only - no financial impact at this time.

ATTACHMENT(S)

1. Resolution
2. CCC Purchase Sale Agreement
3. Certificate of Acceptance
4. Mine Shaft Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE ACQUISITION OF PROPERTY AT 2300 MINE SHAFT LANE, AND AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT, CERTIFICATE OF ACCEPTANCE, AND RECORDATION OF A GRANT DEED

WHEREAS, Cordova Community Council (“CCC”) owns that certain real property located at 2300 Mineshaft Lane, Rancho Cordova, known as, APN 072-0231-014, (the “Foundation Property”); and

WHEREAS, the City of Rancho Cordova ("City") desires to acquire a portion of the Foundation Property (the “Property”) for the US50/Rancho Cordova Parkway Interchange Project; and

WHEREAS, acquisition of the Property is necessary for construction of bridge structures related to the construction of the US50/Rancho Cordova Parkway Interchange Project; and

WHEREAS, the US50/Rancho Cordova Parkway Interchange Project represents one of the City's top priority project that will support the future growth of the City; and

WHEREAS, the City hired Bender Rosenthal Incorporated (the “Appraiser”) to prepare an appraisal of the Property (defined below), and the Appraiser determined the fair market value of the Property to be Four Million Eight Hundred Ninety Thousand Dollars ($4,890,000) (the “Fair Market Value”); and

WHEREAS, the City has agreed to pay CCC the Fair Market Value for the purchase of the Property; and

WHEREAS, the City has also agreed to pay CCC Thirty Thousand Dollars ($30,000) in relocation costs (the “Relocation Payment”) pursuant to the federal Uniform Relocation and Real Property Acquisition Act; and

WHEREAS, there is a building on the Property that CCC uses for certain events and that CCC intends to relocate to the remainder portion of the Foundation Property; and

WHEREAS, the City has agreed to lease the Property back to CCC in order to give CCC time to relocate the building; and

WHEREAS, City staff and CCC have negotiated a Purchase and Sale Agreement (the “Purchase Agreement”) and a Lease Agreement (the “Lease Agreement”), substantially in the form on file with the City Clerk; and

WHEREAS, pursuant to California Government Code Section 27281, a resolution or Certificate of Acceptance must be attached to any grant deed conveying an interest in real property to a government agency; and

WHEREAS, pursuant to CEQA Guidelines Section 15061(b)(3), an activity is covered

by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment; and

WHEREAS, in 2015, a Finding of No Significant Impact for Final Environmental Impact Report/Environmental Assessment was approved for the US50/Rancho Cordova Parkway Interchange Project (SCH#2005092044), which included the acquisition of the Property.

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

1. Authorizes the City Manager or his designee to execute the Purchase and Sale Agreement for the acquisition of the Property at a purchase price not to exceed $4,890,000, substantially in the form on file with the City Clerk with such changes as may be approved by the City Attorney.

2. Authorizes the payment of $30,000 for Relocation Payment in accordance with the Uniform Relocation and Real Property Acquisition Act.

3. Authorizes the City Manager or his designee to execute the Lease Agreement, substantially in the form on file with the City Clerk, with such changes as may be approved by the City Attorney.

4. Authorizes the City Manager to execute such other documents and to take such other actions as necessary to consummate the transaction contemplated by this resolution, including without limitation, the payment of deposits as required pursuant to the Purchase and Sale Agreement and the execution of closing documents.

5. Consents to the execution of a Certificate of Acceptance and the recordation of a grant deed conveying the Property to the City upon close of escrow for the purchase of the Property.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (this "**Agreement**") is entered into as of December ___, 2022, by and between Cordova Community Council Foundation, a California nonprofit benefit corporation ("**Seller**"), and the City of Rancho Cordova, a California municipal corporation (the "**City**"). The City and the Seller are collectively referred to herein as the "**Parties**."

Recitals

A. Seller owns that certain real property located at 2300 Mineshaft Lane, Rancho Cordova, Sacramento County (the "**County**"), California, APN 072-0231-014, as more particularly described and depicted Exhibit A attached hereto and incorporated herein by this reference (the "**Foundation Property**");

B. The City desires to purchase a portion of the Foundation Property (as further defined below, the "**Property**"), as more particularly described and depicted on Exhibit B attached hereto and incorporated herein by this reference, for the construction of the Rancho Cordova Interchange Project (the "**Project**"); and

C. The City hired Bender Rosenthal Incorporated (the "**Appraiser**") to prepare an appraisal of the Property (defined below), and the Appraiser determined the fair market value of the Property to be Four Million Eight Hundred Ninety Thousand Dollars ($4,890,000) (the "**Fair Market Value**"); and

D. The City has agreed to pay Seller the Fair Market Value for the purchase of the Property; and

E. The City has also agreed to pay Seller Thirty Thousand Dollars ($30,000) in relocation costs (the "**Relocation Payment**") pursuant to the federal Uniform Relocation and Real Property Acquisition Act.

F. Construction of the Project is not expected to begin until January 2025; and

G. There is a building located on the Property (the "**Building**") to be purchased pursuant to this Agreement and a portion of which is on property to be retained by the Seller; and

H. Seller desires to lease the Property from the City following Closing (defined below) on the Property until June 30, 2024; and

I. Upon Closing on the Property, the Parties agree to enter into a lease agreement (the "**Lease Agreement**") substantially in the form attached as Exhibit C to this Agreement and incorporated herein by this reference; and

J. Seller desires to move the Building to the remainder portion of the Foundation Property during the term of the Lease Agreement.

K. The City and Seller shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964 in effecting this Agreement. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 164, 49 C.F.R Section50.3; and

L. No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this Agreement; and

M. The City and Seller have agreed to enter into this Agreement for City to purchase the Property, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Seller hereby agree as follows:

1. Purchase and Sale. Subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to City, and City agrees to purchase from Seller, the following (collectively, the "**Property**"):

(a) The land, including all easements, rights (air, water, etc.) and appurtenances thereto, mineral, oil gas and other hydrocarbon substances on or under the Property;

(b) Any existing improvements on the Property (the "**Improvements**");

(c) The interest of Seller in and to any and all of the following: governmental licenses, permits, approvals, applications, subdivision maps, entitlements, certificates, rights under development agreements, school fee mitigation agreements, utility and other reimbursement rights, building permit and development allocations, and any other development rights or entitlements relating to the Property, and all utility permits (including "will serve" letters) relating to the Property (collectively, the "**Licenses and Permits**"); and

(d) The right to use in connection with its development of the Propertyall surveys, plans, specifications, engineering, geotechnical, soil and other tests, studies and reports, environmental studies, title policies, and all other intangible rights pertaining to the ownership and operation of the Property, relating to the Property and the Improvements (collectively the "**Documents**").

2. Term of Agreement. This Agreement will commence and be effective upon the parties' execution hereof (the "**Effective Date**"). This Agreement will remain in full force and effect until the earlier to occur of the following: (i) City, pursuant to Section 5(a) notifies Seller before the Feasibility Period expires, that City will not purchase the Property; (ii) the deadline for Close of Escrow set forth in Section 8(b), or (iii) termination prior to Close of Escrow in accordance with the terms hereof (the "**Agreement Term**").

3. Relocation Payment. The City will deposit the Relocation Payment into Escrow at least one day before Close of Escrow (defined below). The Relocation Payment will be paid to Seller at Close of Escrow.

4. Purchase Price; Payment of Purchase Price. The purchase price for the Property (the "**Purchase Price**") is Four Million Eight Hundred Ninety Dollars ($4,890,000). City shall pay the Purchase Price for the Property as follows:

(a) Within five (5) business days after the Effective Date, City shall deposit into the Escrow established pursuant to Section 6(a) Five Hundred Thousand Dollars ($500,000) (the "**Deposit**"), plus the full amount of Independent Consideration (as defined in Section 4(b) below). The Escrow Agent shall release to Seller the Independent Consideration in accordance with Section 4(b) below. The Escrow Agent shall release the Deposit to the Seller one day following receipt of the Deposit into Escrow. In the event that this Agreement is terminated for any reason other than a default by City, the Deposit shall be immediately refunded from Seller to City prior to termination of this Agreement.

(b) Along with the Deposit, City shall deposit into Escrow the amount of One Hundred Dollars ($100) (the "**Independent Consideration**") as independent consideration for Seller's performance during the Feasibility Period under this Agreement and which shall be retained by Seller in all instances. The Independent Consideration shall be non- refundable to City as independent consideration for the right and option to conduct due diligence extended to City under this Agreement, including, without limitation, the right and option to terminate the Agreement before the Feasibility Period expires. The Independent Consideration shall be released to Seller immediately following City's deposit of such funds into Escrow. In all instances under this Agreement in which City elects to terminate or is deemed to have terminated the Agreement and any portion of the Deposit is returned to City, Seller shall retain the Independent Consideration when the Deposit or any portion thereof is returned to City. The Independent Consideration shall not be applicable towards the Purchase Price or treated as consideration given by City for any purpose other than stated in this Section4(b).

(c) The full amount of the Deposit shall be applicable to the Purchase Price at Closing. City shall pay the full remaining amount of the Purchase Price in immediately available funds at Close of Escrow.

(d) LIQUIDATED DAMAGES. FROM AND AFTER THE EFFECTIVE DATE, IF THE SALE OF THE PROPERTY UNDER THE TERMS OF THIS AGREEMENT IS NOT CONSUMMATED DUE TO A DEFAULT OF CITY (SUBJECT TO ANY APPLICABLE NOTICE AND CURE RIGHTS UNDER SECTION 13(a)), SELLER MAY INSTRUCT ESCROW AGENT TO CANCEL THE ESCROW AND SELLER WILL THEREUPON BE RELEASED FROM SELLER'S OBLIGATIONS HEREUNDER WITH RESPECT TO THE PROPERTY (EXCEPT FOR THOSE OBLIGATIONS THAT THIS AGREEMENT STATES SURVIVE TERMINATION) AND THE DEPOSITS, INCLUDING ALL DEPOSITS RELEASED TO SELLER AS WELL AS ANY PORTION OF THE DEPOSITS IN ESCROW AT THE TIME OF THE DEFAULT (INCLUDING ANY INTEREST EARNED FROM THE INVESTMENT OF THE DEPOSITS) SHALL BE PAID TO AND RETAINED BY SELLER AS LIQUIDATED DAMAGES. CITY AND SELLER AGREE THAT, BASED UPON THE CIRCUMSTANCES NOW EXISTING, KNOWN AND

UNKNOWN, IT WOULD BE IMPRACTICAL OR EXTREMELY DIFFICULT TO ESTABLISH SELLER'S DAMAGES IN THE EVENT THE SALE IS NOT CONSUMMATED BY REASON OF CITY'S DEFAULT. ACCORDINGLY, CITY AND SELLER AGREE THAT, IN THE EVENT THE SALE OF THE PROPERTY DOES NOT OCCUR DUE TO A DEFAULT OF CITY UNDER THIS AGREEMENT (SUBJECT TO ANY APPLICABLE NOTICE AND CURE RIGHTS UNDER SECTION 13(a)), IT WOULD BE REASONABLE AT SUCH TIME TO AWARD SELLER LIQUIDATED DAMAGES EQUAL TO THE AMOUNT OF THE DEPOSITS MADE BY CITY AS OF THE DATE OF CITY'S DEFAULT, INCLUDING ALL DEPOSITS RELEASED TO SELLER AS WELL AS ANY PORTION OF THE DEPOSITS IN ESCROW AT THE TIME OF THE DEFAULT. SUCH RECOVERY OF THE DEPOSITS BY SELLER IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO SECTIONS 1671, 1676 AND 1677 OF THE CALIFORNIA CIVIL CODE, AND SHALL NOT BE DEEMED TO CONSTITUTE A FORFEITURE OR PENALTY WITHIN THE MEANING OF SECTION 3275 OR SECTION3369 OF THE CALIFORNIA CIVIL CODE OR ANY SIMILAR PROVISION. IN ADDITION, CITY SHALL PAY ALL TITLE AND ESCROW CANCELLATION CHARGES. SELLER'S RETENTION OF THE DEPOSITS IS NOT INTENDED AS A FORFEITURE OR PENALTY UNDER CALIFORNIA LAW, BUT INSTEAD IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO THE CALIFORNIA CIVIL CODE. SELLER HEREBY WAIVES THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 3389. SELLER AGREES THAT THESE LIQUIDATED DAMAGES ARE IN LIEU OF ANY OTHER MONETARY RELIEF OR OTHER REMEDY, INCLUDING WITHOUT LIMITATION SPECIFIC PERFORMANCE, TOWHICH SELLER OTHERWISE MIGHT BE ENTITLED UNDER THIS AGREEMENT, AT LAW OR IN EQUITY, RELATING TO CITY'S BREACH OF THIS AGREEMENT. NOTWITHSTANDING THE FOREGOING, IN NO EVENT SHALL THIS SECTION 4(d) LIMIT THE DAMAGES RECOVERABLE BY EITHER PARTY AGAINST THE OTHER PARTY DUE TO (A) THE OTHER PARTY'S OBLIGATION TO INDEMNIFY SUCH PARTY IN ACCORDANCE WITH THIS AGREEMENT, OR (B) THIRD PARTY CLAIMS. BY THEIR SEPARATELY EXECUTING THIS SECTION 4(d) BELOW, CITY AND SELLER ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTOOD THE ABOVEPROVISION COVERING LIQUIDATED DAMAGES, AND THAT EACH PARTY WAS REPRESENTED BY COUNSEL WHO EXPLAINED THE CONSEQUENCES OF THIS LIQUIDATED DAMAGES PROVISION AT THE TIME THIS AGREEMENT WAS EXECUTED. BOTH PARTIES ACKNOWLEDGE AND AGREE THAT SAID AMOUNT IS PRESENTLY A REASONABLE SUM CONSIDERING ALL OF THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, INCLUDING THE RELATIONSHIP OF THE SUM TO THE RANGE OF HARM TO SELLER THAT REASONABLY COULD BEANTICIPATED, AND THAT PROOF OF ACTUAL DAMAGES WOULD BE COSTLY ANDEXTREMELY DIFFICULT OR IMPRACTICABLE.

Seller's Initials_____ City's Initials _____

5. City's Decision to Purchase or Not Purchase the Property.

(a) City may, in its sole and absolute discretion, without any reason or cause, at any time before the Feasibility Period expires, decide that City will not purchase the Property. If City notifies Seller at any time before the Feasibility Period expires that City will not purchase the Property or if City fails to give Seller a Notice to Proceed (as defined in Section 5(b) below) prior to the expiration of the Feasibility Period, then (i) Seller shall promptly return to City the full amount of the Deposit and any interest accrued thereon, (ii) this Agreement shall immediately terminate, and (iii) the parties hereto will have nofurther obligations to each other (except for those obligations that this Agreement states shall survive termination).

(b) If City, before the Feasibility Period expires, elects to proceed with the transaction hereunder, then City shall issue to Seller a written notice specifying that City elects to proceed with the transaction contemplated by this Agreement (the "**Notice to Proceed**"). The Notice to Proceed will specifically state (i) that it is "a Notice to Proceed pursuant to Section 5(b) of the Real Estate Purchase and Sale Agreement dated December ___, 2022 between City and Seller." City's failure to deliver the Notice to Proceed in accordance with the preceding provisions of this subsection on or before the date the Feasibility Period expires is not a default by City under this Agreement, but such failure will be deemed City's determination not to proceed with the purchase of the Property and will terminate this Agreement (other than the obligations of City and Seller that expressly survive termination pursuant to another provision hereof).

(c) If City gives the Notice to Proceed at any time prior to the expiration of the Feasibility Period, and if (i) City then fails to timely make, or to instruct Escrow Agent to release to Seller, the Deposit as provided herein, or (ii) for any reason other than Seller's default or breach of its obligations under this Agreement, Escrow does not close, then, except inthe event of Seller's default or breach, or any other event that entitles City to a refund of the Deposit as specifically set forth in this Agreement, Seller may retain the amount of the Deposit, including the Deposit that has been released from Escrow to Seller, if any, and any portion of the Deposit in Escrow, as of the date of termination. In such event, the parties hereto will have no further obligations to each other, except for those obligations that this Agreement states survive termination.

6. City's Feasibility/Title Review.

(a) City, without incurring any obligation to purchase the Property, may conduct due diligence regarding the Property for a period beginning on the Effective Date and continuing through 5:00 PM Pacific Time on the date that is sixty (60) days after the Effective Date (the "**Feasibility Period**"). Seller has delivered, or shall within five (5) days after the Effective Date deliver to City or provide City with access to, either through hard copies or through addresses to websites (for publicly available documents), complete copies of all of the following documents and materials to the extent they exist and are in Seller's possession or control concerning the Property, the Improvements, and the improvement, development, remediation, and operation thereof (collectively, the "**Reports**"): surveys, including boundary, topographic and tree surveys; subdivision reports; covenants, conditions and restrictions; correspondence or other materials; existing title policies; maps; soils reports; environmental,

natural resource and biological studies and reports; engineering and architectural studies; tentative subdivision map application and materials, including designs and improvement plans; government zoning letters; specific plans and conditions of approval; "will-serve" letters; development agreements; grading, improvement and landscape plans and similar data; all material relating to earthquake faults and flood zones; any leases and subleases; all service, maintenance, management, brokerage, consulting, advertising and other agreements; all licenses, permits, certificates, entitlements and approvals; property tax bills, utility bills and similar records; any other existing contractual obligations; and all feasibility studies. City shall have the right to contact any governmental and public entities, and any of Seller's consultants (at City's cost), regarding the Property. At all times after the Effective Date and throughout the Agreement Term, City, and its employees, representatives, consultants, and agents, will have the right to enter the Property during reasonable business hours for all purposes in connection with its due diligence; provided, however, that City shall give Seller at least forty eight (48) hours prior notice of any entry onto the Property or any of the Improvements by City or its employees, representatives, consultants, and agents and Seller shall have the right tohave a representative present during City's due diligence activities on the Property. City shall keep the Property free and clear of any mechanic's or other liens arising out of City's entry of the Property for due diligence purposes. City may undertake any testing,surveying, drilling, or other analysis of the Property that City deems necessary during the Feasibility Period and throughout the Agreement Term, including the right to conduct any subsurface testing of the Property; provided that, for any subsurface testing, City shall provide Seller with at least three (3) business days prior written notice, which notice shall include a proposal from the engineer who will perform the invasive testing, outlining the scope of such tests and studies. Upon the completion or abandonment of any inspection or test, City shall restore the Property to its condition prior to such inspection or test. Seller shall have the right to have a representative present during any such testing; provided, however, that Seller's inability or failure to have a representative present shall not require City to re-schedule or postpone the testing. City shall not disclose to any third party any results or reports regarding environmental testing performed by City on the Property, except as required by applicablelaw and except for City's disclosure to its employees, representatives, consultants, agents, and source of capital. Any and all inspections and testing will be at City's sole cost and expense.

If Escrow does not close as provided in this Agreement or this Agreement is terminated prior to Closing for any reason other than Seller's breach that Seller does not timely cure, then City shall promptly return the Reports to Seller.

(b) Within five (5) business days after the Effective Date, City and Seller shall cause First American Title Company (the "**Title Company**") to issue and deliver to City a preliminary American Land Title Association title report ("**Title Report**") and legible copies of all exceptions to title referred to in the Title Report. By no later than twenty (20) days before the expiration of the Feasibility Period, City shall notify Seller in writing of any objection to any exception therein (other than current non-delinquent taxes or assessments) or as disclosed in a current ALTA-ACSM Urban Survey of the Property (the "**Survey**"), which Survey City, at City's sole cost and expense, may cause to be prepared in connection with City's review of title to the Property (collectively, "**Title Defects**"). City's failure to provide notice of the Title Defects to Seller on or before such date shall constitute City's approval of the Title Report. If City timely notifies Seller of its Title Defects, then Seller may notify Cityin writing within fifteen (15) days thereafter that: (i) Seller will remove the Title Defects on or before the Close of

Escrow, or (ii) Seller will not remove any or certain specified Title Defects. Seller's failure to address any Title Defects in any notice, or failure to give a timely notice as to any Title Defects, shall constitute Seller's election not to remove such Title Defects. If Seller elects to cure any of the Title Defects, they shall be removed from record title by Seller at Seller's expense (or otherwise rendered acceptable to City) prior to or at Closing and such TitleDefects will not appear on the title insurance policy issued to City by Title Company. If Seller does not provide City with timely written notice that Seller shall remove all Title Defects, then City may, as its sole and exclusive remedy, decline to deliver a Notice to Proceed and this Agreement shall terminate in accordance with Section 5(a) above. If City waives (or is deemedto have waived) any Title Defect, Seller shall have no obligation to remove or otherwise address such Title Defect, and such Title Defect shall be deemed approved. Except for Title Defects Seller removes or is obligated to remove, the exceptions shown on the preliminary title report, and any encumbrances arising from the acts of City or City's Agents, will be deemed "**Permitted Exceptions**." Notwithstanding any of the above, Seller shall remove at or before Closing all monetary liens and monetary encumbrances on the Property (that were not caused by City or City's Agents and except those expressly assumed by City), other than current, non-delinquent taxes or assessments, and City has no obligation hereunder to object to such items in order to obligate Seller to remove such items. Seller shall not after the Effective Date cause or consent to any new encumbrance or exception to title, including any easement, mortgage, or lien, that will remain in effect after the Closing, to be placed on the Property without City's prior written consent.

(i) After the expiration of the Feasibility Period, but prior to the Close of Escrow, City may notify Seller in writing (the "**Subsequent Title Defects Notice**") of any objection(s) to title exceptions (i) raised by the Title Company after the expiration of the Feasibility Period and prior to the Close of Escrow and (ii) not otherwise known to or caused City prior to the expiration of the Feasibility Period, provided that City must notify Seller of such objection(s) to title within five (5) business days of being made aware of the existence of such exception (each, a "**Title Report Update Review Period**").Should City fail to provide a Subsequent Title Defects Notice to Seller prior to the expiration of the Title Report Update Review Period, City shall be deemed to have approved such matterswhich shall then be considered Permitted Exceptions as defined above. If, however, City timely objects to such new exception, then Seller shall have until 5:00 p.m. Pacific Time on the tenth (10th) business day after Seller's receipt of City's objection in which to notify City, in Seller's sole discretion, either that Seller will remove or will not remove the disapproved exception(s) prior to the Close of Escrow. Seller failure to timely respond to the Subsequent Title Defects Notice means Seller will not remove any exception(s) disapproved by City. If Seller elects not to remove any disapproved exception(s), then City shall have until 5:00 p.m. Pacific Time on the third (3rd) business day thereafter in which to elect (I) to terminate this Agreement by written notice to Seller or (II) to waive in writing City's previous disapproval of (and thereby accept) any items that Seller does not elect to remove, in which case such exceptions shall be Permitted Exceptions. If City fails to timely respond to Seller's election not to remove such items, City shall have waived it objection thereto. If City gives Seller timely written notice of termination, then this Agreement shall thereupon terminate without further action by the parties. If this Agreement is terminated in accordance with this subsection, then, notwithstanding anything to the contrary contained in this Agreement, the Reports shall be returned to Seller, the Termination (defined in Section 14 below) may be recorded, all of the Deposit shall be returned promptly to City and the parties shall have no further obligation to one another hereunder

except to the extent any such obligation expressly survives the termination of this Agreement; provided, however, if the termination is due to Seller's breach, then, in addition to matters set forth in the foregoing sentence, Seller shall reimburse City for all of City's Costs (as defined in Section 8(c) below) incurred by City through the date of termination. Notwithstanding any of the foregoing, Seller must remove any new exception thatviolates Seller's obligations in the last sentence of Section 7(b) above.

(c) City shall defend, indemnify and hold harmless Seller from and against any and all losses, expenses, claims, damages and injuries to person or property to the extent caused by the acts or omissions of City, its employees, consultants, contractors and subcontractors on the Property in connection with such entry on the Property as contemplated herein, including against any mechanic's, workers' or other liens on the Property, by reason of the work or activities conducted on the Property by or for City; provided, however, City shall not be responsible or liable for any act or omission of Seller or any of Seller's agents, representatives, employees, contractors, subcontractors, invitees, or consultants, or for any adverse condition or defect on or affecting the Property not caused by City, its employees, consultants, contractors or subcontractors, but discovered during such inspections.

7. Escrow/Closing.

(a) Immediately upon the Parties' execution of this Agreement, the parties shall open an escrow (the "**Escrow**") with First American Title Company, 211 East Caldwell Ave., Visalia, CA 93277 (Attn.: Ann Kay) telephone (559) 306-3387, Akay@firstam.com ("**Escrow Agent**") for the purpose of facilitating City's purchase of the Property.

(b) The Escrow will close ("**Closing**" or "**Close of Escrow**") on the date (the "**Closing Date**") that is the date that is thirty (30) days after City delivers the Noticeto Proceed.

(c) Notwithstanding any provision herein to the contrary, the Close of Escrow, and City's obligations under this Agreement, shall be subject to the satisfaction of the following conditions at or prior to the time prescribed herein (collectively, "**City's Closing Conditions**"). Except as specifically set forth below, City has the right to waive any of City's Closing Conditions in City's sole discretion.

(i) At Close of Escrow, the Title Company shall issue and deliver to City a policy of title insurance (the "**Title Policy**") for the Property, together with the endorsements requested by City, insuring City's fee simple title to the Property in the amount of the Purchase Price, subject only to the Permitted Exceptions, or the Title Company shall have irrevocably committed in writing to issue such Title Policy. City shall have the right to obtain an ALTA extended coverage owner's Title Policy, provided that (a) City shall bear allcosts associated with the issuance of the Title Policy in excess of the cost of a standard coverage owner's title policy with the endorsements referred to herein, and (b) the Closing shall not be delayed by reason of the issuance of the Title Policy in the extended coverage form rather than in the standard coverage form. At the Closing, Seller shall execute and deliver an owner's affidavit in the Title Company's standard form if and to the extent required by the Title Company as a condition to the issuance of the Title Policy in the extended coverage form;

(ii) Seller shall have performed, observed and complied with all covenants, agreements, and conditions required by this Agreement to be performed, observed, and complied with on its part, in sufficient time to permit the Close of Escrow;

(iii) All representations and warranties of Seller shall be true and correct as of the date hereof and as of the Close of Escrow;

(iv) There shall have occurred no material adverse change affecting the physical condition of the Property since the end of the Feasibility Period (unless such material adverse change arose from any action or omission of City or its employees, consultants, contractors and subcontractors); and

(v) Seller shall have delivered into the Escrow all of the executed documents required under Section 8(e) below. Each of the foregoing conditions is for City's sole benefit. If any conditions precedent to City's obligations set forth above are not satisfied or waived in writing by City at or prior to the times prescribed therein, then, City may delay the Close of Escrow, at no cost to City, for a period of up to thirty (30) days, to allow the parties to cooperate to satisfy the unsatisfied condition, which the parties covenant to cooperate in good faith to accomplish. If such condition(s) remain unsatisfied after such delay, or if City declines to exercise its delay right, the City may either (i) decline to proceed with Close of Escrow and terminate this Agreement, or (ii) if the failed condition is due to a breach or default by Seller, City shall have the rights and remedies set forth below. If City declines to proceed with Close of Escrow, then all rights,obligations and liabilities of Seller and City under this Agreement will terminate (except for any obligations or liabilities under this Agreement which specifically set forth that such obligations or liabilities survive the termination of this Agreement) and Seller shall promptly return all of the Deposit (except the Independent Consideration) to City. If due to Seller's default under or breach of this Agreement that Seller does not timely cure in accordance with Section 13(a) below, the Close of Escrow does not timely occur or this Agreement is terminated prior to the Closing, then City shall have the right to elect to: (A) terminate this Agreement upon written notice to Seller and Escrow Agent, in which event, (I) Escrow Agent shall automatically return all sums deposited by City and then held by Escrow Agent, (II) Seller shall promptly return to City the full amount of the Deposit previously released to Seller (except the Independent Consideration); and (B) City shall have the right to seek to specifically enforce Seller's performance of this Agreement, in which event City may record a notice of pendency of action against the Property.

(d) Notwithstanding any provision herein to the contrary, the Close of Escrow, and Seller's obligations under this Agreement, shall be subject to the satisfaction of the following conditions at or prior to the time prescribed herein. Except as specifically set forth below, Seller has the right to waive any of the following conditions in Seller's sole discretion.

(i) City shall have performed, observed and complied with all covenants, agreements, and conditions required by this Agreement to be performed, observed, and complied with on its part, in sufficient time to permit the Close of Escrow;

(ii) All representations and warranties of City shall be true and correct as of the date hereof and as of the Close of Escrow; and

(iii) City shall have delivered into the Escrow all of the executed documents required under Section 8(f) below.

Each of the foregoing conditions is for Seller's sole benefit. If any conditions precedent to Seller's obligations set forth above are not satisfied or waived in writing by Seller at or prior to the times prescribed therein (subject to City's notice and cure rights under Section 13(a) below), then Seller may decline to proceed with Close of Escrow and terminate this Agreement. If Seller declines to proceed with Close of Escrow, then all rights, obligations and liabilities of Seller and City under this Agreement will terminate (except for any obligations or liabilities under this Agreement which specifically set forth that such obligations or liabilities survive the termination of this Agreement) and, if the failure to satisfy any condition is due to a breach by City that City does not timely cure in accordance with Section 13(a) below, then Seller shall be entitled to the release of and to retain all of the Deposit as liquidated damages in accordance with Section 4(d).

(e) At or before Closing, Seller shall execute and deliver to the Escrow Agent the following:

(i) A grant deed (the "**Deed**") in the form attached hereto as Exhibit D;

(ii) If required by the Title Company, an appropriate mechanic's lien affidavit;

(iii) A certification as to the non-foreign status of Seller in the form reasonably required by Escrow Agent and City, and a Withholding Exemption Certificate on California Franchise Tax Board Form 593W, both duly executed by Seller;

(iv) The executed Lease Agreement;

(v) As applicable, appropriate evidence of Seller's formation, existence and authority to sell and convey the Property; and

(vi) Such other documents that the Title Company may reasonably require in connection with issuance of the owner's policy to City.

(f) At or before Closing, City shall execute and deliver to the Escrow Agent the following:

(i) The balance of the Purchase Price and any additional sums necessary to pay City's share of the closing costs (subject to probations and adjustments, and a credit for the Deposit);

(ii) The amount of the Relocation Payment.

(iii) The executed Lease Agreement;

(iv) City's authorizing Resolution to purchase the Property.

(g) At or before Closing, Seller and City shall each execute counterpart closing statements in a customary form, and such other documents that are reasonably necessary to consummate Closing.

8. Closing Costs/Prorations.

(a) At Closing, personal property taxes, real property taxes and any other assessments against the Property, assessments, and any other items of income and expense with respect to the Property, shall be prorated between the parties as of the Closing by the Escrow Agent on the basis of 30-day months. City does not pay ad valorem taxes.

(b) City shall pay all City and County transfer taxes and recording fees. City shall pay the full premium for an ALTA extended Title Policy,and any endorsements thereto, one-half of the City transfer taxes, and all Escrow fees and charges. City shall pay all other Closing cost and charges, as determined by the Escrow Agent. Seller shall pay any delinquent property taxes and other charges/fees collected with the delinquent property taxes. Each party shall be responsible for its own attorneys' fees and consulting costs.

9. Seller's Representations and Warranties. Seller makes the following representations and warranties, each of which shall be continuing and shall survive the Closing for a period of six (6) months after the Closing (the "**Survival Period**"). Whenever a representation or warranty is being made "to Seller's knowledge," such qualification indicates that the warranty is being made to the current actual knowledge of the Executive Director, without any implied, imputed or constructive knowledge and without any independent investigation having been made or any implied duty to investigate. No claim for a breach of any representation or warranty of Seller shall be actionable or payable if the breach in question results from or is based on a condition, state of facts or other matter of which City has actual knowledge prior to Closing and City closed Escrow despite such knowledge. Nothing in the foregoing sentence shall preclude City from its remedies for termination of this Agreement before the Closing due to a Seller breach or default that Seller does not timely cure. Seller shall have no liability to City for a breach of any representation or warranty unless written notice containing a description of the specific nature of such breach shall have been given by City to Seller prior to the expiration of the Survival Period and any court action or other legal proceeding shall have been commenced by City against Seller within the Survival Period. Except as expressly set forth in this Agreement, Seller has not made any warranty or representation, express or implied, written or oral, concerning the Property or the Property.

(a) Seller has the full right and authority and has obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby. This Agreement has been, and all of the documents to be delivered by Seller at the Closing will be, authorized and properly executed and constitutes, or will constitute, as appropriate, the valid and binding obligation of Seller. Except as disclosed in the Title Report, Seller has not entered into any contracts, agreements or understandings, verbal or written, for the sale, transfer or lease of any portion of the Property and no party has a right or option to purchase the Property.

(b) Except to the extent disclosed in any reports or information provided by Seller to City, or otherwise disclosed to City, Seller has no knowledge of, nor has Seller, to Seller's knowledge, received written notice of any lawsuits, condemnation or eminent domain proceedings, or litigation pending, threatened or which have been filed against Seller that would materially affect the Property or use thereof, or Seller's ability to perform hereunder. Except to the extent disclosed in any reports or information provided to City, and except for this Agreement, and other documents related to this Agreement, Seller has not entered, and throughout the Agreement Term will not enter, into any agreements that will affect City or the Property after the Closing unless City provides consent to Seller to do so, which consent City may withhold, condition or delay in its sole discretion.

(c) Except to the extent disclosed in any reports or information provided by Seller to City or disclosed to City through any physical testing or inspection of the Property,to Seller's knowledge, (i) there are no Hazardous Substances on, in or under the Property in violation of any applicable Environmental Laws relating thereto, (ii) neither Seller nor any prior tenants of Seller have generated, produced, used, reused, sold, stored, transported or disposed of Hazardous Substances on, in or under the Property in violation of any applicable Environmental Laws relating thereto, and (iii) there are not currently and have not been in the past any underground or other above-ground storage tanks situated on the Property. All capitalized terms used in this Section 10(c) are defined in Exhibit E.

(d) Except to the extent disclosed in any reports or information provided by Seller to City or disclosed to City through any physical testing or inspection of the Property,to Seller's knowledge, Seller is not aware of, nor has Seller received, any notice from any governmental authority that any condition at the Property violates any material provision of applicable building codes, zoning or land use laws, other local, state or federal laws and regulations, or restrictive easements or covenants affecting the Property.

(e) Seller is not a "foreign person" within the meaning of Section 1445(f) of the Internal Revenue Code and Seller is not, nor is any person who owns a controlling interest inor otherwise controls Seller, (a) listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control ("**OFAC**"), Department of the Treasury, and/or on any other similar list maintained by the OFAC pursuant to any authorizing statute, Executive Order or regulation (collectively, "**OFAC Laws and Regulations**"); or (b) a person either (i) included within the term "designated national" as defined in the Cuban Assets Control Regulations, 31 C.F.R. Part 515, or (ii) designated under Sections 1(a), 1(b), 1(c) or 1(d)of Executive Order No. 13224, 66 Fed. Reg. 49079 (published September 25, 2001) or similarly designated under any related enabling legislation or any other similar Executive Orders (collectively, the "**Executive Orders**"). Neither Seller nor any of its principals is (x) a person orentity with which City is prohibited from dealing or otherwise engaging in any transaction by any Anti-Terrorism Law, or that commits, threatens or conspires to commit or supports "terrorism" as defined in the Executive Orders, or (y) is affiliated or associated with a person or entity listed in the preceding clause (x). To Seller's knowledge, neither Seller nor any of its principals or affiliates, (I) deals in, or otherwise engages in any transaction relating to, any property or interests in property blocked pursuant to the Executive Orders or (II) engages in or conspires to engage in any transaction that evades or avoids, or has the purpose of evading or avoiding, or attempts to violate, any of the prohibitions set forth in any Anti-Terrorism Law. Asused in this Agreement, "**Anti-Terrorism Law**" means the OFAC Laws and Regulations,

the Executive Orders and the Uniting and Strengthening America by Providing Appropriate ToolsRequired to Intercept and Obstruct Terrorism Act of 2001, Pub. L. No. 107-56, 115 Stat. 272 (2001), as amended.

(g) The entering into this Agreement and the sale of the Property to City does not constitute a violation or breach by Seller of: (i) any contract, agreement, understanding or instrument to which it is a party by which Seller or the Property is subject or bound; or (ii) any judgment, order, writ, injunction or decree issued against or imposed upon them.

(h) There are no real property leases affecting the Property. Except to the extent disclosed in the Preliminary Title Report or any other reports or information provided by Seller to City, to Seller's knowledge there are no parties in possession or occupancy of any of the Property or any parts thereof other than Seller, nor are there any parties who have any leasehold or other possessory rights with respect to any of the Property or any part thereof other than Seller.

(i) Seller has provided to City all materials and Reports set forth in Section 6(a) in Seller's possession or control or Seller has made such materials and Reports available to City through either hard copies or website addresses and to Seller's knowledge all such Reports are complete and do not contain any materially false or misleading information. Seller shall promptly deliver to City any new versions of the Reports and other documents or materials prepared by third parties and provided to Seller (excluding Proprietary Information) that come into Seller's possession following the date of this Agreement that Seller would have provided to City initially as part of the production from Section 6(a).

10. City's Purchase "As-Is". As of the date of the expiration of the Feasibility Period, City will have examined and inspected the Property and will know and be satisfied with the physical condition, quality, quantity, and state of repair of the Property in all respects and shall have determined that the same is acceptable to City "AS-IS." City acknowledges that, except for Seller's representations, warranties and covenants set forth in this Agreement, City is acquiring the Property in "AS-IS" condition solely in reliance on its own inspections and examination and its own evaluation of the Property. City agrees that, other than as set forth in this Agreement or in any document provided to City by Seller, no representations, statements or warranties have at any time been made by Seller or Seller's agents as to the physical condition, quality, quantity, or state of repair of the Property or related to the operation or prospects for the Property. City acknowledges and agrees that during the Feasibility Period: (i) City will review all instruments, records, and documents which City deems appropriate and advisable to review in connection with this transaction, including but not limited to any of the entitlements, architectural drawings, plans, specifications, surveys, building and occupancy permits, and any licenses, contracts, warranties and guarantees relating to the Property, and City, by proceeding with this transaction following the expiration of the Feasibility Period, will be deemed to have determined that the same and information and data contained therein and evidenced thereby are satisfactory to City; (ii) City will review all applicable laws, ordinances, and governmental regulations (including but not limited to those relative to building, zoning, and land use) affecting the development use, occupancy, or enjoyment of the Property; (iii) City will, at its own cost and expense, make its own independent investigation respecting the Property and is relying thereon and on the advice of its consultants in entering into this Agreement and, by proceeding with this transaction following the expiration of the Feasibility

Period, will be deemed to have determined that the same are satisfactory to City; and (iv) except for Seller's representations, warranties and covenants herein, City expressly waives and relinquishes any rights it may have under, and specifically releases Seller from any liability with respect to, any laws or regulations requiringdisclosure of natural hazards affecting the Property except as expressly provided herein.

11. Risk of Loss. Seller shall bear all risk of loss related to the Property prior to Closing. If, at any time prior to Closing, the Property or any substantial and material portion thereof is destroyed or damaged (a "**Damage**"), or if any governmental entity or agency takes, attempts to take, or commences any proceeding or procedure to take the Property, or any substantial and material portion thereof, by eminent domain (a "**Taking**"), Seller shall promptly notify City. Within fifteen (15) days of receipt of Seller's notice, City may either (i) terminate this Agreement by delivery of written notice to Seller, whereupon both parties will be relieved of all further obligations under this Agreement (except for those that this Agreement states shall survive termination), the entire amount of the Deposit (except for the Independent Consideration) shall be returned promptly to City, whether or not previously released to Seller; or (ii) continue this Agreement in full force and effect, in which event there shall be no adjustment to the Purchase Price and no return of the Deposit due to such Damage or Taking, but Seller shall assign to City all of Seller's rights, if any, to any condemnation award and/or insurance proceeds with respect to such Taking or Damage.

12. Brokers/Commissions. City and Seller each represent and warrant tothe other that, there are no other real estate brokers, salesman or finders involved in this transaction. If a claim for brokerage fees or commissions in connectionwith this transaction is made by any broker, salesman or finder claiming to have dealt by, through or on behalf of one of the parties hereto, such party (the "**Indemnitor**") shall indemnify, defend and hold harmless the other party hereto (the "**Indemnitee**"), and Indemnitee's officers, directors, agents and representatives, from and against any and all liabilities, damages, claims, costs, fees, and expenses whatsoever, including reasonable attorneys' fees and court costs through all trial and all appellate levels, with respect to said claim for brokerage.

13. Default/Remedies.

(a) Notwithstanding any other provision of this Agreement, a party shall not be in default or breach of this Agreement or have waived any right hereunder unless (i) as to a failure to timely perform an obligation, such party fails to cure any failure to timely perform such obligation within ten (10) business days after such party receives written notice of same from the other party; provided, however, that with respect to any obligation of either party to timely pay money (including timely making Deposit) or to either party's obligations to timely deposit into Escrow the documents and other items required for the Close of Escrow, the cure period shall be five (5) business days; and (ii) with respect to any party's right to exercise or give notice of exercise of any right hereunder, the cure period shall be three (3) business days.

(b) For any Seller breach of Seller's representations or warranties first occurring or discovered by City after the Close of Escrow, City shall have the right to pursue recovery from Seller of City's damages as a result of such breach but only if City files any such claim prior to the expiration of the Survival Period.

14. Miscellaneous.

(a) Assignment. Neither party may assign this Agreement, unless such party first obtains the written consent of the other party, which consent such other party shall not unreasonably withhold, condition, or delay. Any assignment of this Agreement by Seller with City's consent shall release Seller from the obligations of the Seller hereunder.

(b) Notices. All notices or other communication provided for under this Agreement shall be in writing, shall be effective upon receipt or refusal to accept delivery (provided that if any such notice is delivered on a Saturday, Sunday or state or national holiday, then such notice shall not be deemed received until the next business day), and shall be (i) delivered personally, (ii) sent by registered or certified mail, return receipt requested, postage prepaid, or by private overnight courier service, addressed to the person to receive such notice or communication at the following address, or (iii) sent via email to the email address set forth below, with a copy of such notice concurrently sent by either of the methods set forth in the preceding clauses (i) or (ii). The address of any party for purposes of notices shall be the address set forth below; provided that any party may change its address by giving notice to the other parties hereto in accordance herewith.

Notice to Seller must be addressed as follows:

Cordova Community Council Foundation
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Executive Director

Notice to City must be addressed as follows:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova 95670
Attn: Public Works Director
Phone: _____

(c) Entire Agreement/Binding Effect. This instrument and the attached Exhibits constitute the entire agreement between the parties relating to the Agreement. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Agreement will be of no force and effect unless it is in writing and signed by all parties. This Agreement shall bind and inure to the benefit of the parties to this Agreement and their employees, agents, representatives, heirs, personal representatives, successors, and assigns, except as otherwise provided in this Agreement.

(d) Governing Law/Venue and Jurisdiction/Interpretation. Any litigation arising under this Agreement will be prosecuted in the Superior Court of California, County of Sacramento. The laws of the State of California govern all matters arising out of this Agreement. All of the parties to this Agreement have participated fully in negotiating and drafting this Agreement, so if any ambiguity or a question of intent or interpretation arises, this Agreement is

to be construed as if the parties had drafted it jointly, as opposed to being construed against a party because it was responsible for drafting one or more provisions of this Agreement. In construing this Agreement, the singular forms of nouns and pronouns include the plural, and vice versa and the use of any gender shall include every other gender and all captions and Section headings are to be discarded.

(e) Severability. In the event any interpretation of a provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision will be given its nearest legal meaning or reconstrued as deleted as such authority determines and the remainder of this Agreement will continue in full force and effect.

(f) Exhibits. All of the Exhibits to this Agreement are incorporated in and made a part of this Agreement.

(g) Time of Essence. The parties hereby agree that time is of the essence with respect to performance of each of the parties' obligations under this Agreement. Except as expressly provided otherwise herein, the expiration of any period of time prescribed in this Agreement shall occur at 11:59 p.m. Pacific Time of the last day of the period. The parties agree that in the event that any date on which performance is to occur falls on a Saturday, Sunday or state or national holiday, then the time for such performance will be extended to 11:59 p.m. on the next business day thereafter occurring.

(h) Execution. This Agreement may be executed in any number of counterparts, each of which, when executed, will be deemed to be an original, and all of which will be deemed to be one and the same instrument. Seller and City each (i) has agreed to permit the use from time to time, where appropriate, of emailed pdf signatures in order to expedite the transaction contemplated by this Agreement, (ii) intends to be bound by its respective emailed pdf signature, (iii) is aware that the other will rely on the emailed pdf signature, and (iv) acknowledges such reliance and waives any defenses to the enforcement of this Agreement and the documents affecting the transaction contemplated by this Agreement based on the fact that a signature was sent by emailed pdf only.

(i) Confidentiality. The parties agree that the terms set forth in this Agreement, and all information exchanged with respect to the Property, are to remain confidential and are not to be revealed or disclosed to any person or party whatsoever, except: (i) with the consent of the other parties; (ii) as may be disclosed to a party's attorneys, accountants, and other representatives that are involved in connection with the consummation of this transaction; (iii) each party's investors and/or lenders; (iv) in accordance with the provisions of this Agreement; (v) as may be required by applicable law or court order; (vi) as may be necessary for City to obtain Final Approval of any of the Entitlements or any other necessary or appropriate governmental approvals; (vii) in connection with any litigation between the parties; and (viii) with respect to the information exchanged about the Property, City may disclose same in its sole discretion after the Closing.

(j) Exclusivity. At no time during the Agreement Term shall Seller or any agent or representative of Seller accept any other offer for the purchase and sale of the Property, or any part thereof, nor will they show the Property to any third party for such purposes and at no time after City provides Seller with a Notice to Proceed shall Seller or any agent or

representative of Seller solicit, negotiate, encourage, or accept any other offer for the purchase and sale of the Property, or any part thereof.

(k) 1031 Exchange. Notwithstanding anything to the contrary set forth in this Agreement, City acknowledges and agrees that Seller may assign its interest in this Agreement to an exchange facilitator for the purpose of accomplishing an exchange of the Property in a transaction which will qualify for treatment as a tax deferred exchange pursuant to the provisions of Section 1031 of the Internal Revenue Code of 1986 and applicable state revenue and taxation code sections (a "**1031 Exchange**"). City agrees to cooperate reasonably with Seller in implementing any such assignment and 1031 Exchange, including the execution of any necessary documentation in connection therewith, provided that such cooperation shall not entail any additional expense or liability to City beyond its existing obligations under this Agreement, nor shall City be required to take title to any other property. No such assignment by Seller shall relieve Seller from any of its obligations hereunder, nor shall Seller's ability to consummate a tax deferred exchange be a condition to the performance of Seller's obligations under this Agreement. The Closing is not predicated or conditioned upon the completion of any 1031 Exchange

(l) No Waiver. Except as otherwise expressly provided in this Agreement, no waiver by any party of the performance or satisfaction of any covenant or condition shall be valid unless in writing and shall not be considered to be a waiver by such party of any other covenant or condition hereunder.

(m) Survival. The provisions of this Agreement shall not merge with the delivery of the Deed but shall, except as otherwise provided in this Agreement, survive the Closing.

(n) Captions. Section titles or captions contained in this Agreement are inserted as a matter of convenience only and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

(o) Force Majeure. If either City or Seller cannot perform any of its obligations under this Agreement due to events beyond its control, the time provided for performing such obligations shall be extended by a period of time equal to the duration of such events. Events beyond City's or Seller's control include acts of God, pandemics and epidemics, war, civil commotion, terrorism, labor disputes, strikes, earthquakes, fire, flood or other casualty, shortages of labor or material, government regulation or restriction, and weather conditions, but do not include financial inability to perform.

SIGNATURES ON FOLLOWING PAGE

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

SELLER:

Cordova Community Council Foundation,
a California nonprofit corporation

By:_____
Name:_____
Its: _____

CITY:

City of Rancho Cordova, a California
municipal corporation

By:_____
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

LIST OF EXHIBITS

Exhibit A Legal Description and Depiction of Foundation Property

Exhibit B Legal Description and Depiction of Property

Exhibit C Lease Agreement

Exhibit D Form of Grant Deed

Exhibit E Environmental Definitions

EXHIBIT A

Legal Description and Description of Foundation

Property

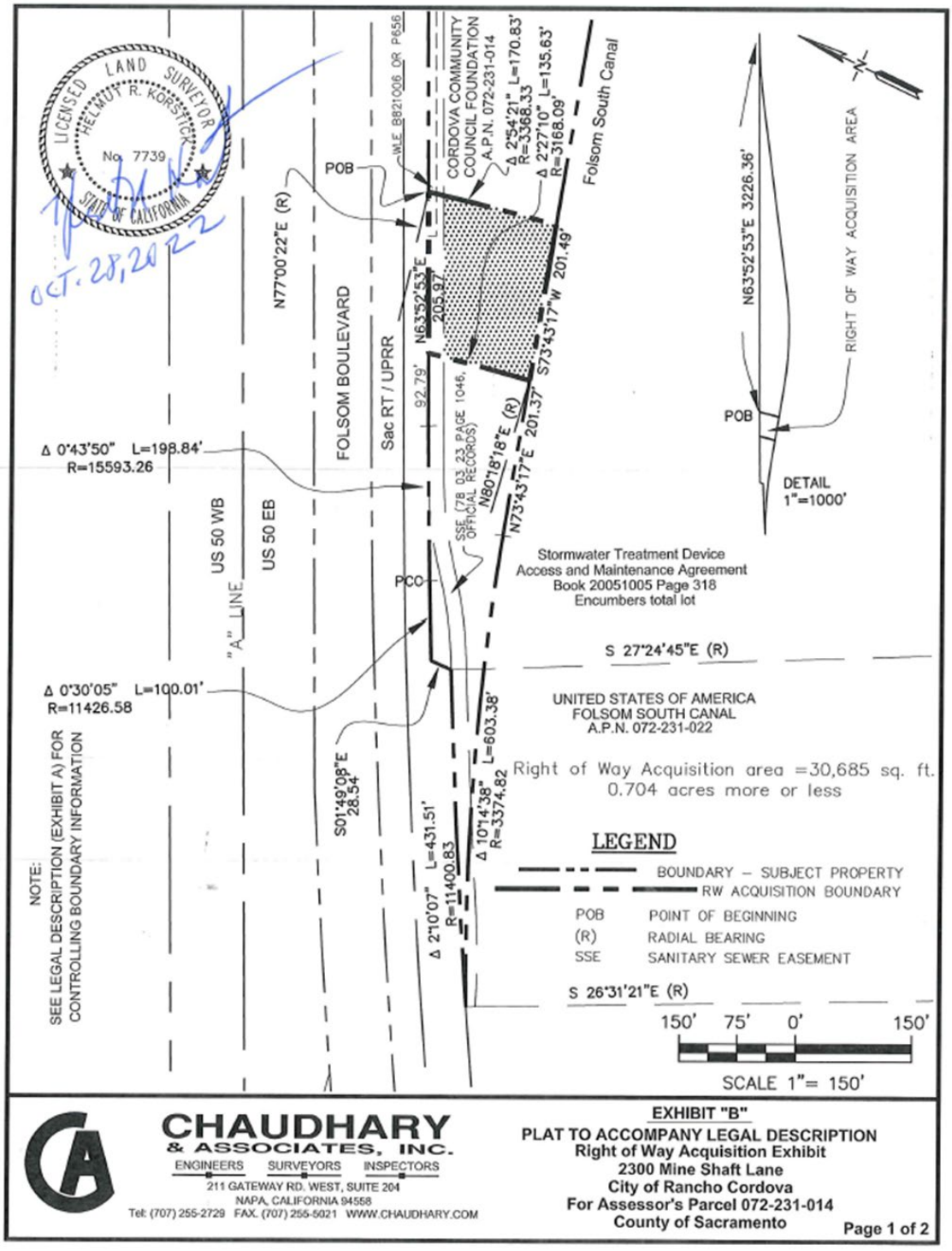
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CORDOVA, IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

The land described herein is situated in the state of California, County of Sacramento, City of Rancho Cordova, described as follows: All that portion of Section 20, Township 9 North, Range 7 East, lying Southerly of the right of way of the Southern Pacific Railroad Company and lying Northwesterly of the following described line: Beginning at a point on the Southeasterly line of the Southern Pacific Company's Placerville Branch railroad right of way, from which point a 2" iron pipe monument stamped "A-G Corp. re 2675", as shown in Book 12 of Surveys, Page 29, bears North 63° 52' 49" East 1541.40 feet; thence from said point of beginning along the arc of a 5000.00 foot radius curve to the left, said arc being subtended by a chord bearing South 60° 18' 27" West 605.86 feet; thence South 56° 50' 03" West 1582.40 feet; thence along the arc of a 2825.00 foot radius curve to the right, said arc being subtended by a chord bearing South 65° 16' 31" West 829.39 feet; thence South 73° 43' 00" West 669.20 feet; thence along the arc of a 3375.00 foot radius curve to the left, said arc being subtended by a chord bearing South 68° 27' 40" West 618.30 feet to a point on said Southeasterly line of the Southern Pacific Company's Placerville Branch railroad and the point of ending.

APN: 072-0231-014-0000

EXHIBIT B

Leal Description and Depiction of Property



Right of Way Acquisition

Sacramento Co APN 072-231-014

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being a portion of the Lands of the Cordova Community Council Foundation (a California nonprofit corporation) as described in that certain Grant Deed Recorded November 22, 2017 in Document Number 201711221356 in the Office of the County Recorder of said Sacramento County, said portion being more particularly described as follows:

Beginning at a point on the northwesterly line of said Lands of Cordova Community Council Foundation, said point being South 63°52'53" East 3226.36 feet from the northeast corner of said Lands; thence into said Lands of the Cordova Community Council Foundation along a non-tangent curve to the right, concave to the southwest, whose center bears South 77°00'22" West, having a radius of 3368.33 feet, an included angle of 02°54'21", an arc length of 170.83 feet to the southeasterly line of said Lands of Cordova Community Council Foundation; thence along said southeasterly line South 73°43'17" West, 201.49 feet; thence into said Lands of the Cordova Community Council Foundation along a non-tangent curve to the left, concave to the southwest, whose center bears South 80°18'18" West, having a radius of 3168.09 feet, having an included angle of 02°27'10", an arc length of 135.63 feet to the northwesterly line of said Lands of Cordova Community Council Foundation; thence along said northwesterly line North 63°52'53" East, 205.97 feet to the **Point of Beginning**.

SEE EXHIBIT B (ATTACHED).

Area: 30,685 sq. ft. (0.704 acres)

The Basis of bearing for the above description is the California Coordinate System (1983), Zone 2.

Distances are in Grid. Multiply by 1.00005 to obtain ground distances.

The real property description has been prepared by me in conformance with the Professional Land Surveyors Act.

Signature _____
Licensed Land Surveyor (PLS 7739)

Date OCT. 28, 2022

Page 2 of 2

24' Access Easement

Sacramento Co APN 072-231-014

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being a portion of the Lands of the Cordova Community Council Foundation (a California nonprofit corporation) as described in that certain Grant Deed Recorded November 22, 2017 in Document Number 201711221356 in the Office of the County Recorder of said Sacramento County, said portion being more particularly described as follows:

Beginning at a point on the northwesterly line of said Lands of Cordova Community Council Foundation, said point being South 63°52'53" West 3236.63 feet from the northeast corner of said Lands; thence along said northwest line North 63°52'53" East 993.66 feet; thence into said Lands along a tangent curve to the right, concave to the south, having a radius of 112.00 feet, having an included angle of 24°45'50", an arc length of 48.41 feet; thence North 88°38'43" East 98.73 feet; thence along a tangent curve to the left, concave to the west, having a radius of 18.00 feet, having an included angle of 114°45'46", an arc length of 36.05 feet; thence North 26°07'03" West 35.31 feet to a Point on said northwesterly line of the Lands of Cordova Community Council Foundation; thence along said line North 63°52'53" East 24.00 feet; thence into said Lands South 26°07'03" East 35.31 feet; thence along a tangent curve to the right, concave to the west, having a radius of 42.00 feet, having an included angle of 114°45'46", an arc length of 84.13 feet; thence South 88°38'43" West 98.73 feet; thence along a tangent curve to the left, concave to the south, having a radius of 88.00 feet, having an included angle of 24°45'50", an arc length of 38.03 feet; thence South 63°52'53" West 999.36 feet; thence along a non tangent curve to the left, whose center point bears South 77°28'01" West, having a radius of 3358.33 feet, having an included angle of 00°25'15", an arc length of 24.67 feet to the **Point of Beginning**.

SEE EXHIBIT B (ATTACHED).

Area: 29,612 sq. ft. (0.68 acres)

The Basis of bearing for the above description is the California Coordinate System (1983), Zone 2.

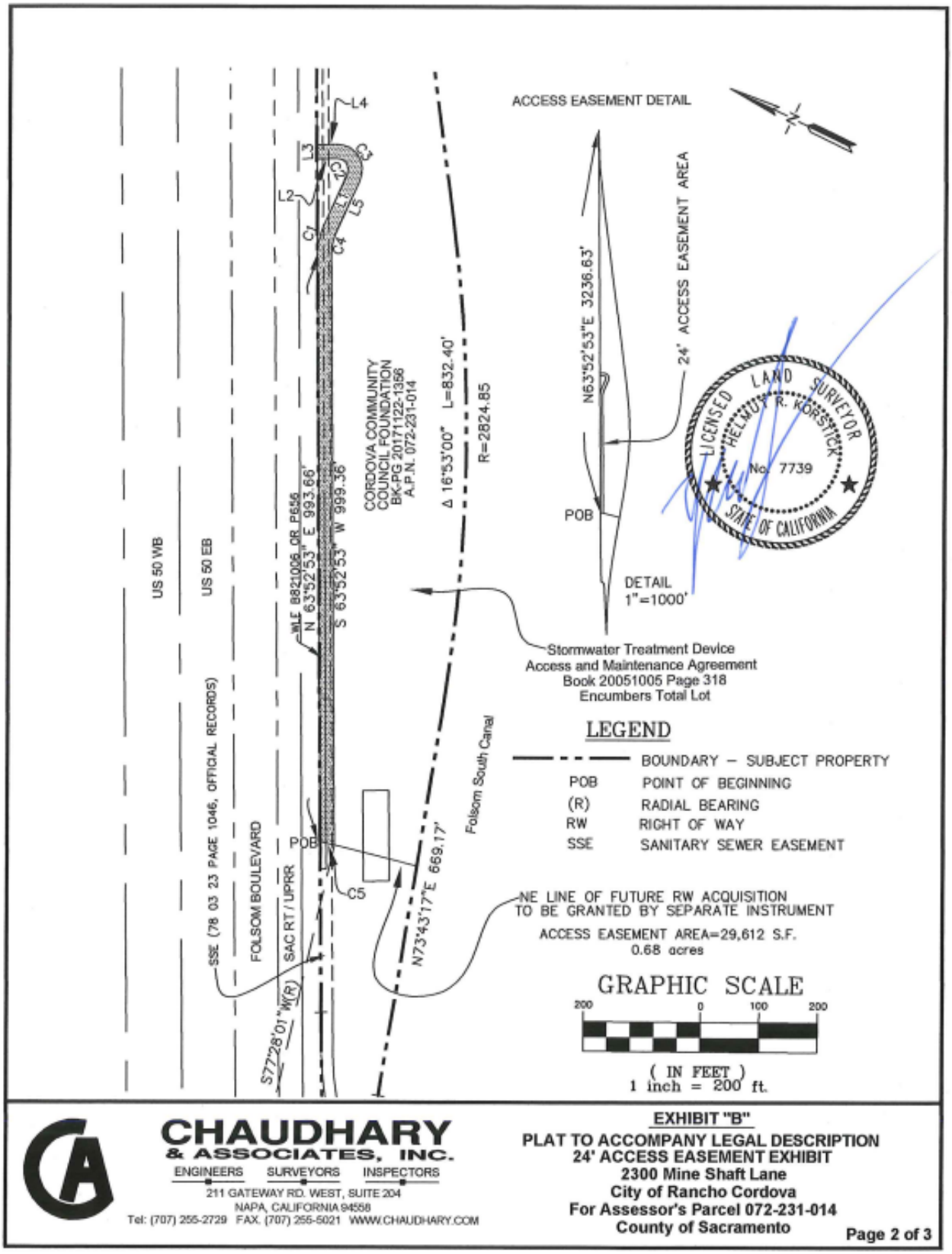
Distances are in Grid. Multiply by 1.00005 to obtain ground distances.

The real property description has been prepared by me in conformance with the Professional Land Surveyors Act.

Signature _____
Licensed Land Surveyor (PLS 7739)

Date JULY 19, 2019

Page 1 of 3



CHAUDHARY & ASSOCIATES, INC.
ENGINEERS SURVEYORS INSPECTORS
211 GATEWAY RD. WEST, SUITE 204
NAPA, CALIFORNIA 94558
Tel: (707) 255-2729 FAX. (707) 255-5021 WWW.CHAUDHARY.COM

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
24' ACCESS EASEMENT EXHIBIT
2300 Mine Shaft Lane
City of Rancho Cordova
For Assessor's Parcel 072-231-014
County of Sacramento

Page 2 of 3

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	98.73	N88°38'43"E
L2	35.31	N26°07'03"W
L3	24.00	N63°52'53"E
L4	35.31	S26°07'03"E
L5	98.73	S88°38'43"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.41'	112.00'	24°45'50"
C2	36.05'	18.00'	114°45'46"
C3	84.13'	42.00'	114°45'46"
C4	38.03'	88.00'	24°45'50"
C5	24.67'	3358.33	00°25'15"

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& ASSOCIATES, INC.
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For Assessor's Parcel 072-231-014
County of Sacramento

Page 3 of 3

EXHIBIT C

Lease Agreement

LEASE AND UTILITY AGREEMENT

by and between the

CITY OF RANCHO CORDOVA

A California municipal corporation

and

CORDOVA COMMUNITY COUNCIL FOUNDATION

A California Nonprofit Corporation

_____, 2023

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Exhibit A Property Description

This LEASE AND UTILITY AGREEMENT (this "**Lease**" or this "**Agreement**"), dated as of _____, 2023 (the "**Effective Date**"), is entered into by and between the City of Rancho Cordova, a California municipal corporation (the "**City**") and Cordova Community Council Foundation, a California nonprofit benefit corporation ("**Lessee**"). The City and Lessee are hereafter each referred to as a "**Party**" and collectively referred to as the "**Parties.**"

RECITALS

A. The City is the owner of fee title to a portion of real property located at 2300 Mineshaft Lane, Rancho Cordova, Sacramento County (the "**County**"), California, APN 072-0231-014, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

B. The City purchased the Property from the Lessee in order to construct an interchange project (the "**Project**").

C. There is a building located on the Property (the "**Building**") that Lessee is currently using and that Lessee desires to continue to use during the term of this Lease and to relocate to location on the adjacent property owned by Lessee (the "**Foundation Property**").

D. During the term of this Agreement, the City has agreed to establish new utility connections with Sacramento Municipal Utility District for electricity and with Golden State Water for water (together the "**Utilities**") to a location on the Foundation Property.

E. The City has agreed to lease the Property, including the Building, to Lessee for Lessee to use for non-profit events and to relocate the Building (the "**Permitted Use**"), as set forth in this Agreement.

F. The City has determined that this Agreement is consistent with the General Plan and will be of benefit to the health and welfare of the citizens of Rancho Cordova.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Lessee hereby agree as of the Effective Date as follows:

ARTICLE I
DEFINITIONS; DEMISE OF PROPERTY

1.1 Definitions. For purposes of this Agreement, the following terms have the meanings set forth in this Section. Additional definitions are set forth in the Recitals and the text of this Agreement.

(a) "**Applicable Laws**" means all applicable state, local and federal laws and regulations.

(b) "**Rent"** is defined in Section 2.2.

(c) "**Claims**" is defined in Section 3.2.

(d) "**Commencement Date**" is defined in Section 2.1.

(e) "**Expiration Date**" is defined in Section 2.1.

(f) "**Fixtures**" is defined in Article IV.

(g) "**Force Majeure**" is defined in Section 15.1.

(h) "**Hazardous Materials**" is defined in Section 7.4.1.

(i) "**Hazardous Materials Claims**" is defined in Section 7.2(c).

(j) "**Hazardous Materials Laws**" is defined in Section 7.4.2.

(k) "**Impositions**" is defined in Section 3.1.

(l) "**Indemnitees**" is defined in Section 3.2.

(m) "**Lease Termination**" is defined in Section 2.1.

(n) "**Property**" is defined in Recital A.

(o) "**Remedial Work**" is defined in Section 7.2(e).

(p) "**Permitted Use**" is defined in Recital D and Article IV.

(q) "**Term**" is defined in Section 2.1.

1.2 Incorporation of Recitals. The Parties acknowledge the truth of the Recitals set forth above, and all such Recitals are hereby incorporated into this Agreement.

1.3 Creation of Lease. The City hereby leases to Lessee, and Lessee hereby leases from the City, the Property, including the Building, for the Term subject to the terms and conditions and for the purposes set forth in this Agreement.

ARTICLE II
TERM OF LEASE; RENT

2.1 Term. The term of occupancy of Lessee (the "**Occupancy Term**") shall commence on the date that the City closes on the purchase of the Property (the "**Commencement Date**"), and unless terminated earlier pursuant to the provisions hereof, shall expire on June 30, 2024 (the

"**Occupancy Expiration Date**"). Lessee shall vacate the Building and remove all personal property from the Building and the Property on or prior to the Occupancy Expiration Date.

Either party has the right to terminate the Occupancy Term prior to the Occupancy Expiration Date by mutual agreement, to be evidenced in writing thirty (30) days prior to the early termination date. Subject to Article V below, the termination of this Agreement shall be referred to as "**Lease Termination**."

2.2 Rent. On the Commencement Date, and on each anniversary of the Commencement Date during the Occupancy Term, and any extension of the Occupancy Term, Lessee shall pay to the City rent for the Property ("**Rent**") in the amount of One Dollar ($1.00).

2.3 Additional Rent. As additional Rent, Lessee shall pay and discharge when due, all Impositions described in Article III, including but not limited to all taxes, insurance premiums, utility costs, and all other liabilities and obligations which Lessee assumes or agrees to pay or undertake pursuant to this Agreement.

2.4 Triple Net Lease. This is a triple net lease to Lessee. It is the intent of the Parties that the Rent shall be an absolutely net return to the City and that Lessee shall pay all costs and expenses relating to the Property and the Building of any kind or nature whatsoever. Such costs and expenses shall include, without limitation, all amounts attributable to, or paid or incurred in connection with, the ownership, operation, repair, restoration, maintenance and management of the Property and the Building; real property taxes; rent taxes; gross receipt taxes (whether assessed against the City or assessed against Lessee and collected by the City, or both); water and sewer charges; insurance premiums; utilities; refuse disposal; lighting (including outside lighting); fire detection systems including monitoring, maintenance and repair; security; janitorial services; labor; air-conditioning and heating; maintenance and repair costs and service contracts; costs of licenses, permits and inspections; costs of landscaping; and all other costs and expenses paid or incurred with respect to the Property and the Building.

ARTICLE III
TAXES, ASSESSMENTS AND OTHER CHARGES

3.1 Impositions. Throughout the Term, Lessee shall pay prior to delinquency, all real property taxes, possessory interest taxes, license and permit fees, sales, use or occupancy taxes, assessments whether general or special, ordinary or extraordinary, unforeseen, as well as foreseen, of any kind or nature whatsoever, pertaining to the Property and the Building or part thereof, including, but not limited to (i) any assessment, levy, imposition or charge in lieu of or in substitution for real estate taxes, and (ii) any assessment for public improvements or benefits which is assessed, levied, or imposed upon or which becomes due and payable and a lien upon (a) the Property or any part thereof or any personal property, equipment or other facility used in the operation thereof, (b) the rent or income received by Lessee from subtenants or licensees, (c) any use or occupancy of the Property or part thereof, or (d) this transaction or any document to which Lessee is a party creating or transferring an estate or interest in the Property or part thereof. All of the foregoing are hereinafter referred to as "**Impositions**."

3.1.1 Installments. If by law any Imposition is payable, or may at the option of the taxpayer be paid in installments (whether or not interest shall accrue on the unpaid balance of such Imposition), Lessee may pay the same together with any accrued interest on the unpaid balance of such Imposition in installments as the same respectively become due and before any fine or penalty may be added thereto for the nonpayment of any such installment and interest. Any Impositions relating to tax years that are only partially included in the Term of this Agreement shall be prorated between Lessee and the City.

3.1.2 Evidence of Payment. Upon request by the City, Lessee shall furnish, in form satisfactory to the City, evidence of payment prior to delinquency of all Impositions payable by Lessee.

3.1.3 Exemption from Possessory Interest Tax. It is Lessee's sole responsibility to apply to the County for an exemption from Possessory Interest Taxes if Lessee's non-profit status entitles it to such exemption.

3.2 Lessee Right to Contest. Lessee shall have the right before any delinquency occurs to contest or object to the amount or validity of any Imposition by appropriate legal proceedings, but such right shall not be deemed or construed in any way as relieving, modifying or extending Lessee's covenant to pay any such Imposition at the time and in the manner required by law. Any such contest shall be conducted in accordance with and subject to the requirements of all Applicable Laws and otherwise in a manner that does not subject the City's title to the Property to foreclosure or forfeiture. Lessee shall indemnify, defend, and hold the City and its board members, employees, agents and representatives (all of the foregoing, collectively the "**Indemnitees**") harmless from and against all liabilities, losses, damages, fines, deficiencies, penalties, claims, demands, suits, actions, causes of action, legal or administrative proceedings, judgments, costs and expenses (including without limitation reasonable attorneys' fees and court costs) (all of the foregoing, collectively "**Losses**") arising as a result of or in connection with any such contest brought by Lessee. During any contest of an Imposition, Lessee shall (by payment of disputed sums, if necessary) prevent any advertisement of tax sale, foreclosure of, or any divesting of the City's title, reversion or other interest in the Property. Upon final determination of the amount or validity of any Imposition contested pursuant to this Section 3.2, Lessee shall immediately pay such Imposition and all costs and expenses relating to such challenge.

3.3 Lessee Duty to File. Lessee shall have the duty of making or filing any declaration, statement or report which may be necessary or advisable in connection with the determination, equalization, reduction or payment of any Imposition which is or which may become payable by Lessee under the provisions of this Article III, and shall notify the City in writing upon making such filing, declaration, statement or report, and the City shall not be responsible for the contents of any such declaration, statement or report; provided however, the City shall cooperate with Lessee in connection with the foregoing, including joinder in any application pertaining thereto to the extent required under Applicable Law, all at no cost to the City.

ARTICLE IV
USE OF PROPERTY

4.1 Permitted Use. Lessee is only permitted to use the Property for community events that have been held on the Property in the past at this location and for the relocation of the Building (the "**Permitted Use**").

4.2 Prohibited Uses. Lessee shall not use the Property or the Building for (i) drug rehabilitation programs or (ii) as a homeless shelter or for any other overnight occupation.

4.3 Relocation of Building. Lessee has the right to relocate the Building to property owned by Lessee at any time during the Term of this Agreement with ten (10) days written notice to the City. If Lessee elects to relocate the Building, then Lessee shall also remove any remaining debris or combustible materials related to the removal of the Building. Lessee hereby agrees that if Lessee does not elect to relocate the Building, the City has the right to demolish the Building upon the termination of this Agreement.

ARTICLE V
ALTERATIONS AND NEW CONSTRUCTION; CITY CONSTRUCTION OF UTILITIES

5.1 Changes and Alterations. Lessee shall not make any changes to the Property or the Building.

5.2 Permanent Utilities. The City has the sole responsibility to move the Utilities that are located on the Property to a permanent site designated by Lessee on the Foundation Property. The City must provide the connections to the Utilities no later than June 30, 2024.

5.3 Right of Entry. Lessee hereby provides City and the providers of the Utilities with a license to enter the Property and to enter the Foundation Property to construct the connections to the Utilities (the "**Permitted Activities**"). The license to enter is subject to the following:

5.3.1 City will provide at least twenty-four (24) hours advance notice prior to entering onto the Property or the Foundation Property to effect the Permitted Activities.

5.3.2 City will permit only licensed and responsible City parties to enter upon the Property.

5.3.3 City and City parties will comply with all applicable laws, regulations, rules and permits pertaining to the Property and the Foundation Property, including, but not limited to, the Occupational Health & Safety Act and all applicable environmental laws, health and safety laws and regulations, whether federal, state or local.

5.3.4 City shall be liable for any damage to the Property or Foundation Property that occurs as a result of this Agreement and the Permitted Activities, except and to the extent: 1) such

damage is required as a condition to City's completion of the Permitted Activities, in which case City shall, to the extent necessary and feasible, promptly restore the Foundation Property to the condition existing prior to the commencement of such activities; and 2) the damage is caused by the gross negligence or willful misconduct of the Lessee. Any damage to the Foundation Property caused by City parties in violation of this Agreement shall be immediately repaired to the satisfaction of the Lessee at City's sole cost and expense.

5.3.5 City agrees to promptly pay before delinquency any and all labor and materials expended or used in connection with the Permitted Activities. City shall at all times keep the Foundation Property free and clear of all liens and encumbrances affecting title to the Foundation Property in connection with the Permitted Activities.

5.3.6 City covenants that it shall enter the Property and the Foundation Property in such manner and at such time as shall not interfere with any other existing use of the Property or the Foundation Property. The Lessee covenants that it will reasonably cooperate with City so that City parties' entry may be handled in an efficient manner and so as to avoid any unreasonable delays with respect to the Permitted Activities.

ARTICLE VI
NONDISCRIMINATION, MAINTENANCE

6.1 Uses. Lessee may use the Property for the Permitted Use as described herein and for no other purposes without the prior written consent of the City. Lessee shall not use or permit the Property or the Building to be used in whole or in part during the Term for any purpose other than as permitted pursuant to this Agreement.

6.2 Nondiscrimination. Lessee herein covenants by and for itself, it's heirs, executors, administrators, and assigns, and all persons claiming under or through it, and this lease is made and accepted upon and subject to the following conditions: that there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased.

6.3 Easements; Reservation of Rights. The City reserves the right to locate and construct its own utilities and to grant nonexclusive easements across the Property for utility and other purposes including the installation, maintenance, repair and replacement of utilities; provided that the exercise of such rights do not unreasonably interfere with Lessee's use of the Property for the purposes set forth herein.

6.4 Maintenance. At Lessee's sole cost and expense throughout the Term, Lessee shall operate, maintain and manage the Property and the Building including all walls, windows, roofs, landscaping and improvements thereon in good order and repair and in neat, clean sanitary and safe condition in compliance with all local, state and federal laws, statutes and regulations relating

to the use, occupancy or operation of the Property and the Building. Lessee shall ensure that the Property is served by adequate lighting in accordance with applicable building codes. Lessee shall keep and maintain all portions of the Property in a clean and orderly condition, free of accumulation of dirt, rubbish, and graffiti. The City has no responsibility for any maintenance of any part of the Property or the Building under this Lease

6.5 Lessee Right to Contest. Lessee shall have the right to contest by appropriate proceedings, in the name of Lessee, and without cost or expense to the City, the validity or application of any Applicable Law. If compliance with any Applicable Law may legally be delayed pending the prosecution of any such proceeding without the incurrence of any lien, charge or liability against the Property or City's interest therein, and without subjecting Lessee or the City to any liability, civil or criminal, for failure so to comply therewith, Lessee may delay compliance therewith until the final determination of such proceeding. Lessee shall indemnify, defend (with counsel approved by the City), protect and hold the Indemnitees harmless from and against all Claims arising in connection with any such contest brought by Lessee. The foregoing indemnity obligation shall survive the expiration or earlier termination of this Agreement.

ARTICLE VII
CONDITION OF THE PREMISES; ENVIRONMENTAL MATTERS

7.1 Condition of the Property.

7.1.1 AS-IS Condition. Lessee will lease the Property in its "AS IS" condition as such condition exists as of the Commencement Date. Lessee is responsible for ensuring that the Property and the Building meet the requirements of all Applicable Laws including, but not limited to, all requirements of the Americans with Disabilities Act.

7.1.2 No Representations. Lessee acknowledges that except as expressly set forth herein, the City makes no representations or warranties expressed or implied regarding the condition of the Property or the fitness or suitability thereof for Lessee's purposes, including but not limited to, the condition of the soil, its geology, topography, the presence or absence of fill, the presence or absence of Hazardous Materials, drainage, flood zone designation, or compliance with Hazardous Materials Laws, and no patent or latent defect or deficiency in the condition of the Property shall affect the rights of Lessee or the City hereunder. Lessee shall rely solely on its own independent investigation and judgment as to all matters relating to the Property. Lessee acknowledges and agrees that prior to the Effective Date it has made such investigations of the Property, including without limitation such inquiries of governmental agencies, soils testing, tests and inspections as City deemed necessary to determine the condition of the Property, and has approved all such characteristics and conditions and shall lease the Property in its condition as of the Effective Date "AS-IS" "WHERE-IS" AND WITH ALL FAULTS. Lessee further acknowledges that the City has made available all data and information on the Property available to the City, including but not limited to the ADA condition of the Property, but without warranty or representation by the City as to the completeness, correctness or validity of such data and information, except as otherwise set forth in this Agreement.

7.2 Lessee's Covenants. Lessee hereby covenants and agrees that throughout the Term:

(a) The Property, the Building, and the use and operation thereof, shall be in compliance with all Hazardous Materials Laws, and Lessee shall not cause or permit the Property, the Building or any portion thereof to be in violation of any Hazardous Materials Laws.

(b) Lessee shall not permit the Property, the Building, or any portion thereof to be a site for the use, generation, treatment, manufacture, storage, disposal or transportation of Hazardous Materials nor shall Lessee permit the presence or release of Hazardous Materials in, on, under, about or from the Property or the Building with the exception of materials customarily used in construction, operation, use or maintenance of childcare facilities, provided such materials are used, stored and disposed of in compliance with Hazardous Materials Laws.

(c) Upon receiving knowledge of the same, Lessee shall immediately advise the City in writing of: (i) any and all enforcement, cleanup, removal or other governmental or regulatory actions instituted, completed or threatened against Lessee, the Building or the Property pursuant to any applicable Hazardous Materials Laws; (ii) any and all complaints, claims, citations, demands, inquiries, reports, or notices made or threatened by any third party against Lessee, the Building or the Property relating to damage, contribution, cost recovery, compensation, loss or injury resulting from any Hazardous Materials; (iii) the presence or release of any Hazardous Materials in, on, under, about or from the Building or the Property; or (iv) Lessee's discovery of any occurrence or condition on any real property adjoining or in the vicinity of the Property classified as "Border Zone Property" under the provisions of California Health and Safety Code, Sections 25220 *et seq.,* or any regulation adopted in connection therewith, that may in any way affect the Property pursuant to any Hazardous Materials Laws or cause it or any part thereof to be designated as Border Zone Property. The matters set forth in the foregoing clauses (i) through (iv) are hereinafter referred to as "**Hazardous Materials Claims**." The City shall have the right to join and participate in, as a party if it so elects, any legal proceedings or actions initiated in connection with any Hazardous Materials Claim, and to have its reasonable attorney's fees in connection therewith paid by Lessee.

(d) Without the City's prior written consent, which shall not be unreasonably withheld, Lessee shall not take any remedial action in response to the presence of any Hazardous Materials in, on, under, or about the Building or the Property (other than in emergency situations or as required by governmental agencies having jurisdiction in which case the City agrees to provide its consent), nor enter into any settlement agreement, consent decree, or other compromise with respect to any Hazardous Materials Claim.

(e) If the presence of any Hazardous Material in the Building or on the Property due to any of the occurrences specified in Section 7.3 (Environmental Indemnity) results in any contamination of the Property in violation of Hazardous Materials Laws, Lessee shall promptly take all actions at its sole expense as are necessary to remediate the Property as required by law; provided that the City's approval of such actions shall first be obtained, which approval may be withheld in the City's reasonable discretion. All costs and expenses of any Remedial Work shall be paid by Lessee, it being understood that the City shall incur no cost, expense or liability in connection with any Remedial Work. The City shall have the right, but no obligation, to join and participate in, as a party if it so elects at the City's cost, any legal proceedings or actions initiated

in connection with any Hazardous Material Claims. For purposes of this Agreement, "**Remedial Work**" means all investigation, testing, analysis, monitoring, restoration, abatement, detoxification, containment, handling, treatment, removal, storage, decontamination, clean-up, transport, disposal or other ameliorative work or response action required by (i) any Hazardous Materials Laws, (ii) any order or request of any federal, state or local governmental agency, or (iii) any judgment, consent decree, settlement or compromise with respect to any and all enforcement, clean-up, removal, remedial or other governmental or regulatory actions or agreements or orders threatened, instituted, or completed pursuant to any Hazardous Materials Laws or any actions, proceedings or claims by such entities or third parties relating to or arising out of the breach of any Hazardous Materials Laws or the presence or release of any Hazardous Material in, on, under or from the Building or the Property.

7.3 Environmental Indemnity. Lessee shall indemnify, defend (with counsel reasonably acceptable to the City) and hold the Indemnitees harmless from and against all Claims arising during the Term and resulting, arising, or based directly or indirectly in whole or in part, upon (i) the use, generation, discharge, transport, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such Hazardous Materials to or from the Property during the Term, (ii) the failure of Lessee, Lessee's employees, agents, contractors, subcontractors, licensees, permittees, or any person acting on behalf of any of the foregoing to comply with Hazardous Materials Laws, or (iii) the breach by Lessee of any of its covenants contained in this Article VII. The foregoing indemnity shall further apply to any residual contamination in, on, under or about the Property or affecting any natural resources, and to any contamination of any property or natural resources arising in connection with the generation, use, handling, treatment, storage, transport or disposal of any such Hazardous Materials, and irrespective of whether any of such activities were or will be undertaken in accordance with Hazardous Materials Laws and shall include, without limitation, any Claims arising in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work ordered by a court or required by any federal, state, or local governmental agency or political subdivision. This Section 7.3 shall survive the expiration or earlier termination of this Agreement.

7.4 Definitions.

7.4.1 Hazardous Materials. As used herein, "**Hazardous Materials**" means any substance, material, or waste which is or becomes regulated by any local, state or federal authority, agency or governmental body, including any material or substance which is: (i) defined as a "hazardous waste," "extremely hazardous waste," or "restricted hazardous waste" under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control Law); (ii) defined as a "hazardous substance" under Section 25316 of the California Health and Safety Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iii) defined as a "hazardous material," "hazardous substance," or "hazardous waste" under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory); (iv) defined as a "hazardous substance" under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (v) petroleum; (vi) friable asbestos; (vii) polychlorinated biphenyls; (viii) listed under Article 9 or defined as "hazardous" or "extremely hazardous" pursuant to Article 11 of Title

22 of the California Administrative Code, Division 4, Chapter 20; (ix) designated as "hazardous substances" pursuant to Section 311 of the Clean Water Act (33 U.S.C. §1317); (x) defined as a "hazardous waste" pursuant to Section 1004 of the Resource Conservation and Recovery Act, 42 U.S.C. §6901, *et seq.* (42 U.S.C. §6903); or (xi) defined as "hazardous substances" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. §9601, *et seq.,* as the foregoing statutes and regulations now exist or may hereafter be amended.

7.4.2 Hazardous Materials Laws. As used herein "**Hazardous Materials Laws**" means all federal, state and local laws, ordinances, regulations, orders and directives pertaining to Hazardous Materials, including without limitation, the laws, statutes and regulations cited in the preceding Section 7.4.1, as any of the foregoing may be amended from time to time.

ARTICLE VIII
[RESERVED]

ARTICLE IX
INDEMNITY AND INSURANCE

9.1 Indemnity. Lessee shall indemnify, defend (with counsel reasonably acceptable to the City) and hold the Indemnitees harmless from and against any and all Claims arising during the Term and arising from or in connection with any of the following: (i) Lessee's (including its employees, agents, representatives, guests, invitees, contractors, and consultants) (collectively, the "**Lessee Parties**") operation or management of the Property, (ii) any work or thing done on or in the Property by the Lessee Parties, (iii) any condition of any alteration or addition constructed by the Lessee Parties on the Property, (iv) any breach or default by the Lessee Parties in the performance of any covenant or agreement to be performed by Lessee pursuant to the terms of this Agreement, (v) any gross negligence of the Lessee Parties, (vi) any accident, injury or damage caused to any person and occurring during the Term in or on the Property, and (vii) the furnishing of labor or materials by the Lessee Parties. In the event any such action or proceeding is brought against the City by reason of any such Claim, Lessee, upon notice from the City, covenants to defend such action or proceeding by counsel reasonably satisfactory to the City. If an insurer under insurance required to be maintained by Lessee hereunder shall undertake to defend the City under a reservation of rights with respect to ultimate coverage and the City shall reasonably deem it necessary to retain independent counsel with respect to such matter, Lessee shall pay the reasonable fees of such counsel. The obligations of Lessee under this Article IX shall not apply to any Claim or other matter to the extent such arises as a result of the gross negligence or willful misconduct of the Indemnitees. This Section shall survive the expiration or earlier termination of this Agreement.

9.2 Insurance Requirements. Lessee shall procure, at its sole expense, and maintain in full force and effect during the Term, the following insurance naming the City as additional insured and/or loss payee:

a. Comprehensive General Liability insurance against claims for bodily and personal injury, death and property damage caused by or occurring in conjunction with the operation of the Property with a policy limit of at least Two Million Dollars ($2,000,000) per occurrence.

b. Lessee shall maintain property insurance covering all risks of loss including flood (if required) for 100% of the replacement value of the Building, the Property and any Improvements, naming the City as loss payee as its interests may appear.

c. Workers' compensation insurance that complies with the statutory requirements of the state of California.

d. Automobile liability insurance for owned, hired and non-owned vehicles, with a combined single limit of at least One Million Dollars ($1,000,000).

If Lessee undertakes the construction of the Improvements pursuant to Article V, Lessee shall ensure that its general contractor carries liability, property damage, workers' compensation, and builder's risk insurance throughout construction of the Improvements, naming the Indemnitees as additional insureds and otherwise in compliance with all requirements set forth in this Section 9.2.

ARTICLE X
DAMAGE AND DESTRUCTION

10.1 Damage or Destruction. In the event of any damage to or destruction of the Property during the Term, Lessee shall elect by written notice delivered to the City within one hundred eighty (180) days following the date of the occurrence of the damage to either terminate this Agreement or restore and rebuild the Building or the Property to be useable for the Permitted Use, subject to any restrictions imposed by changes in any Applicable Law. If Lessee elects to restore the Building or the Property or any improvements thereon, Lessee shall commence diligently and continuously to carry out such rebuilding to full completion as soon as possible and shall commence reconstruction of the Building or the Property by the date upon which insurance proceeds are made available for such work, or such reasonable period of time that is necessary to design a new Building and to get such approvals and permits that are necessary to construct the new Building.

If Lessee does not elect to restore the Building or the Property to be useable for the Permitted Use the City may exercise its right to terminate this Agreement pursuant to Section 14.3. This Agreement shall terminate upon delivery of written notice of Termination by the City to Lessee. If this Agreement is terminated pursuant to this paragraph on or before the Expiration Date, Lessee shall promptly remove the Building from the Property and vacate the Property.

10.2 Notice Required. In the event of material damage to or destruction of the Building, the Property, or any part thereof, Lessee shall promptly give the City notice of such occurrence and take all actions reasonably required to protect against hazards caused by such damage or destruction. For purposes of this Article X, damage or destruction shall be deemed to be material if the estimated cost to repair equals or exceeds One Hundred Thousand Dollars ($100,000).

ARTICLE XI
THE CITY'S RIGHT TO PERFORM TENANT'S COVENANTS

If Lessee shall at any time fail to pay any Imposition or other charge payable by Lessee to a third party as required by this Agreement, or to comply with the requirements set forth in Section 9.2 pertaining to insurance, or to make any other payment or perform any other act on its part to be made or performed hereunder within the time permitted by this Agreement, then the City, after thirty (30) days' written notice to Lessee and without waiving or releasing Lessee from any obligation of Lessee hereunder, may (but shall not be required to): (i) pay such Imposition or other charge payable by Lessee; (ii) pay for and maintain the insurance policies required pursuant to this Agreement, or (iii) make such other payment or perform such other act on Lessee's part to be made or performed under this Agreement; and the City may enter upon the Property for such purpose and take all such action thereon as may be reasonably necessary therefor.

All sums paid by the City and all costs and expenses incurred by the City in connection with any such payment or the performance of any such act shall constitute additional Rent payable by Lessee under this Agreement and shall be paid by Lessee to the City on demand.

ARTICLE XII
MORTGAGES

12.1 Non-Subordination of Fee. Nothing in this Agreement shall be construed as an agreement by the City to subordinate its fee interest in the Property or its right to rent payments hereunder or any other right of the City herein.

ARTICLE XIII
ASSIGNMENT, TRANSFER, SUBLETTING; NONDISTURBANCE AND ATTORNMENT

13.1 Restrictions on Transfer. Lessee shall not sublease or otherwise convey ("**Transfer**") its leasehold interest hereunder or any portion of its interest in the Property.

13.2 Reserved.

13.3 Reserved.

13.4 Nondisturbance. Provided that Lessee is not in default under this Agreement, Lessee's possession, use and enjoyment of the Property shall not be interfered with, disturbed or diminished, or otherwise affected in any manner as a result of any act or omission of the City, or any exercise of any remedies under this Agreement. Lessee shall also ensure that its possession, uses and enjoyment of the Property does not interfere with, disturb or diminish or otherwise affect in any manner any other tenants on the Property.

ARTICLE XIV
DEFAULT, REMEDIES AND TERMINATION

14.1 Event of Default. Lessee shall be in default under this Agreement upon the continuation of any of the following for ninety (90) days after the City gives Lessee a written Notice of Default (as defined in Section 14.2.1); provided however, if the default is of a nature that it cannot be cured within ninety (90) days, an Event of Default shall not arise hereunder if Lessee commences to cure the default within ninety (90) days and thereafter prosecutes the curing of such default with due diligence and in good faith to completion ("**Events of Default**"):

(a) Monetary Obligation. Lessee at any time is in default hereunder as to any obligation (including without limitation, Lessee's obligation to pay taxes and assessments due on the Property or part thereof, subject to Lessee's rights to contest such charges pursuant to Section 3.2);

(b) Insurance. Lessee fails to obtain and maintain any insurance required pursuant to Section 9.2 of this Agreement; or

(c) Permitted Use. If Lessee uses the Property or the Building for a purpose other than the Permitted Use.

14.2 Notice and Opportunity to Cure.

14.2.1 Notice of Default. Upon the occurrence of a default hereunder, the non-defaulting party shall deliver a notice to the nonperforming party (the "**Notice of Default**"), stating the nature of the obligation which such nonperforming party has failed to perform, and stating the applicable period of time, if any, permitted to cure the default.

14.2.2 Failure to Give Notice; No Waiver. Failure to give, or delay in giving, the Notice of Default shall not constitute a waiver of any obligation, requirement or covenant required to be performed hereunder. No failure or delay by either party in asserting any rights and remedies as to any breach shall operate as a waiver of any breach or of any such rights or remedies. Delay by either party in asserting any of its rights and remedies shall not deprive such party of the right to institute and maintain any action or proceeding which it may deem appropriate to protect, assert or enforce any such rights or remedies.

14.3 The City's Remedies. Upon the occurrence of any Event of Default, following Lessee's opportunity to cure set forth in Section 14.2.1, and in addition to any and all other rights or remedies of the City hereunder and/or provided by law, the City shall have the right to terminate this Agreement.

14.4 Remedies Cumulative. No remedy shall be considered exclusive of any other remedy, but the same shall be cumulative and shall be in addition to every other remedy provided hereunder.

14.5 Reserved.

14.6 Survival of Obligations. Nothing herein shall be deemed to affect the right of the City under Article IX of this Agreement to indemnification for liability arising prior to the termination of this Agreement for personal injuries or property damage, nor shall anything herein be deemed to affect the right of the City to equitable relief where such relief is appropriate. No expiration or termination of the Term by operation of law, or otherwise, and no repossession of the Improvements or any part thereof shall relieve Lessee of its previously accrued liabilities and obligations hereunder, all of which shall survive such expiration, termination or repossession.

ARTICLE XV
GENERAL PROVISIONS

15.1 Force Majeure; Extension of Times of Performance. Subject to the limitations set forth below, performance by either Party shall not be deemed to be in default, and all performance and other dates specified in this Agreement shall be extended where delays are due to: war, insurrection, strikes, lockouts, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, governmental restrictions or priority, litigation, including court delays, unusually severe weather, acts or omissions of the other Party, acts or failures to act of any public or governmental agency or entity (other than the Parties which shall not excuse delay in performance), or any other cause beyond the affected Party's reasonable control (all of the foregoing "**Force Majeure**"). An extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the Party claiming such extension is sent to the other Party within thirty (30) days of the commencement of the cause and such extension is not rejected in writing by the other Party within ten (10) days of receipt of the notice. Neither Party shall unreasonably withhold consent to an extension of time pursuant to this Section.

Times of performance under this Agreement may also be extended in writing by the mutual agreement of Lessee (acting in the discretion of its City Manager unless he or she determines in his or her discretion to refer such matter to City Council) and the City. Each Party expressly assumes the risk of such adverse economic or market changes and/or financial inability, whether or not foreseeable as of the Effective Date.

15.2 Reserved.

15.3 The City's Right to Enter the Property. The City and its agents may enter the Property from time to time with 14 days' notice to ensure that the Property is being used or improved in compliance with the Permitted Use.

15.4 Representations of the City and Lessee.

15.4.1 Lessee hereby represents and warrants that all of the following are true and correct as of the Effective Date:

(a) Lessee has taken all requisite action in connection with the execution of this Agreement and the undertaking of the obligations set forth herein. This Agreement constitutes the

legally valid and binding obligation of Lessee, enforceable against Lessee in accordance with its terms, except as it may be affected by bankruptcy, insolvency or similar laws or by legal or equitable principles relating to or limiting the rights of contracting parties generally; and

(b) The execution of this Agreement and the acceptance of the obligations set forth herein do not violate any court order or ruling binding upon Lessee or any provision of any indenture, agreement or other instrument to which Lessee is a party or may be bound. Neither the entry into nor the performance of this Agreement will violate, be in conflict with or constitute a default under any charter, bylaw, partnership agreement, trust agreement, mortgage, deed of trust, indenture, contract, judgment, order or other agreement, charge, right or interest applicable to Lessee.

15.4.2 The City hereby represents and warrants that all of the following are true and correct as of the Effective Date:

(a) The City has taken all requisite action in connection with the execution of this Agreement and the undertaking of the obligations set forth herein. This Agreement constitutes the legally valid and binding obligation of the City, enforceable against the City in accordance with its terms, except as it may be affected by bankruptcy, insolvency or similar laws or by legal or equitable principles relating to or limiting the rights of contracting parties generally; and

(b) The execution of this Agreement and the acceptance of the obligations set forth herein do not violate any court order or ruling binding upon the City or any provision of any indenture, agreement or other instrument to which the City is a party or may be bound. Neither the entry into nor the performance of this Agreement will violate, be in conflict with or constitute a default under any charter, bylaw, partnership agreement, trust agreement, mortgage, deed of trust, indenture, contract, judgment, order or other agreement, charge, right or interest applicable to the City.

15.5 Miscellaneous.

15.5.1 Severability. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

15.5.2 Notices. Except as otherwise specified herein, all notices to be sent pursuant to this Agreement shall be made in writing, and sent to the Parties at their respective addresses specified below or to such other address as a Party may designate by written notice delivered to the other parties in accordance with this Section. All such notices shall be sent by:

(i) personal delivery, in which case notice is effective upon delivery;

(ii) certified or registered mail, return receipt requested, in which case notice shall be deemed delivered on receipt if delivery is confirmed by a return receipt;

(iii) nationally recognized overnight courier, with charges prepaid or charged to the sender's account, in which case notice is effective on delivery if delivery is confirmed by the delivery service; or

(iv) electronic transmission, in which case notice shall be deemed delivered upon transmittal, provided that a duplicate copy of the notice is promptly delivered by first-class or certified mail or by overnight delivery. Any notice given electronically shall be considered to have been received on the next business day if it is received after 5:00 p.m. recipient's time or on a nonbusiness day.

City: City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Public Works Director
Phone: _____

Lessee: Cordova Community Council Foundation
2729 Prospect Park Drive, Suite 117
Rancho Cordova, CA 95670
Attn: Executive Director
Phone: _____

15.5.3 Captions; Construction. The section headings and captions used herein are solely for convenience and shall not be used to interpret this Agreement. The Parties acknowledge that this Agreement is the product of negotiation and compromise on the part of both Parties, and the Parties agree that since both Parties have participated in the negotiation and drafting of this Agreement with the advice of counsel, this Agreement shall not be construed as if prepared by one of the Parties, but rather according to its fair meaning as a whole, as if both Parties had prepared it.

15.5.4 Successors and Assigns. Subject to the restrictions on transfer set forth in Article XV, this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. Any reference in this Agreement to a specifically named Party shall be deemed to apply to any permitted successor and assign of such Party who has acquired an interest in compliance with this Agreement as if in every case so expressed.

15.5.5 Reserved.

15.5.6 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California without regard to principles of conflicts of laws. Any action to enforce or interpret this Agreement shall be filed in the Superior Court of Sacramento County, California or in the Federal District Court for the Northern District of California.

15.5.7 Attorneys' Fees. If either Party commences an action against the other to enforce any obligation contained herein, or to interpret any provision hereof, the prevailing party shall be entitled to recover from the other Party reasonable counsel fees, costs and necessary disbursements, as determined by the court having jurisdiction over the action.

15.5.8 Indemnity Includes Defense Costs. In any case where either Party is obligated under an express provision of this Agreement, to indemnify and to save the other Party harmless from any damage or liability, the same shall be deemed to include defense of the indemnitee by the indemnitor, such defense to be through legal counsel reasonably acceptable to the indemnitee.

15.5.9 No Third-Party Beneficiaries; Disclaimer of Partnership, Lender/Borrower Relationship. Nothing contained in this Agreement is intended to or shall be deemed to confer upon any person, other than the Parties any rights or remedies hereunder. The relationship of the parties under this Agreement is solely that of the landlord and tenant, and it is expressly understood and agreed that the City does not as a result of this Agreement in any way nor for any purpose become a partner of Lessee or a joint venturer with Lessee in the conduct of Lessee's business or otherwise. This Agreement is not intended to, and shall not be construed to, create the relationship of principal and agent, partnership, joint venture, or association as between the City and Lessee. It is further expressly understood and agreed that this Agreement is not intended to, and shall not be construed to create the relationship of lender and borrower, and the City does not, solely as a result of this Agreement, become a lender to Lessee.

15.5.10 Entire Agreement. This Agreement, together with Exhibit A, which by this reference is hereby incorporated herein, contains the entire agreement between the Parties relative to the transactions covered hereby. All previous correspondence, communications, discussions, agreements, understandings or proposals and acceptances thereof between the Parties or their representatives, whether oral or written, are deemed to have been integrated into and superseded by this Agreement and are of no further force and effect except as expressly provided in this Agreement.

15.5.11 Waiver; Modification. No waiver of any breach of any covenant or provision of this Agreement shall be deemed a waiver of any subsequent breach of the same or any other covenant or provision hereof. No waiver shall be valid unless in writing and executed by the waiving party. An extension of time for performance of any obligation or act shall not be deemed an extension of the time for performance of any other obligation or act, and no extension shall be valid unless in writing and executed by the waiving party. This Agreement may be amended or modified only by a written instrument executed by the Parties.

15.5.12 Time is of the Essence. Time is of the essence of this Agreement and of each provision hereof.

15.5.13 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be an original and all of which together shall constitute one and the same instrument.

15.5.14 Non-Liability of Officials, Employees and Agents. No member, official, employee or agent of Lessee shall be personally liable to City or its successors in interest in the event of any default or breach by Lessee or for any amount which may become due from Lessee or Lessee's permitted successors in interest pursuant to this Agreement.

SIGNATURES ON THE NEXT PAGE

IN WITNESS WHEREOF, the Parties have entered into this Lease as of the Effective Date.

TENANT:
CORDOVA COMMUNITY .
COUNCIL FOUNDATION

By: _____

CITY:
CITY OF UNION CITY

By: _____
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM

_____
City Attorney

Exhibit A

PROPERTY
(Attach Depiction)

EXHIBIT D

Form of Deed

Recording Requested by and when Recorded, return to: City of Rancho Cordova 2729 Park Drive Rancho Cordova 95670 Attention: City Clerk **EXEMPT FROM RECORDING FEES PER GOVERNMENT CODE §§6103, 27383**	

APN: _____

GRANT DEED

The undersigned Grantor declares: Documentary transfer tax is Exempt under Rev. & Tax Code Section 11922 – Transfer to public entity

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Cordova Community Council Foundation, a California nonprofit public benefit corporation ("**Grantor**") hereby grants to the City of Rancho Cordova, that certain property (the "**Property**") located in the City of Rancho Cordova, County of Sacramento, State of California, as more particularly described on Exhibit 1 attached hereto. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, the undersigned have executed this Grant Deed dated as of _____, 20_.

GRANTOR:

Cordova Community Council Foundation
a California nonprofit corporation

By:_____
Name:_____
Its: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF_____)

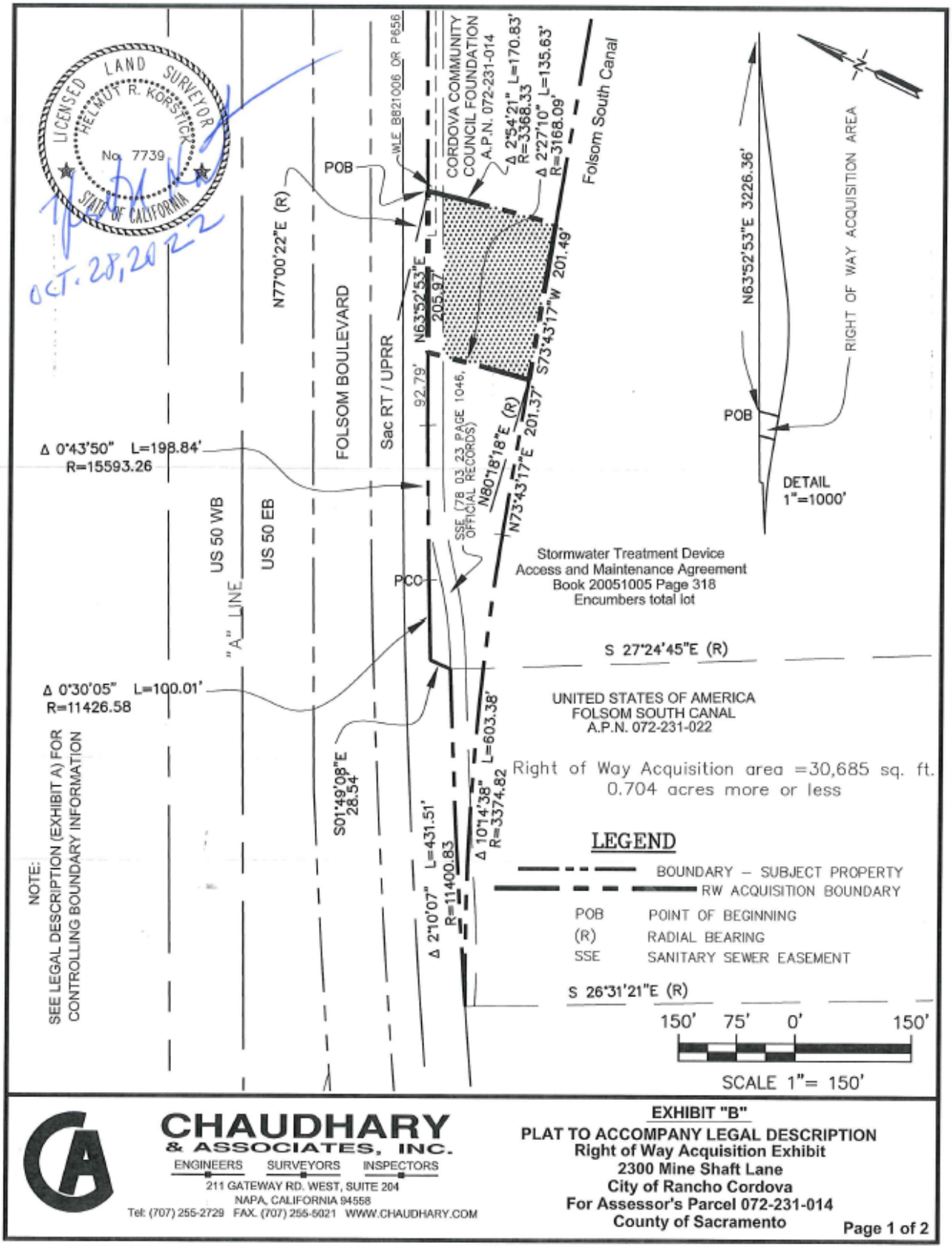
On_____before me,_____,_____
Notary Public, personally appeared_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

Exhibit 1 to Grant Deed



Oct. 28, 2022

EXHIBIT A

LEGAL DESCRIPTION

Right of Way Acquisition

Sacramento Co APN 072-231-014

All that real property situated in the City of Rancho Cordova, County of Sacramento, State of California, being a portion of the Lands of the Cordova Community Council Foundation (a California nonprofit corporation) as described in that certain Grant Deed Recorded November 22, 2017 in Document Number 201711221356 in the Office of the County Recorder of said Sacramento County, said portion being more particularly described as follows:

Beginning at a point on the northwesterly line of said Lands of Cordova Community Council Foundation, said point being South 63°52'53" East 3226.36 feet from the northeast corner of said Lands; thence into said Lands of the Cordova Community Council Foundation along a non-tangent curve to the right, concave to the southwest, whose center bears South 77°00'22" West, having a radius of 3368.33 feet, an included angle of 02°54'21", an arc length of 170.83 feet to the southeasterly line of said Lands of Cordova Community Council Foundation; thence along said southeasterly line South 73°43'17" West, 201.49 feet; thence into said Lands of the Cordova Community Council Foundation along a non-tangent curve to the left, concave to the southwest, whose center bears South 80°18'18" West, having a radius of 3168.09 feet, having an included angle of 02°27'10", an arc length of 135.63 feet to the northwesterly line of said Lands of Cordova Community Council Foundation; thence along said northwesterly line North 63°52'53" East, 205.97 feet to the **Point of Beginning**.

SEE EXHIBIT B (ATTACHED).

Area: 30,685 sq. ft. (0.704 acres)

The Basis of bearing for the above description is the California Coordinate System (1983), Zone 2.

Distances are in Grid. Multiply by 1.00005 to obtain ground distances.

The real property description has been prepared by me in conformance with the Professional Land Surveyors Act.

Signature _____
Licensed Land Surveyor (PLS 7739)

Date OCT. 28, 2022

LICENSED LAND SURVEYOR
HELMUT R. KORSTICK
No. 7739
STATE OF CALIFORNIA

Page 2 of 2

EXHIBIT E

Environmental Definitions

As used in Section 10(c) of this Agreement, the following terms have the meanings set forth below:

"Contamination" – the Release or presence of Hazardous Substances in, on, underlying or surrounding the Property (including soils and groundwater), including migration of or depositing of Hazardous Substances onto or under adjoining or neighboring properties or the release or presence of Hazardous Substances from or associated with the Property at any other offsite location.

"Environmental Laws" – any and all federal, state, or local laws (including common law), rules, regulations, orders, ordinances, permits, authorizations, writs, judgments, injunctions, decrees or determinations, whether issued by a court or government agency, in effect during the period of this Agreement relating to the protection of the environment, the Release of any Hazardous Substances into the environment, the generation, management, transportation, storage, treatment and disposal of Hazardous Substances, or the pollution of air, soil, groundwater or surface water (including, without limitation, the Clean Air Act, the Toxic Substance Control Act, the Clean Water Act, the Comprehensive Environmental Response Compensation and Liability Act, and the Resource Conservation and Recovery Act, all as amended, including similar state or local laws).

"Hazardous Substance" – any toxic or hazardous substance, material or waste, pollutant, hazardous substance or wastes, petroleum or petroleum derived substance or waste, radioactive substance, material or waste, asbestos containing materials, or any constituent of any such substance or waste regulated under or defined by or pursuant to any Environmental Law.

"Release" – any release, spill, emission, leaking, pumping, injection, deposit, disposal, discharge, dispersal, leaching or migration into the environment or into or out of the Property, including the movement of Hazardous Substances through or in the air, soil, surface water or groundwater of the Property or adjoining properties.

3862469.6

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2022, from Cordova Community Council Foundation, a California nonprofit benefit corporation, to the City of Rancho Cordova, a municipal corporation, County of Sacramento, State of California, the provisions of which are incorporated by this reference as though fully set forth in this Certification, to the City of Rancho Cordova pursuant to authority conferred by Resolution No. 68-2003 of the City Council of Rancho Cordova adopted by the City Council of the City of Rancho Cordova adopted on October 20, 2003, and the Grantee consents to recordation of the Grant Deed by its duly authorized officer.

Dated _____, 2022

CITY OF RANCHO CORDOVA, a municipal corporation

By: _____

City Manager

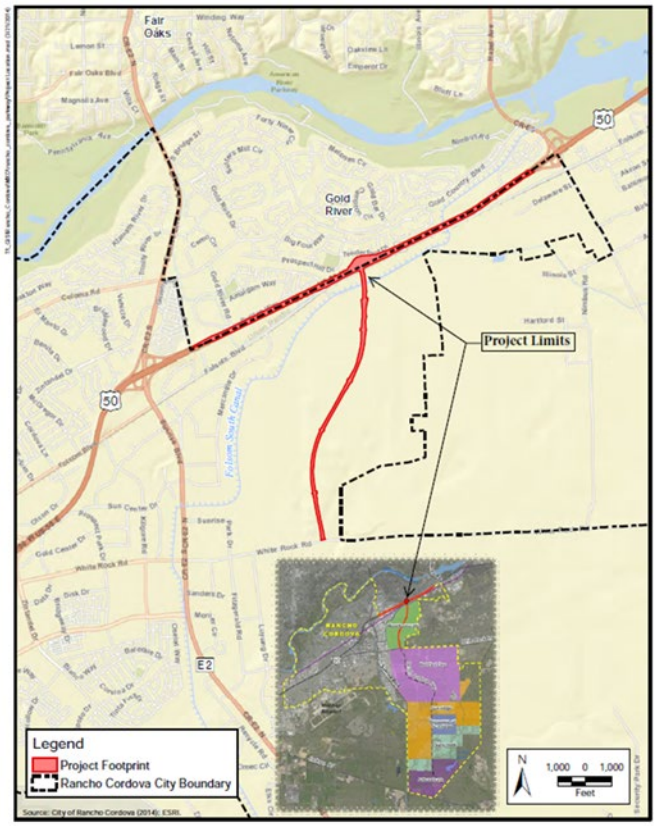
City of Rancho Cordova Acquisition and Relocation of 2300 Mine Shaft Property

December 19, 2022

RANCHO CORDOVA CALIFORNIA

CityOfRanchoCordova.org

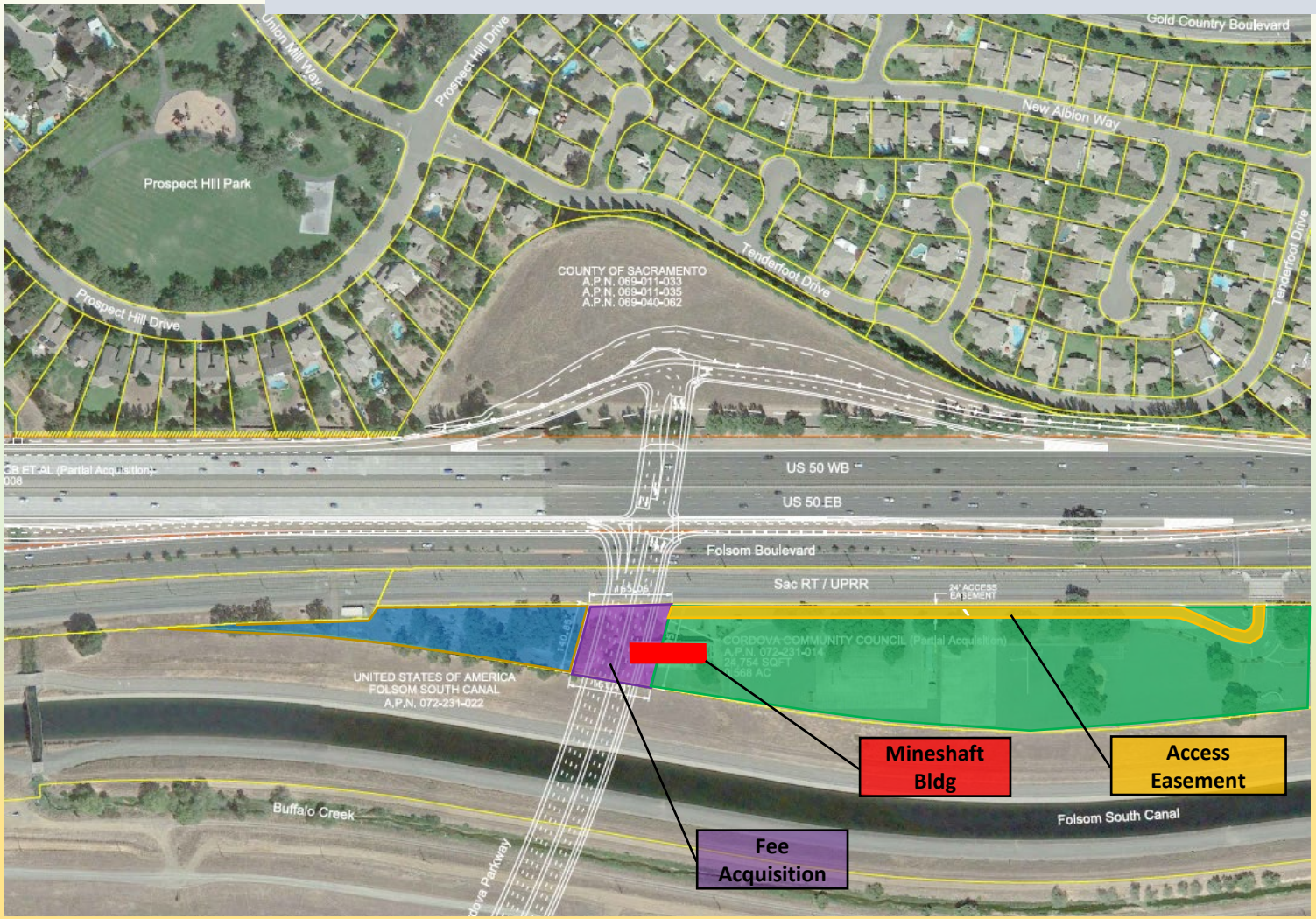
US 50/Rancho Cordova Interchange Project



1. This Project proposes a new 2-mile major north-south roadway with a new interchange with US 50 on the north and a signalized intersection on the south at White Rock Road.
2. The proposed interchange will include eastbound and westbound US 50 auxiliary lanes.
3. The overcrossing structure will span US 50, Folsom Blvd., the SacRT light rail and Union Pacific Railroad tracks, Folsom South Canal, and Buffalo Creek.
4. The Project requires acquisitions from Cordova Community Council and the relocation of the Mineshaft Building.

RANCHO CORDOVA CALIFORNIA

US 50/Rancho Cordova Interchange Project



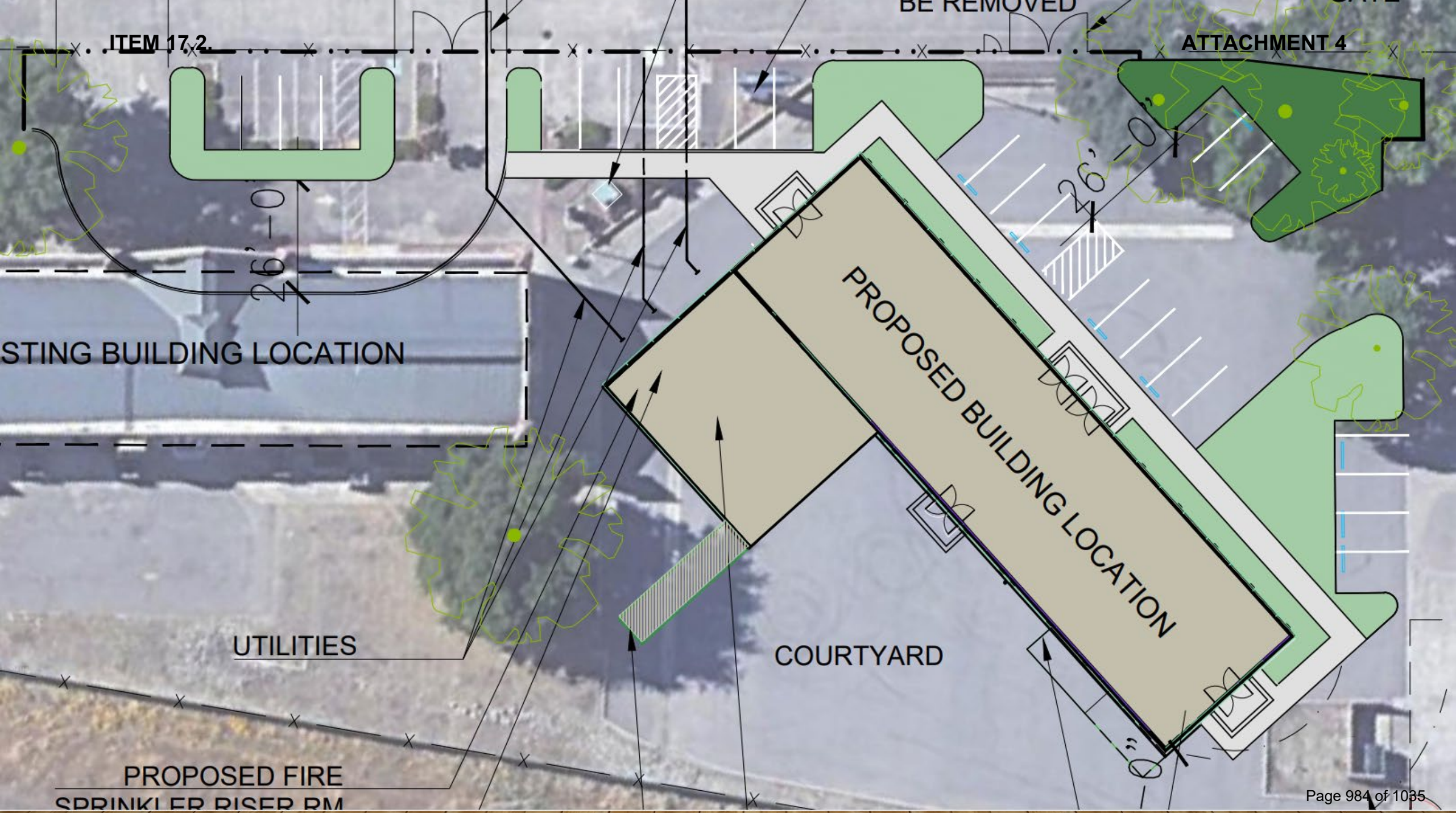
Project Coordination Timeline

1. 2005 the City initiates the US50/Rancho Cordova Parkway Interchange Project.
2. 2018, the City and Cordova Community Council (CCC) begin negotiations on the purchase of land and building per the fair market value. Original approach was to have the building removed.
3. Early 2022, CCC preferred and requested that the building be relocated.
4. The City agreed with the proposed relocation.
5. The City/CCC agree to the acquisition in the amount of $4,920,000.
6. The City/CCC agree to relocation support in the amount of $1,280,000.
7. August 2022, CCC requested consideration for Addition 1 to the relocated building.
8. November 2022, CCC requested consideration for Addition 2 to the relocated building.

RANCHO CORDOVA CALIFORNIA

POTENTIAL ENHANCEMENTS TO THE MINE SHAFT BUILDING AS PROPOSED BY CORDOVA COMMUNITY COUNCIL

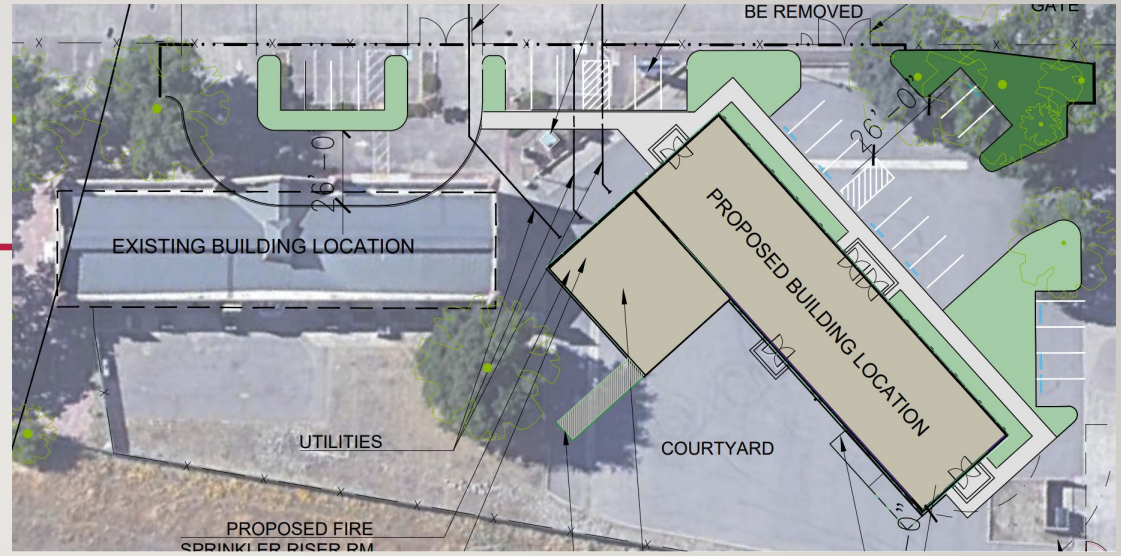
U.S. HIGHWAY 50
PROPOSED U.S. HIGHWAY 50 INTERCHANGE
F O L S O M B L V D.
LIGHTRAIL
MINE SHAFT LN.
PROPOSED U.S. HIGHWAY 50 INTERCHANGE
BIKE TRAIL
FOLSOM SOUTH


BE REMOVED
26'-0"
20'-0"
STING BUILDING LOCATION
PROPOSED BUILDING LOCATION
UTILITIES
COURTYARD
PROPOSED FIRE

ADDITION 1

$5.4 MILLION

- Add 2-story 4,000 square foot addition
- Add greater capacity elevator
- Relocate restrooms and elevator to addition
- Add a Box Office/Ticket Booth
- Add catering kitchen
- Add office space, Green Room
- Work room and storage

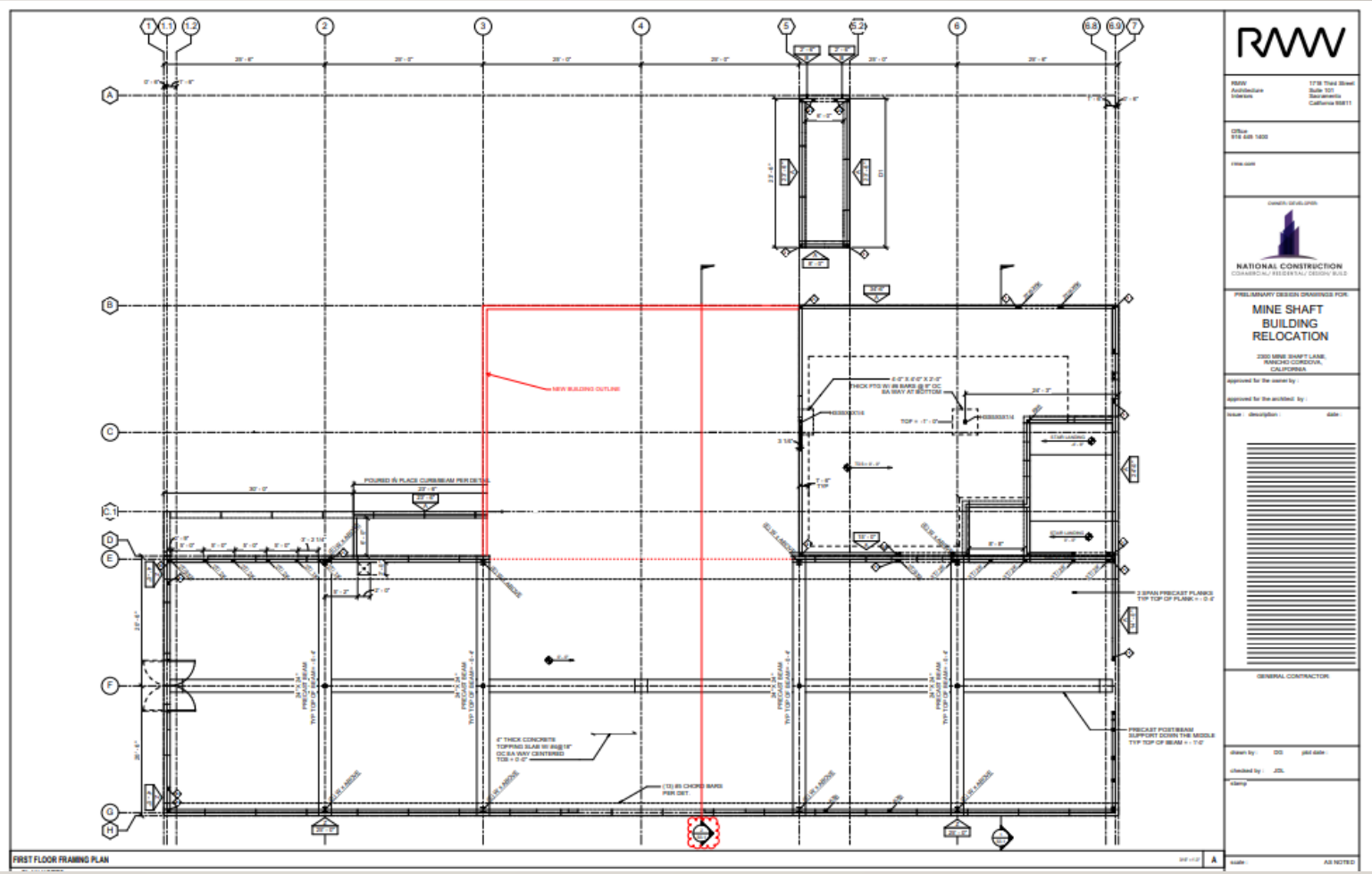


American River Room	Mine Shaft Addition 1
3,800 square feet	6,000 square feet
300 auditorium	489 auditorium
180 banquet	293 banquet
	2,000 square fee balcony x 2

THE MINE SHAFT

THE GREAT SPACE

- Add 1,600 sq. ft. open space
- Two stories
- Expanding view lines for performances
- Expanding event capacity

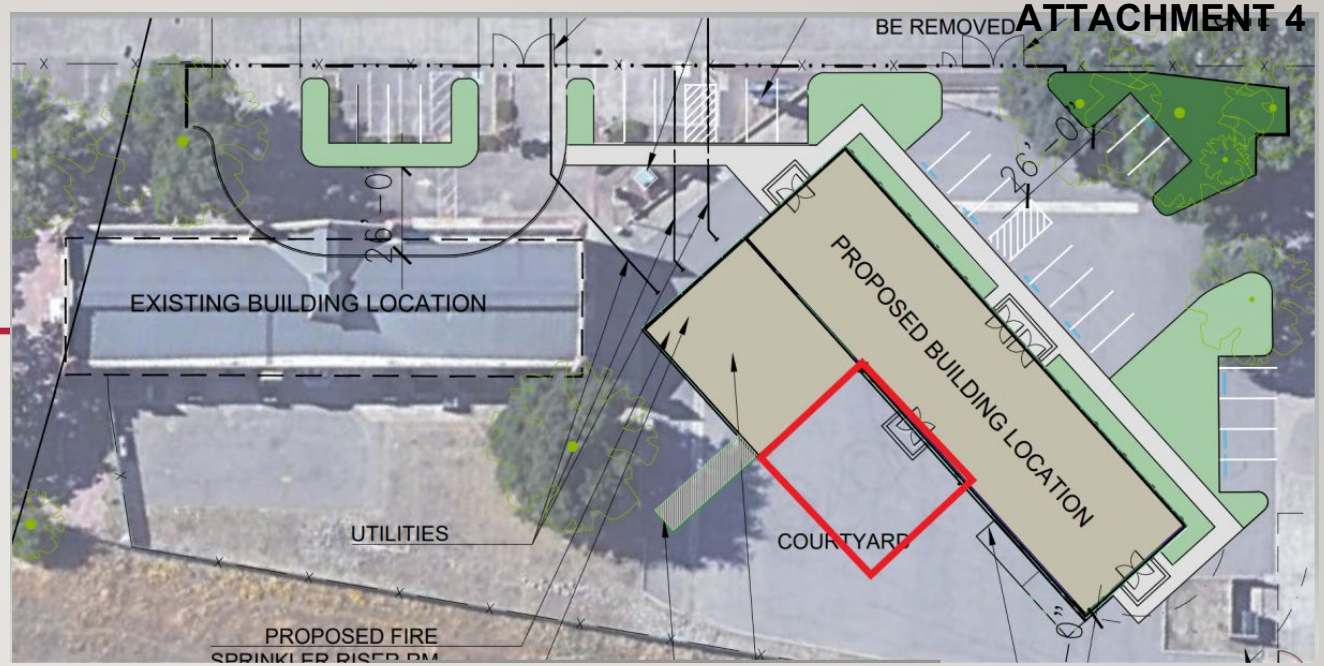


THE GREAT SPACE

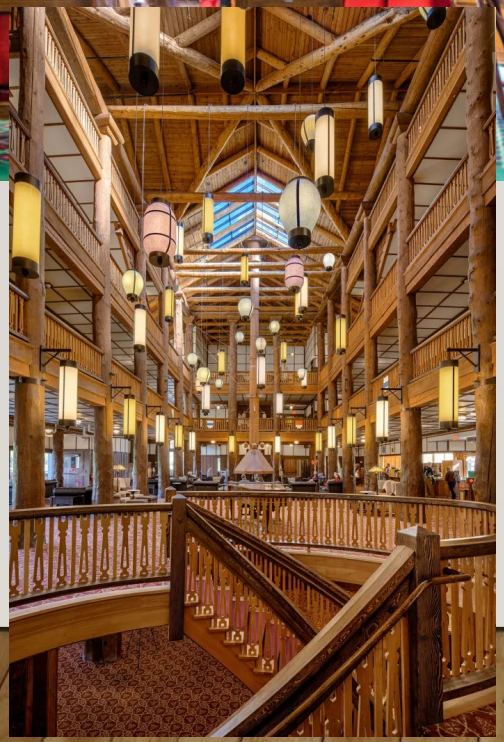
$3.4 MILLION

Add 2-story open space

to the central hall



American River Room	Mine Shaft Addition I	The Great Space
3,800 square feet	6,000 square feet	7,600 square feet
300 auditorium	489 auditorium	600 auditorium
180 banquet	293 banquet	360 banquet
	2,000 square ft balcony x 2	2,000 square ft balcony x2



GLACIER HOTEL

GLACIER NATIONAL PARK

THE MINE SHAFT

TIMELINE

Finalize sale of property January 2023

Install basement floor Summer 2023

Host Heartstoppers Fall 2023

Move building Fall 2023

Move in Summer 2024

OPPORTUNITY SUMMARY

- Preserving an iconic building for Rancho Cordova and beyond
- Provide near term event and performance space, building audiences while Mills Crossing project evolves
- Improve and expand Heartstoppers as regional attraction
  - 2022: 14,460 visitors; $575,000 total revenue
- Add event space with capacity not currently available in Rancho Cordova
- Ample parking
- Shovel ready
- Not requesting on-going funding
- Known partner

FUNDING CONSIDERATIONS

Legacy Fund Balance as of 6/30/23:	$6.3 Million
FY 22/23 Legacy Fund Commitments:	
Little League:	$5.0 Million
Mineshaft Relocation Support	$1.3 Million
FY 23/24 Estimated Measure H Allocation (23%):	$2.7 Million
FY 23/24 Estimated Measure R Allocation (20%):	$2.4 Million

RANCHO CORDOVA CALIFORNIA

Thank you!

Council Discussion

Staff Recommends the following:

- Approve Resolution Authorizing the Acquisition of Property at 2300 Mine Shaft Lane and Authorize the Execution of a Real Estate Purchase and Sale Agreement for $4.92 Million
- Set aside of $1.28 Million from Measure H Legacy Fund for Proposed Relocation Support of Mineshaft Building
- Provide direction on potential enhancements to Mineshaft Building as proposed by Cordova Community Council

RANCHO CORDOVA CALIFORNIA

Thank you!

MEMORANDUM

ITEM 17.3.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Kim Juran, Administrative Services Director

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE SECOND RESTATED GRANT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE CORDOVA COMMUNITY COUNCIL FOUNDATION AND PRESENTATION BY CORDOVA COMMUNITY COUNCIL OF PROPOSED EVENTS AND ACTIVITIES TO CELEBRATE THE CITY OF RANCHO CORDOVA'S 20TH ANNIVERSARY IN 2023**

RECOMMENDATION

Receive the presentation and adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Cordova Community Council staff would like to solicit City Council feedback on the proposed events and activities to commemorate the City's 20th Anniversary Celebration in 2023. Adoption of the resolution will amend the City's grant agreement with Cordova Community Council through June 30, 2023.

BACKGROUND

Since 2007, the City has given grant funds to the Cordova Community Council Foundation (CCCF) for the purpose of creating a professionally managed umbrella organization for Rancho Cordova non-profit organizations. The goal for strengthening the 50+ year old Community Council has always been to build capacity for volunteer management, fund-raising and community event support as a much-valued and necessary contributor to one aspect of a healthy, newly incorporated city. Over the past ten years, support for the CCCF has been given in a series of three-year grants, with the last one concluding June 30, 2022. The cumulative total of all grant funds to date is $6,064,392, not including separate awards granted through the City's Community Enhancement Fund process.

The City Council has continued to support the work of the CCCF and has indicated its desire to continue providing grants to ensure the continuation of key city events including Fourth of July, IFest, and Kids Day in the Park. Without the financial support of the City, CCCF would be unable to sustain these community events. The proposed one-year agreement would include the following terms in line with the prior grant agreement:

- Fiscal Year 2022-23: $640,000 in grant funds will be made available to the Grantee from July 1, 2022 through June 30, 2023.
    - A one-time supplemental budget of $150,000 will be made available to the Grantee for the proposed events and activities to commemorate the City's 20th Anniversary in 2023. A presentation by the Cordova Community Council will be given to highlight the proposed events and activities to celebrate this occasion.

All funds received under the terms of this agreement will be available for operational purposes. At the request of the Cordova Community Council, a new three-year grant agreement will be developed in coordination with the City's Fiscal Year 2023-25 budget process.

FISCAL IMPACT AND FUNDING SOURCE

ATTACHMENT(S)

1. Resolution
2. Second Amendment to Second Restated Grant Agreement Cordova Community Council
3. 20th Anniversary Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO THE SECOND RESTATED GRANT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND THE CORDOVA COMMUNITY COUNCIL

WHEREAS, the Parties entered into the original Grant Agreement dated July 1, 2007, a First Amendment to that Grant Agreement on September 17, 2007, a First Restated Grant Agreement on July 1, 2008, a First Amendment to the First Restated Grant Agreement on July 1, 2010, a Second Amendment to the First Restated Grant Agreement on July 1, 2012, a Third Amendment to the First Restated Grant Agreement on July 1, 2013, a Second Restated Grant Agreement on July 1, 2017, and a First Amendment to the Second Restated Agreement on December 16, 2019, for the purpose of providing community capacity-building services; and

WHEREAS, this Second Amendment to the Second Restated Agreement will allow a continuation of civic engagement, community event support, volunteer management, and allow the professionally managed organization to focus on maintaining the level and quality of community events and support that Rancho Cordovans have come to enjoy and the City desires to continue; and

WHEREAS, the City Council has made the necessary appropriations in fiscal year 2022-23 (through adoption of the two-year Budget); and

WHEREAS, in view of these budget appropriations, the Parties desire to extend the term of the agreement to June 30, 2023 by way of this Second Amendment to the Second Restated Agreement; and

WHEREAS, the Parties agree this Second Amendment to the Second Restated Grant Agreement is necessary in order for the City to continue receiving services by Grantee.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA authorizes the City Manager to execute the Second Amendment to the Second Restated Grant Agreement between the City of Rancho Cordova and the Cordova Community Council

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December 2022 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
, Mayor

_____
Stacy Leitner, CMC
City Clerk

SECOND AMENDMENT TO SECOND RESTATED GRANT AGREEMENT

This Second Amendment to the Second Restated Grant Agreement between the City of Rancho Cordova, a California municipal corporation ("City") and the Cordova Community Council Foundation, a California public benefit corporation ("Grantee") entered into on this 19th day of December, 2022.

RECITALS

WHEREAS, the Parties entered into the original Grant Agreement dated July 1, 2007, a First Amendment to that Grant Agreement on September 17, 2007, a First Restated Grant Agreement on July 1, 2008, a First Amendment to the First Restated Grant Agreement on July 1, 2010, a Second Amendment to the First Restated Grant Agreement on July 1, 2012, a Third Amendment to the First Restated Grant Agreement on July 1, 2013, a Second Restated Grant Agreement on July 1, 2017, and a First Amendment to the Second Restated Agreement on December 16, 2019, for the purpose of providing community capacity-building services; and

WHEREAS, this Second Amendment to the Second Restated Agreement will allow a continuation of civic engagement, community event support, volunteer management, and allow the professionally managed organization to focus on maintaining the level and quality of community events and support that Rancho Cordovans have come to enjoy and the City desires to continue; and

WHEREAS, the City Council has made the necessary appropriations in fiscal year 2022-23 (through adoption of the two-year Budget); and

WHEREAS, in view of these budget appropriations, the Parties desire to extend the term of the agreement to June 30, 2023 by way of this Second Amendment to the Second Restated Agreement; and

WHEREAS, the Parties agree this Second Amendment to the Second Restated Grant Agreement is necessary in order for the City to continue receiving services by Grantee.

THEREFORE, in reliance upon and in consideration of the mutual representations and obligations hereunder, the City and the Grantee agree as follows:

TERMS

1. "ARTICLE VI" of the Second Restated Grant Agreement is deleted in its entirety and amended to read as follows:

"ARTICLE VI: Term and Funding.

The term of this Agreement is from July 1, 2022 through June 30, 2023, in order to accomplish continuity and stability of year-round community events. Subject to the provisions of the Agreement and City Council approval during the budget approval process, the City will make

grant funds available to Grantee for operational expenses for the purpose of delivering outcomes in the form of services and products as follows:

- Fiscal Year 2022-23: $640,000 in grant funds will be made available to the Grantee from July 1, 2022 through June 30, 2023.
    - A one-time supplemental budget of $150,000 will be made available to the Grantee for the proposed events and activities to commemorate the City's 20th Anniversary in 2023.

The above amounts are subject to, and contingent upon, the City's budget approval and appropriations process and as such, may be amended by a majority of the Council during the budget approval and amendments process.

2. Except as otherwise amended or modified by this Second Amendment to the Second Restated Grant Agreement, all the terms and conditions of the Second Restated Grant Agreement shall remain in full force and effect.

In witness whereof, the Parties have executed this Second Amendment to the Second Restated Grant Agreement as of the effective date first written above.

CORDOVA COMMUNITY COUNCIL FOUNDATION (GRANTEE), a California public benefit corporation

By:
Its:

CITY OF RANCHO CORDOVA, a California municipal corporation

By: Cyrus Abhar
Its: City Manager

ATTEST:

_____
By: Stacy Leitner
Its: City Clerk, CMC

APPROVED AS TO FORM:

_____
By: Adam U. Lindgren
Its: City Attorney

20th Anniversary Celebration

RANCHO CORDOVA
CALIFORNIA

20th Anniversary Celebration

RANCHO CORDOVA
CALIFORNIA

20th Anniversary Celebration

Rancho Cordova incorporation was a citizen-driven, grassroots effort to control local destiny and encompassed a million dreams for what a new city could be.

RANCHO CORDOVA
CALIFORNIA

RANCHO CORDOVA 20TH ANNIVERSARY

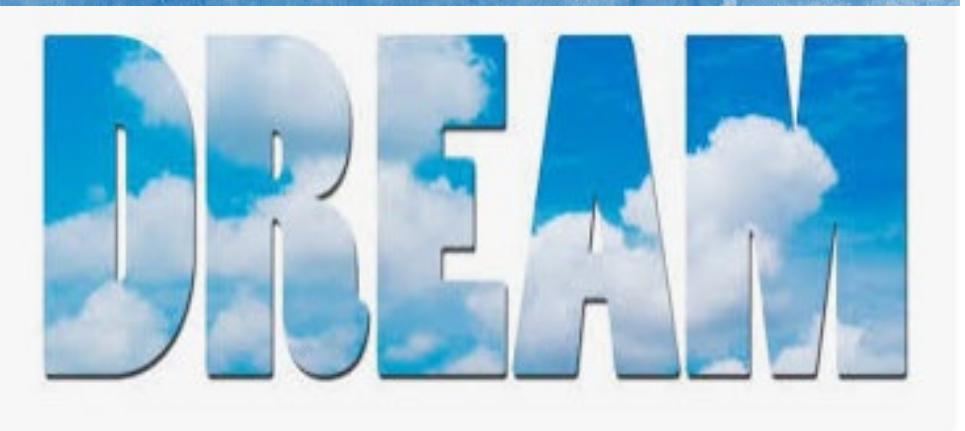
20 YEARS

A MILLION DREAMS

IMAGINE...

RANCHO CORDOVA CALIFORNIA

20th Anniversary Celebration



RANCHO CORDOVA
CALIFORNIA

A Million Dreams

I close my eyes and I can see
A world that's waiting up for me
That I call my own
Through the dark, through the door
Through where no one's been before
But it feels like home…

They can say it all sounds crazy
They can say we've lost our minds
I don't care if they call us crazy
Run away to a world that we design

.... Every night, I lie in bed
The brightest colors fill my head
A million dreams are keeping me awake
I think of what the world could be
A vision of the one I see
A million dreams is all it's gonna take
A million dreams for the world we're gonna make

20 Years. A Million Dreams.

Friday, June 30: City Magic at the MACC

- Opening of the Million Dreams Exhibit at the MACC
- Music@the MACC
- Finale performance by renowned speed painter

Saturday, July 1: 20th Anniversary Musical Tribute

- Show at the Cordova High Performing Arts Center
- RC Concert Band and Symphony d'Oro
- Ice cream social at the Intermission

Monday, July 3: Civic Events Day and Hagan Park Anniversary Show

- Purpose designed City Council meeting
- Champagne Toast in the Lobby
- All Aboard the Million Dreams Express for Hagan Park
- Million Dreams Fireworks Display

Tuesday: Million Dreams Parade and Fourth of July Celebration

- Million Dreams Mile Run
- Million Dreams Parade (Ride the Million Dreams Express!)
- Fourth of July Celebration and Fireworks Spectacular

July 3: Civic Events Day

Your day to shine.

‘Kicked up’ City Council meeting
Council member observations
Screening of the Anniversary video
Accept anniversary greetings from dignitaries
Reunite with the RC Five-year Olds

In Hagan Park

Train ride from City Hall to Hagan Park with RCPD escort
Tethered Hot Air Balloon rides for the public
Special upgrades to concert * Screen video on stage video wall
Special upgrades to Million Dreams fireworks show
Special art project for public participation
‘Share your dreams’ activity
Flyover * Airplane banners

July 4: Million Dreams Parade

Fourth of July Celebration

9 a.m. Million Dreams Mile

10 a.m. Million Dreams Parade * You lead in train!

Post Parade Train Rides for the public

4 p.m. Fourth of July Celebration

In Hagan Park

Tethered Hot Air Balloon rides for the public

Special upgrades to concert * Screen video on stage video wall

Special upgrades to Million Dreams fireworks show

Special art project for public participation

‘Share your dreams’ activity

City booth with giveaways

Flyover * Airplane banners

IMAGINE...

RANCHO CORDOVA
20TH ANNIVERSARY
20 YEARS
A MILLION DREAMS

RANCHO CORDOVA
CALIFORNIA

20th Anniversary Celebration:

and the beat goes on...

State of the City
RC Community Christmas Tree Lighting

Million Dreams theme for State of the City, with appropriate room decoration, staging, etc. to illustrate the anniversary

Rancho Cordova Luncheon with 20th Anniversary focus

Special Million Dreams decoration to the Community Tree, with lighted “20 Years” tree-topper or other tree treatments

Million Dreams adornment to the tower at Village Green

Special Million Dreams giveaways from Santa to children
Working in theme to all the Tree lighting activities

RANCHO CORDOVA 20TH ANNIVERSARY

20 YEARS

A MILLION DREAMS

IMAGINE...

RANCHO CORDOVA CALIFORNIA

MEMORANDUM

ITEM 17.4.

DATE: December 19, 2022

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney

SUBJECT: **A RESOLUTION UPDATING THE CITY SALARY RANGE TABLE AND APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY AND MICAH RUNNER FOR SERVICE AS CITY MANAGER AND SETTING THE TERMS OF EMPLOYMENT, INCLUDING SALARY AND BENEFITS**

RECOMMENDATION

Adopt the Resolution approving a resolution updating the City Salary Range Table and approving an employment agreement between the City and Micah Runner for service as City Manager and setting the terms of employment, including salary and benefits.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution by the City Council would allow Micah Runner to provide services to the City of Rancho Cordova as City Manager. Mr. Runner would be promoted from his current position as Deputy City Manager and begin providing services as City Manager on January 1, 2023 subject to the terms, conditions, compensation and benefits specified in the agreement.

DISCUSSION

The agreement attached to the resolution contains the proposed terms of employment between the City and Mr. Runner. Mr. Runner was selected in an internal recruitment. The City solicited and considered input from the community, City Leadership Team members, and community stakeholders, and interviewed Mr. Runner before beginning negotiations with him.

This draft agreement reflects the direction that the City Council provided to its labor negotiators.

Mr. Runner has served as the Deputy City Manager since 2019 and was the City's Economic Development Manager from 2007 to 2013. Details of Mr. Runner's qualifications and appointment are summarized in a press release issued by the City and available on the City's website.

The proposed terms of the agreement are similar to those previously provided to the outgoing City Manager Cyrus Abhar, who is retiring after nineteen years of distinguished service to the City. The terms include a starting annual salary of $265,000, benefits similar to those provided to the City's Department Heads, and a severance provision. Key terms of the agreement

include:

- An annual review at which performance goals and objectives will be established for the coming year, bi-annual reviews, and quarterly executive performance reviews in 2023;

- An annual cost of living increase of the greater of 2.5% or the Consumer Price Index;

- Council discretion to grant salary increases, and a performance based bonus up to 5% of base salary, but no automatic step or other increases in compensation;

- 9 months' severance;

- A $500 monthly car allowance;

- $500,000 in term life insurance; and

- Benefits generally consistent with those provided to City department heads.

ATTACHMENT(S)

1. Resolution
2. City Manager Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA UPDATING THE CITY SALARY RANGE TABLE AND APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY AND MICAH RUNNER FOR SERVICE AS CITY MANAGER AND SETTING THE TERMS OF EMPLOYMENT, INCLUDING SALARY AND BENEFITS

WHEREAS, the City Council desires to appoint Micah Runner to serve as City Manager commencing on January 1, 2023, pursuant to the terms of the attached employment agreement that sets forth the terms and conditions of his employment, including salary and benefits; and

WHEREAS, the City Council received an oral report and considered this matter at the regularly scheduled City Council meeting on December 19, 2022.

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves that:

1) Step E in the City Salary Range Table is reduced and updated to Twenty-Two Thousand Dollars Eighty-Three Dollars and Thirty-Three Cents ($22,083.33) each month.

2) The Employment Agreement between the City and Micah Runner setting the terms, conditions, and compensation for employment, attached hereto as Exhibit A, is approved and Mayor Terry is hereby authorized to execute said agreement.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 19th day of December 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

ATTEST:

_____
Stacy Leitner, CMC,
City Clerk

EMPLOYMENT AGREEMENT WITH CITY MANAGER AND CITY OF RANCHO CORDOVA

This Employment Agreement ("Agreement") is entered into this 19th day of December, 2022 by and between the City of Rancho Cordova, California and Micah Runner, an individual.

WHEREAS, the City of Rancho Cordova, hereinafter referred to as "City," requires the services of a City Manager; and

WHEREAS, Micah Runner, hereinafter referred to as "City Manager," agrees to provide the necessary skills and expertise of a City Manager to the City beginning January 1, 2023; and

WHEREAS, for the purposes of this Agreement, the Rancho Cordova City Council will be hereinafter referred to as the "City Council"; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions, the parties agree as follows:

I. COMMITMENTS & UNDERSTANDINGS

A. Duties & Authority

The City Manager shall be the Chief Executive Officer of the City, and shall be responsible to the City Council for the proper administration of all affairs of the City.

The City Manager shall administer and enforce the vision and policies established by the City Council and promulgate rules and regulations as necessary to implement City Council policies.

The City Manager is a member of the International City/County Management Association ("ICMA") and the City Manager shall perform all legally permissible and proper duties and functions as the City Council shall from time to time assign. In the course of his duties, the City Manager will conform to the ICMA Code of Ethics.

1. The City Manager shall have the power and shall be required to:

(a) Generally attend City Council meetings. The City Manager shall not be excluded from any City Council meeting, unless excused by the City Council in order for the Council to conduct his performance evaluation or to receive legal advice on matters on which the City Manager has a conflict

of interest. The City Manager shall be seated at the City Council dais or with the City Council at all City Council meetings which he attends and may take part in the discussion of all matters before the City Council.

(b) Review all documents prior to agendizing for any special and/or regular meetings of the City Council. The City Manager may make recommendations to the City Council concerning the endorsement of or opposition to any proposed agenda items.

If, in the opinion of the City Manager and the Mayor, an item is inappropriate for consideration or is inadequately prepared, it shall not be agendized, but returned immediately to the person who submitted it with the reason for rejection.

(c) Appoint, transfer, evaluate, discipline, and dismiss all department heads, including the City Clerk and City Treasurer, who shall serve at the pleasure of the City Manager, except as otherwise specifically required by law, City Council policy, and further excluding the City Attorney, who is appointed by the City Council. Further, all legal services agreements require the approval of the City Attorney following general consultation with the City Manager.

(d) Control, order, and give directions to all heads of departments and subordinate officers, employees, contractors, subcontractors, volunteers and other service providers or agents of the City. This includes the power to set aside any action taken by a department head and may supersede him or her in the functions of his or her office, except as expressly prohibited by state law, federal law or City contract.

(e) Provide management training and develop leadership qualities among department heads and staff as necessary to build a City management team that can plan for and meet future challenges.

(f) Conduct research in administrative practices so as to bring about greater efficiency and economy in City government. Develop and recommend to the City Council long-range plans and policies to improve City operations and to prepare for future City growth and development.

(g) Coordinate the work of all appointive City officers,

departments, and institutions in such matters, which are the concern and responsibility of the City Council. He may undertake any study or investigation he believes is necessary or desirable, and shall make any study or investigation the City Council directs. He shall implement changes that he believes will result in greater efficiency and economy in the administration of City affairs. To enable the City Manager to carry out such responsibilities, he may require reasonable and appropriate reports from any officer, department head.

(h) Recommend to the City Council from time to time, adoption of such measures as may be deemed necessary or expedient for the health, safety, or welfare of the community or for the improvement of administrative services.

(i) Consolidate or combine offices, positions, departments, or units under his jurisdiction. The City Manager may be the head of one or more departments.

(j) Exercise control of City government in extreme emergencies when there is not sufficient opportunity for the City Council to act. In such an instance the City Manager shall have the authority to hire necessary extra personnel, purchase necessary supplies and equipment, and take other actions necessary to meet such emergencies.

(k) The City Manager may perform other functions which may not be formally described in the City of Rancho Cordova Municipal Code, but which are important to the City Council. These may include business development activities with special regional governments, volunteer agencies, Chambers of Commerce, or local service club leadership activities.

2. Disability or inability to perform

In the event the City Manager becomes mentally or physically incapable of performing his functions and duties with reasonable accommodation and it reasonably appears such incapability will last for more than three (3) months, the City Council may terminate employment of the City Manager; however in such instance, the City Manager shall be entitled to severance pay as provided herein.

B. City Manager Commitments

1. Objectives, Specific Tasks, and Work Plans

The City Manager shall customize his administration of the affairs of the City government to match the vision and objectives established for the office and the policy decisions adopted by a majority of the City Council. This includes the vision for the community established by the City Council, City goals, and the adopted City budget.

The City Manager agrees to accomplish specific tasks as specified and described by the City Council from time to time in a timely and professional manner. Such specific tasks shall be discussed with the City Manager and then adopted by motion by the City Council as frequently as the City Council may choose. Such specific tasks and work plans shall then be considered a part of this Agreement. This shall include an annual list of specific and measurable objectives established by the City Council and City Manager and approved by the City Council, as more specifically described in Section I.E.1 below.

2. Hours of Work

The City Manager is an exempt employee who does not accrue compensatory time off, but is expected to engage in those hours of work which are necessary to fulfill the obligations of his position. The City Manager does not have set hours of work as he is expected to be available at all times.

It is recognized that the City Manager must devote a great deal of his time outside "normal office hours" to the business of the City, and to that end the City Manager's schedule of work each day and week shall vary in accordance with the work required to be performed. The City Manager shall spend sufficient hours on site to perform his duties.

The City Manager shall not spend more than sixteen (16) hours per month (chargeable to the Universal Leave Program, (ULP), if the hours are during "normal office hours") in teaching, consulting, speaking, or other non-City connected business for which compensation is paid, without the expressed prior consent of the City Council.

C. City Commitments

1. The City shall provide the City Manager with the compensation, incentives and benefits specified in this Agreement.

2. The City shall provide the City Manager with a private office, executive assistant, staff, office equipment, supplies and all other facilities and services adequate for the performance of his duties.

3. The City shall pay for or provide the City Manager reimbursement of actual and reasonable business expenses. The City shall provide the City Manager a City credit card to charge appropriate and lawful business expenses.

4. The City agrees to budget for and pay the professional dues and subscriptions on behalf of the City Manager which are necessary for the City Manager's continuation and full participation in national, regional, state, or local associations and organizations necessary and desirable for the good of the City, and for the City Manager's continued professional participation and advancement.

5. The City agrees to budget for and pay the travel and subsistence expenses of the City Manager, to pursue official and other functions for the City and meetings and occasions to continue the professional development of the City Manager, including, but not limited to, national, regional, state, and local conferences, and governmental groups and committees upon which the City Manager serves as a member.

6. The City also agrees to pay as provided for in the annual budget for the travel and subsistence expenses of the City Manager for short courses, institutes and seminars that are necessary for the good of the City.

7. The City recognizes the desirability of representation in and before local civic and other organizations, and the City Manager is authorized to become a member of civic clubs or organizations, for which the City shall pay membership dues.

8. The City shall provide a computer, laptop computer for travel and home use, high-speed internet access, cellular phone or the City's standard stipend for a high useage cellular phone, scanner, copy machine and similar devices to the City Manager at the City's expense.

D. City Council Commitments

1. The City Council endeavors to establish the vision for the community and set overarching City policy to guide the City Manager and staff, including the adoption of the City budget.

2. The City Council recognizes that to meet the challenges facing the City they must exercise decisive policy leadership. As one step in carrying out this leadership responsibility, the City Council commits to spending time each year to work with the City Manager and staff on setting goals and priorities for the City government, and to work on issues that may be inhibiting the maximal achievement of City

goals.

3. Except for the purpose of inquiry, the City Council and its members shall deal with the administrative service solely through the City Manager, and neither the City Council nor any member thereof shall give orders or instructions to any department head or subordinate of the City Manager either publicly or privately. Neither the City Council nor any individual member thereof shall interfere with the execution of the powers and duties of the City Manager.

4. The City Council agrees none of its individual members will order the appointment or removal of any person to any office or employment.

5. The City Council agrees none of its members will publicly censure or criticize City staff and will instead relay any criticism of a City staff member privately through the City Manager.

E. Mutual Commitments

1. Performance Evaluation

Regular performance evaluations are an important way for the City Council and the City Manager to ensure effective communications about expectations and performance.

The City Council recognizes that for the City Manager to respond to their needs and to grow in the performance of his job, he needs to know how the City Council members think he is performing.

To assure the City Manager gets this feedback, the City Council commits to conduct a full evaluation of the City Manager's performance at least once each year, generally in November or December, and also to conduct executive performance evaluations at least every three months through 2023 and bi-annually thereafter. The City Council and the City Manager agree that these performance evaluations may also occur as and when requested by either the City Council or the City Manager. . The City Council or City Manager may use an outside facilitator to assist them in conducting this evaluation.

The annual review and evaluation shall be in accordance with specific criteria developed jointly by the City Council and the City Manager. Such criteria shall be in the form of up to five specific significant and measurable objectives, which are more specifically described in the following paragraph. Such criteria may be added to or deleted as the City Council may from time to time determine in consultation with the City Manager.

The City Council and the City Manager shall define such goals and performance objectives which they determine necessary for the proper operation of the City for the attainment of the City Council's policy objectives. The City Council and the City Manager may further annually establish a relative priority among those various goals and objectives, which shall be reduced to writing and adopted by the Council in the form of up to five specific significant and measurable objectives that it wants the City Manager to strive to achieve in coming years. Following the City Manager's annual performance evaluation, the City Council shall adopt in open session specific objectives for the coming year, either as a stand-alone action or as part of another action such as approval of the City Budget or Mid-Year Budget Adjustment. The City Manager shall be evaluated based on his success in achieving these defined objectives, and decisions regarding the City Manager's compensation shall depend in significant part on his achievement of these adopted objectives.

Additionally, every three years the performance evaluation will include a detailed review of the terms of this Agreement related to compensation and a salary survey of comparable jurisdictions' City manager compensation packages.

2. City Manager's Mandate

Rancho Cordova is an innovator and leader in a new era and attitude of City government. Financial constraints and uncertainty are driving new thinking about the role and operation of government. The City must be financially strong, yet the City must not be an undue burden on taxpayers. The City cannot provide for every citizen service request; however, the City will not ignore legitimate community needs. The City must develop an identity and independence, and yet not contribute to the expensive and senseless duplication of services in the surrounding region. In short, the successful future of the City government demands that the City Manager be aggressive, innovative, collaborative, and willing to take risks. The City and City Manager's mutual responsibility is to help shape a Rancho Cordova City government capable of meeting those challenges.

The City Manager and the City Council agree that the mandate for this position is to:

(a) Provide excellent, not mediocre, government services that are:

- Efficient

- Effective
- Well-respected
- Entrepreneurial

(b) Not only manage the City, but to fundamentally build how it works by contributing policy recommendations and innovative ideas to its City Council and community.

(c) Continue to positively change how citizens, businesses, and employees "experience" Rancho Cordova City government by establishing quality interactions between employees, the citizens, businesses, partnership agencies, and the City Council, and by building a positive culture in City government.

(d) Create community and citizen pride in City government.

(e) Build a modern government by:

- Developing the capacity for intelligent change;
- Determining the benchmark agencies by which we can inform and measure our progress;
- Creating a City government that has never existed before in California; and
- Continuing to be a benchmark for other City governments to emulate.

II. REMUNERATION

The City agrees to provide the following compensation to the City Manager during the term of this Agreement:

A. Compensation & Required Employer Costs

1. Base Salary

The City Manager shall be paid a monthly salary of Twenty-Two Thousand Dollars Eighty-Three Dollars and Thirty-Three Cents ($22,083.33) which amount is Step E in the Salary Range Table as adopted by the City of Rancho Cordova Resolution. This constitutes "Base Salary."

Following the annual review of the performance of the City

Manager by the City Council, and adoption of specific goals and objectives, as provided herein (Section I.E.1, above), the City Manager shall receive an annual compensation cost of living increase at a rate of 2.5% of his salary, or at the rate of the Consumer Price Index (for All Urban Consumers for the San Francisco-Oakland-San Jose, California region as published by the U.S. Department of Labor, Bureau of Labor Statistics), whichever rate is greater.

Additionally, following the annual performance review, at the discretion of the City Council, the City Manager will be eligible to receive an additional salary increase, and will be eligible to receive a performance incentive payment in an amount less than or equal to five percent (5%) of Base Salary. The City Manager may receive this performance incentive payment only if the City Council determines that he has produced exceptional results for the organization, which go above and beyond the expectations of his job obligations, as demonstrated by the accomplishment of the specific significant and measurable objectives (up to five total) adopted for him by the City Council based on his preceding performance evaluation. The City Manager may be considered for a performance incentive payment based upon his 2023 annual performance evaluation, if so desired by City Council, and each annual performance evaluation thereafter. Incentive payments do not increase Base Salary, but, subject to PERS, will be reported by the City to PERS as “bonus pay for performance.” Incentive payments shall be payable in the pay period immediately following the performance evaluation.

The City Manager shall be paid at the same intervals and in the same manner as regular City employees. Any incentive payment to the City Manager will be paid in the payroll cycle following its approval by the City Council.

The City shall not at any time during the term of this Agreement reduce the base salary, compensation or other financial benefits of City Manager, unless as part of a general City management salary reduction, and then in no greater percentage than the average reduction of all department heads. If such a non-uniform reduction occurs, the City Manager may deem such action to be a termination without cause and shall be eligible for severance compensation under the terms provided herein in Section IV.C.1, below.

2. Additional Employer Costs paid on behalf of City Manager

(a) PERS (an actuarially-determined variable percentage each year)

(b) Medicare (1.45% of all wages)

(c) Unemployment Compensation

(d) Worker's Compensation

(e) The cost to defend and indemnify the City Manager to the full extent of the law as provided by the California Government Claims Act.

B. Basic Benefits

1. Holidays

The City Manager will receive twelve (12) paid holidays each calendar year but no less than all official City holidays.

2. Leave Allowance

The City may provide several leave benefits to its employees, including sick, vacation, administrative, compensatory time, personal, military, family, bereavement and funeral leave. In lieu of those leave programs, the City Manager shall receive only Universal Leave, which must be used for vacation, administrative leave, sickness, disability, or for the critical illness or death of an immediate family member.

At the outset of employment, the City Manager shall be provided with the same Universal Leave allowance balance he possessed in his prior position as Interim City Manager. Thereafter, the City Manager shall accrue Universal Leave at the same rate and in the same manner at which it is accrued and banked by department heads, beginning immediately upon the effective date of this Agreement. The maximum accrual of his Universal Leave time shall be 400 hours.

3. Automobile

The City Manager shall be provided a monthly auto allowance of $500, and chooses to use his own vehicle for City-related business and/or functions during, before and after normal work hours. The Parties understand that the car allowance amount is not part of the compensation used for PERS determinations. By the City Manager making his personal automobile available for use, he is not precluded from using City vehicles for City business during, before, and after the normal workday on occasion, when appropriate.

4. Benefits that Accrue to Other Employees

Unless otherwise specified herein, all benefit provisions adopted by the City as they apply to City employees shall apply to the City Manager as well.

III. INCOME SECURITY

A. Pensions

6. Retirement Plans. The City shall participate in PERS. The contribution rate for all employees in the local miscellaneous category is set by the Rancho Cordova City contract with PERS.

The contributions made by the City and the City Manager to PERS shall be consistent with the contribution levels of and on behalf of the City's department heads.

Survivors Continuance

The City shall provide a Section 21548 benefit (Pre-Retirement Optional Settlement 2 Death Benefit), an optional benefit provision with PERS, which protects spouses if an employee dies prior to retirement.

Deferred Compensation

(a) 457 Plan

The City will make at least one qualified 457 Plan available to its employees, including the City Manager. Amounts contributed under this section shall be to the benefit of the City Manager in accordance with the Deferred Compensation Plan participation agreement.

(b) 401(a) Plan

The City has established a Section 401(a) Plan with MissionSquare Retirement for the benefit of the City employees. Any performance incentive pay awarded under the terms hereof may be put into an Internal Revenue Code Section 401 (a) defined contribution plan established for the City employees, or taken as pay, at the City Manager's option upon hire. Any election to the 401(a) Plan is an irrevocable election.

B. Insurances

1. Cafeteria Plan

The City Manager shall receive a Cafeteria Plan contribution in the same amount as other employees for medical, dental and vision insurances. If the City Manager can provide proof of health coverage from other sources, he shall be eligible for any cash-in-lieu or other program the City provides its department heads.

2. Disability Insurance

SDI (State Disability Insurance) pays for injuries incurred off the job. The SDI tax is calculated up to the SDI taxable wage limit and withheld from the City Manager wages.

The City agrees to pay the premiums for the City Manager to be covered by the City's long-term disability insurance plan.

3. Life Insurance

Term Life insurance in the amount of $500,000 will be provided by the City. $150,000 in life insurance coverage will be provided by the general carrier selected by the City to provide this benefit to department heads. The remainder will be provided by a separate carrier as determined by the City Manager.

The City Manager shall be the owner of the life insurance policy, shall have full and complete discretion in selecting the policy and may substitute other policies if he so chooses, and shall have sole authority to designate the beneficiary for the death benefits under the policy.

IV. SEPARATION

A. At-Will Employment

The City Manager is an at-will employee, and works exclusively at the pleasure and sole discretion of the City Council. As an at-will employee, the City Manager may be terminated at any time, with or without cause. Nothing in this Agreement, nor in any City policy, rule, procedure or ordinance shall modify the City Manager's status as an at-will employee, or limit the City's ability to treat the City Manager as an at-will employee.

B. Resignation/Retirement

City Manager may resign at any time and agrees to give the City at least forty-five (45) days advance written notice of the effective date of his resignation, unless the parties otherwise agree in writing. If the City Manager retires from full time public service with Rancho Cordova, he will

provide six (6) months advance notice. His actual retirement date will be mutually established.

C. Termination & Removal

The City Council may remove the City Manager at any time, with or without cause, by a majority vote of its total members. Notice of termination shall be provided to the City Manager in writing.

The City Manager shall not be removed during the first ninety (90) days following any change in membership of the City Council, except upon four-fifths vote of the City Council.

Given the at-will nature of the position of the City Manager, an important element of this Agreement pertains to termination. It is in both the City's interest and that of the City Manager that separation of the City Manager be done in a businesslike manner.

1. Severance Pay

(a) The City Manager shall only be entitled to severance pay in the event the City Manager is terminated without cause as defined herein. The City Manager shall not be entitled to any severance pay in the event the City Manager is terminated for cause; or resigns, retires or otherwise voluntarily separates from City employment.

(b) In the event the City terminates the City Manager's employment without cause, during a period when the City Manager is willing and able to perform his duties under this Agreement, the City Manager shall be entitled to severance pay of a lump sum payment equal to nine (9) months base salary plus an amount equivalent to nine (9) months aggregate medical insurance benefit allowance.

(c) General Release Required. Payment of any severance pay as noted in subsections (a) and (b), above, shall be conditioned upon the City Manager signing a waiver and general release agreement forever releasing and waiving any and all claims in a form acceptable to the City. The City Manager shall receive the severance payment in a lump sum payment minus all applicable deductions fifteen (15) business days after execution of the waiver and release agreement. The City Manager shall not receive any severance payments if such a waiver and release agreement is not executed by the parties.

(d) The City Manager shall receive payment for all accrued unused universal time off at the time of his separation from employment.

(e) If the City Manager is terminated "for cause," the City shall not owe any severance under this Agreement. A termination "for cause" may include, but shall not be limited to, the following:

(i) Violation of administrative policies and procedures;

(ii) Failure to properly perform assigned duties;

(iii) Theft of City property;

(iv) Insubordination;

(v) Conviction of a felony or misdemeanor relating to the City Manager's fitness to perform assigned duties;

(vi) Unauthorized absence from employment;

(vii) Failure to maintain satisfactory working relationships with other employees or the public;

(viii) Improper use of City funds;

(ix) Unauthorized use of City property;

(x) Willful misconduct or malfeasance;

(xi) Any act of moral turpitude or dishonesty; and

(xii) Other significant or repeated failure of good behavior either during or outside of employment such that the City Manager's conduct causes scandal or severe discredit to the City, or damage to the reputation of the City.

(f) No severance payment shall be made if the City Manager is terminated due to conviction of a felony, conviction of a misdemeanor involving moral turpitude or the entry of a plea of nolo contendre or a plea bargain to either such crime or crimes.

(g) In the event the City Manager is convicted of a crime that involves abuse of his position or office pursuant to Government Code section 53243.4, he must fully reimburse

the City for specified costs under Government Code section 53243, *et seq.*, including but not limited to paid leave. If the City provided legal defense counsel for City Manager regarding a charge of abuse of office or position, City Manager must fully reimburse the City for the costs of that counsel if City Manager is convicted of a crime involving the abuse of office or position.

D. Payment for Unused Leave Balance

On separation from City employment, the City Manager shall be paid for all unused accumulated Universal Leave Program universal time off (UTO) accruals and/or he may apply Catastrophic Leave that has accumulated from unused UTO hours that accrued over the universal leave cap to PERS service credit if retiring upon separation, to the extent permitted by law. Accumulated UTO leave shall be paid at the City Manager's monthly base salary rate as of the effective date of separation.

In the event the City Manager dies while employed by the City under this Agreement, the City Manager's beneficiaries, or those entitled to his estate, shall be entitled to his earned salary and any in-lieu payments for accrued benefits, including compensation for the value of all accrued leave.

V. MISCELLANEOUS PROVISIONS

A. Term of Agreement

This Agreement shall commence on January 1, 2023 and continue in full force and effect for an indefinite term until such time as either party terminates the Agreement under the provisions set forth in the section entitled "SEPARATION."

Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Council to terminate the services of the City Manager at any time, subject only to the terms of this Agreement.

B. Provisions that Survive Separation

The provisions of this Agreement which pertain to Longevity, Separation and Indemnification shall survive the termination hereof.

C. Amendments

This Agreement may be amended at any time by mutual agreement of the City and the City Manager. Any amendments are to be negotiated, in writing, and are not binding unless and until formally adopted by the City Council.

D. Conflict of Interest

Because of the duties and role of the City Manager on behalf of the City of Rancho Cordova and its citizenry, the City Manager shall not, during the term of this Agreement, individually, as a partner, joint venturer, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of Rancho Cordova, except for stock ownership in any company whose capital stock is publicly held and regularly traded, without the prior approval of the City Council. For and during the term of this Agreement, the City Manager further agrees, except for a personal residence or residential property acquired or held for future use as his personal residence, not to invest in any other real estate or real property improvements within the corporate limits of Rancho Cordova, without prior consent of the City Council.

The City Manager shall not engage in any business or transaction or have a financial or other personal interest or association, direct or indirect, which is in conflict with the proper discharge of official duties or would tend to impair independence of judgment or action in the performance of official duties. Personal as distinguished from financial interest includes an interest arising from blood or marriage relationships or close business, personal, or political associations. This section shall not serve to prohibit independent acts or other forms of enterprise during those hours not covered by active City employment, providing such acts do not constitute a conflict of interest as defined herein.

The City Manager shall also be subject to the conflict of interest provisions of the California Government Code and any conflict of interest code applicable to his City employment.

The City Manager is responsible for submitting to the City Clerk the appropriate Conflict of Interest Statements at the time of appointment, annually thereafter, and at the time of separation from the position.

E. Indemnification

In accordance with and subject to California's Government Claims Act, the City shall defend and indemnify the City Manager against and for all losses sustained by the City Manager in direct consequences of the discharge of his duties on the City's behalf for the period of his employment.

City shall defend, hold harmless and indemnify the City Manager against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of his duties as the City Manager. The City will compromise and settle any such claim or suit and pay the amount of

any settlement or judgment rendered thereon, as appropriate and determined by the City Council.

In the event the City Manager is sued for damages arising out of the performance of his duties, the City shall provide defense counsel for the City Manager in such suit and indemnify him from any judgment rendered against him; provided that such indemnity shall not extend to any judgment for damages arising out of any willful wrongdoing. Said indemnification shall extend beyond termination of employment and the otherwise expiration of this Agreement to provide protection for any such acts undertaken or committed in his capacity as City Manager, regardless of whether the notice of filing of a lawsuit occurs during or following employment with the City.

F. Severability

If any clause, sentence, part, section, or portion of this Agreement is found by a court of competent jurisdiction to be illegal or unenforceable, such clause, sentence, part, section, or portion so found shall be regarded as though it were not part of this Agreement and the remaining parts of this Agreement shall be fully binding and enforceable by the parties hereto.

G. Notice in the Event of Breach

In the event either party to this Agreement believes that the other party has violated this Agreement, the party alleging breach shall notify the other party in writing at least fourteen (14) days prior to filing any suit relating thereto.

H. Attorney's Fees

If either of the parties hereto brings any action or proceeding against the other, including but not limited to, an action to enforce or to declare the termination, cancellation or revision of the Agreement, the prevailing party in such action or proceedings shall be entitled to receive from the other party all reasonable attorney's fees and costs, incurred in connection therewith.

In the event either party shall initiate any suit, action, or appeal on any matter related to this Agreement, then the court before whom such suit, action, or appeal is taken shall award to the prevailing party such attorney's fees as the court shall deem reasonable, and such award and all allowable costs of the event may be either added to or deducted from the balance due under this contract or be a separate obligation as appropriate.

I. Laws Affecting Title

In addition to those laws affecting a City Manager, the City Manager shall have the same powers, rights and responsibilities as a City Administrative Officer, Administrator, CAO, and/or City Administrator as those terms are used in local, state or federal laws unless clearly inconsistent herewith.

J. Jurisdiction and Venue

This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue shall be in Sacramento, California.

K. Entire Agreement

This Agreement represents the entire Agreement of the parties, and no representations have been made or relied upon except as set forth herein. This Agreement may be amended or modified only by written, fully executed agreement of the parties.

L. Notice

Any notice, amendments, or additions to this Agreement, including change of address of either party during the term of this Agreement, which City Manager or City shall be required, or may desire, to make shall be in writing and shall be sent by prepaid first class mail or hand-delivered to the respective parties as follows:

Mayor, City Council
City of Rancho Cordova
2729 Prospect Drive
Rancho Cordova, CA 95670

Micah Runner
2729 Prospect Park Drive
Rancho Cordova, CA 95670

IN WITNESS THEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THIS 19th DAY OF DECEMBER, 2022.

Mayor

City of Rancho Cordova

_____ _____
_____, Mayor Micah Runner

APPROVED AS TO FORM:

_____
Adam Lindgren
City Attorney

ATTEST:

_____
[NAME]

5248769.4

MEMORANDUM

ITEM 17.5.

DATE:	December 19, 2022
TO:	Honorable Mayor and Council Members
FROM:	Stacy Leitner, City Clerk Adam Lindgren, City Attorney
SUBJECT:	**A RESOLUTION APPROVING THE 2023 RANCHO CORDOVA CITY COUNCIL MEETING SCHEDULE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Confirm the 2023 Rancho Cordova City Council meeting schedule.

BACKGROUND

In response to the pandemic, the California Legislature passed AB 361 to allow legislative bodies to hold teleconference/virtual meetings under the Brown Act during the ongoing public health emergency. AB 361 continues to remain effective until January 1, 2024. On September 13, 2022, a second bill AB 2449 was signed into law with an effective date of January 1, 2023 and gives individual Council Members the option to participate remotely in meetings for “just cause” and under “emergency circumstances,” limited to 20% of the City’s regular meetings per year.

Under AB 2449, a legislative body can hold a "hybrid" (partial teleconference, partial in-person) meeting without having to meet certain requirements. However, the City will be required to have a quorum of Council Members at a physical location for each meeting. In addition, the City must allow the public to observe the meeting and participate both in person and remotely. A more in depth memorandum will be provided to the City Council before it comes into effect.

To ensure maximum attendance of council members and the community in our legislative process, we set our meeting schedule well in advance. We also monitor local, state, and national events, including the League of California Cities, National League of Cities, Cordova Community Council, Rancho Cordova Chamber of Commerce, and various other events and conferences that the council and the community may be participating in so that we avoid conflicts.

As part of its annual business planning for the upcoming year, the City Council reviews the

next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed City Council Meeting dates for 2023.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - 2023 Proposed Rancho Cordova CIty Council Meeting Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, CONFIRMING THE 2023 CITY COUNCIL MEETING SCHEDULE

WHEREAS, Government Code Section 54954 provides that the legislative body of a local agency may establish the time and place for regular meetings by Resolution; and

WHEREAS, Resolution No. 18-2010 set the time and place for Regular meetings as 5:30 PM on the first and third Monday of the month, provided that if a regular meeting date is an official holiday, the meeting will be held on the following day; and

WHEREAS, in order to ensure maximum attendance of Council Members and the community in our legislative process the City is setting its City Council meeting schedule for the calendar year 2023.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA sets its 2023 City Council meeting schedule as outlined in the attached Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of December, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

Proposed 2023 Rancho Cordova City Council Meeting Schedule

JANUARY 2023	
Tuesday, January 3	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, January 17	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, January 24	1:00 PM Special Meeting/Work Session **(Visioning/Budget)**
Wednesday, January 25	1:00 PM Special Meeting/Work Session **(Visioning/Budget)**
FEBRUARY 2023	
Monday, February 6	3:00 PM Special Meeting/Study Session (Ethics Training-Mandated 2 hours every 2 years/AB1234) 5:30 PM Regular Meeting
Tuesday, February 21	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, February 28	5:30 PM Special Meeting/Work Session
MARCH 2023	
Monday, March 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, March 20	5:30 PM Regular Meeting
Tuesday, March 28	PROPOSE TO CANCEL Special Meeting/Work Session (NLC Congressional Conference)
APRIL 2023	
Monday, April 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, April 11	5:30 PM Special Meeting/Work Session
Monday, April 17	5:30 PM Regular Meeting
Tuesday, April 25	PROPOSE TO CANCEL Special Meeting/Work Session (CAP-TO-CAP)
MAY 2023	
Monday, May 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, May 15	5:30 PM Regular
Tuesday, May 23	5:30 PM Special Meeting/Work Session (**Budget**)
JUNE 2023	
Monday, June 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, June 19	5:30 PM Regular Meeting
Tuesday, June 27	5:30 PM Special Meeting/Work Session
JULY 2023	
Monday, July 3	4:00 PM Special Meeting 5:30 PM Regular Meeting
Monday, July 17	PROPOSE TO CANCEL Regular Meeting
Monday, July 25	5:30 PM Special Meeting/Work Session

AUGUST 2023	
Monday, August 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, August 21	5:30 PM Regular Meeting
Tuesday, August 29	5:30 PM Special Meeting/Work Session
SEPTEMBER 2023	
Tuesday, September 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting (Tuesday due to Holiday)
Monday, September 18	5:30 PM Regular Meeting
Monday, September 26	5:30 PM Special Meeting/Work Session
OCTOBER 2023	
Monday, October 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, October 16	5:30 PM Regular Meeting
Tuesday, October 24	5:30 PM Special Meeting/Work Session
NOVEMBER 2023	
Monday, November 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 20	5:30 PM Regular Meeting
Tuesday, November 28	5:30 PM Special Meeting/Work Session
DECEMBER 2023	
Monday, December 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 12	5:30 PM Special Meeting/Work Session
Monday, December 18	5:30 PM Regular Meeting